ORDINANCE NO.

1	[Planning Code - Reorganization and Technical 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; affirming the
5	Planning Department's determination under the California Environmental Quality Act;
6	making findings of consistency with the General Plan and the eight priority policies of
7	Planning Code Section 101.1, and adopting findings of public convenience, necessity,
8	and welfare under Planning Code Section 302.
9	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
10	Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in <u>strikethrough italics Times New Roman font</u> .
11	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.
12	<b>Asterisks (</b> * * * *) indicate the omission of unchanged Code subsections or parts of tables.
13	
14	Be it ordained by the People of the City and County of San Francisco:
15	
16	Section 1. Findings.
17	(a) The Planning Department has determined that the actions contemplated in this
18	ordinance comply with the California Environmental Quality Act (California Public Resources
19	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20	Supervisors in File No and is incorporated herein by reference. The Board
21	affirms this determination.
22	(b) On, the Planning Commission, in Resolution No,
23	adopted findings that the actions contemplated in this ordinance are consistent, on balance,
24	with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

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.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning
4 Code amendments will serve the public necessity, convenience, and welfare for the reasons
5 set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board incorporates such
6 reasons herein by reference.

7

Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1,
121.4, 134, 145.1,145.2, 145.4, 168, 177, 178, 182, 183, 201, 202, 202.1, 202.2, 202.3,
202.5, 204, 204.3, 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 186.1, 316, 316.1, 316.2,
316.3, 316.4, 316.5, and 316.6, to read as follows:

## 14 SEC. 102. DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set 15 16 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 17 18 definitions applicable only to Article 8, Mixed Use Districts, are set forth in Section 890. 19 Additional definitions applicable only to the Bernal Heights Special Use District are set forth in 20 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set 21 forth in Section 996. All words used in the present tense shall include the future. All words in 22 the plural number shall include the singular number, and all words in the singular number shall 23 include the plural number, unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Whenever any of the following terms is used 24 it shall mean the corresponding officer, department, board or commission or its successor of 25

1	the City and County of San Francisco, State of California, herein referred to as the City:				
2	Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director				
3	of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be				
4	deemed to include an employee of any such officer or department of the City who is lawfully				
5	authorized to perform any duty or exercise any power as a representative or agent of that				
6	officer or department.				
7	* * * *				
8	Accessory Use. A related minor Use that is either necessary to the operation or enjoyment of a lawful				
9	principal use or Conditional Use, or appropriate, incidental, and subordinate to any such use, and is				
10	located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 of this Code.				
11	* * * *				
12	Conditional Use. An authorization granted by the Planning Commission under Section 303 of this				
13	<u>Code.</u>				
14	* * * *				
15	Grocery, General. A Retail Sales and Services Use that:				
16	(a) Offers a diverse variety of unrelated, non-complementary food and non-food				
17	commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,				
18	frozen foods, household products, and paper goods;				
19	(b) May provide beer, wine, and/or liquor sales for consumption off the premises				
20	with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) o	or			
21	type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the				
22	establishment (including all areas devoted to the display and sale of alcoholic beverages) <del>within the</del>				
23	accessory use limits as set forth in Section 703.2 (b)(1)(C)(vi);				
24	(c) <u>May prepare</u> Prepares minor amounts of or no food on site for immediate				
25	consumption; and				

1

2

(e)

- (d) Markets the majority of its merchandise at retail prices; and
- May provide have a Limited Restaurant use or Take Out Food services which occupy 3 1/3 of the Occupied Floor Area or up to 500 square feet, whichever is less. within the accessory use limits as set forth in Section 703.2(b)(1)(C)(iii). Such businesses shall operate with the specified 4 5 conditions in Section 202.2(a)(1). Requires Conditional Use authorization for conversion of a General Grocery use 6 (f) 7 greater than 5,000 square feet, pursuant to Section 202.3. 8 Grocery, Specialty. A Retail Sales and Services Use that: 9 (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 10 also offer additional food and non-food commodities related or complementary to the specialty 11 12 food products; 13 (b) May provide beer, wine, and/or liquor sales for consumption off the premises 14 with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or 15 type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the 16 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the 17 accessory use limits as set forth in Section 703.2(b)(1)(C)(vi); 18 (c) May prepare Prepares minor amounts of or no food on site for immediate 19 consumption; and 20 (d) Markets the majority of its merchandise at retail prices; and May provide Limited Restaurant or Take Out Food services which occupy 1/3 of the 21 (e) 22 Occupied Floor Area or up to 500 square feet, whichever is less within the accessory use limits as set 23 forth in Section 703.2(b)(1)(C)(iii). Such businesses shall operate with the specified conditions in Section 202.2(a)(1). 24
- \* \* \* 25

1	Hours of Operation. <u>A commercial Use Characteristic limiting</u> <i>H</i> he permitted hours during
2	which any commercial establishment, not including automated teller machines, may be open
3	for business. Other restrictions on the hours of operation of <i>Movie Theaters</i> , Adult Businesses,
4	General Entertainment, and Other Entertainment Uses, as defined in this Section of the Code,
5	shall apply pursuant to provisions in Section $303(p)(c)(5)$ , when such uses are permitted as
6	eC onditional $HU$ ses. A Pharmacy may qualify for the exception to operate on a 24-hour basis
7	provided in <i>this</i> Section 202.2(a)(2) of the Code.
8	* * * *
9	Mobile Food Facility. A Retail Sales and Service Use aAs defined in Public Works Code Section
10	184.80. For the purposes of the Planning Code, a Mobile Food Facility that is a temporary Use is
11	regulated as an intermittent activity, per Section 205.4; a Mobile Food Facility that exceeds the
12	limitations set forth in Section 205.4 is considered a Restaurant or Limited Restaurant Use, as defined
13	in this Section 102, and is regulated as such by the Use controls for the respective zoning district.
14	Mobile Food Facilities shall comply with the good neighbor policies set forth in Public Works
15	Code Section 184.94 as well as Planning Code Section 202.2(a)(1).
16	* * * *
17	Principal (or Principally Permitted) Use. A Use permitted as of right in each established district
18	where listed for that class of district in Articles 2, 7, 8, or 9 and as regulated in this Code. Principally
19	permitted uses may be required to comply with the Operating Conditions of Section 202.2.
20	* * * *
21	Restaurant, Limited. A Retail Sales and Service Use that serves ready-to-eat foods and/or
22	drinks to customers for consumption on or off the premises, that may or may not have seating.
23	It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on
24	the premises as an <i>aA</i> ccessory <i>uU</i> se <i>as set forth in Section 703.2(b)(1)(C)(v)</i> . It includes, but is
25	not limited to, specialty foods provided by bakeries, delicatessens, and confectioneries

1 meeting the above characteristics, but it is distinct from a Restaurant, and a Bar. It may also 2 operate as a Take-Out Food *uUse*. It shall not provide on-site beer and/or wine sales for 3 consumption on the premises, but may provide off-site beer and/or wine sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 4 5 20 (off-sale beer and wine) which occupy less than 15% of the Occupied Floor Area of the 6 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the 7 accessory use limits as set forth in Section 703.2(b)(1)(C)(vi). Such businesses shall operate with 8 the specified conditions in Section 202.2(a)(1).

9

Sales and Services, Non-Retail. A Commercial Use category that includes #Uses that 10 11 involve the sale of goods or services to other businesses rather than the end user, or that 12 does not provide for direct sales to the consumer on site. Uses in this category include, but 13 are not limited to: Business Services, Catering, *Laboratory, Life Science*, Commercial Storage, 14 Design Professional, General Office, Laboratory, Life Science, Non-Retail Professional Service, General Office, Trade Office, Wholesale Sales, and Wholesale Storage, and Trade Office. 15 16 **Sales and Services, Retail.** A Commercial Use *C* ategory that includes *HU* ses that involve 17 the sale of goods, typically in small quantities, or services directly to the ultimate consumer or 18 end user with some space for retail service on site, excluding Retail Entertainment Arts and 19 Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business, 20 Animal Hospital, Bar, Cat Boarding, <u>Chair and Foot Massage</u>, Fringe Financial Services, Tourist 21 Oriented Gift Store, General Grocery Store, Specialty Grocery Store, Gym, Hotel, Jewelry 22 Store, Kennel, Liquor Store, Massage Establishment, Chair and Foot Massage, Mobile Food 23 Facility, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited Restaurant, General Retail Sales and Service, Financial Services, Fringe Financial Service, 24 25 Limited Financial Services, Health Services, *Motel, Personal Services*, Instructional Services,

1 Personal Service, Retail Professional Services, Self-Storage, Take-Out Food Facility, Tobacco 2 Paraphernalia Establishment Store, and Trade Shop. \* \* \* \* 3 Service, Philanthropic Administrative. An Institutional Community #Use that provides 4 executive, management, administrative, and clerical services and support related to 5 6 philanthropic activities that serve non-profit institutions and organizations; such philanthropic 7 activities may include funding and support of educational, medical, environmental, cultural, 8 and social services institutions and organizations. Such *#Uses*: 9 (a) may not be located on the first story of buildings where the most recent prior

- 10  $\#\underline{U}$  se was any  $\#\underline{U}$  se other than  $\#\underline{R}$  esidential or  $\oplus\underline{O}$  ffice; and
- (b) may be located in a single undivided space not physically separated from a
   *r*<u>R</u>esidential *#<u>U</u>se; provided that:*
- 13 (1) any Residential Conversion above the first story, associated with, or
  14 following commencement of such <u>#U</u>se, shall be considered a <u>eC</u>onditional <u>#U</u>se requiring
  15 approval pursuant to <u>Section 703.2(b)(1)(B); and</u>
- 16

17

(2) any loss of Dwelling Units described in Section 317 of this Code shall require approval as provided in Section 317.

18 \* \* \*

**Take-Out Food.** Retail Sales and Service Use without seating that provides ready-to-eat food to a high volume of customers, who carry out the food for off-premises consumption. It sells in disposable wrappers or containers ready-to-eat food, which is prepared on the premises and generally intended for immediate consumption off the premises.

- It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail
   bakeries. It does not include *retail General <u>gG</u>*rocery *and Specialty Grocery Uses stores* with
- accessory take-out food activity, *as described in Section 703.2(b)(1)(C) of this Code*, or *r<u>R</u>etail*

1	#Uses that sell prepackaged or bulk ready-to-eat foods with no on-site food preparation area,					
2	such as confectionery or produce stores.					
3	It may provide off-site beer, wine, and/or liquor sales for consumption off the premises					
4	(with ABC license 20 or 21).					
5	* * * *					
6	Use Characteristic. A feature of a Use, related to its physical layout, location, access, or other					
7	characteristics. Use Characteristics may be regulated independently of a Use itself. Residential Use					
8	Characteristics include Single Room Occupancy and Student Housing. Commercial Use					
9	Characteristics include Drive-up Facility, Formula Retail, Hours of Operation, Maritime Use, Open					
10	Air Sales, Outdoor Activity, and Walk-Up Facility.					
11	* * * *					
12	Variance. An authorization to deviate from the strict application of certain Planning Code					
13	requirements pursuant to Section 305 of this Code.					
14	SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL					
15	DISTRICTS.					
16	(a) <b>Purpose.</b> In order to promote, protect, and maintain a scale of development					
17	which is appropriate to each district and compatible with adjacent buildings, new construction					
18	or significant enlargement of existing buildings on lots of the same size or larger than the					
19	square footage stated in the table below shall be permitted only as $eC$ onditional $uU$ ses subject					
20	to the provisions set forth in Sections 316 through 316.8 of this Code.					
21	* * * *					
22	(b) Design Review Criteria. In addition to the criteria of Section 303(c) of this Code,					
23	the City Planning Commission shall consider the extent to which the following criteria are met:					
24	(1) The mass and facade of the proposed structure are compatible with the					
25	existing scale of the district.					

1 (2)The facade of the proposed structure is compatible with design features 2 of adjacent facades that contribute to the positive visual quality of the district. 3 SEC. 121.4. NON-RESIDENTIAL USE SIZE LIMITS IN (NON-RESIDENTIAL), MIXED USE **DISTRICTS.** 4 \* \* \* 5 6 In the Chinatown Visitor Retail District, the use size limit shall not apply to a 7 Restaurants Use as defined in Section 790.91. 8 SEC. 134. REAR YARDS, R, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-9 MX, RSD, SLR, SLI AND SSO DISTRICTS. The rear yard requirements established by this Section 134 shall apply to every 10 building in the districts listed below. To the extent that these provisions are inconsistent with 11 12 any Special Use District or Residential Character District, the provisions of the Special Use 13 District or Residential Character District shall apply. These requirements are intended to assure the protection and continuation of established midblock, landscaped open spaces, and 14 15 maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings. 16 17 (a) **Basic Requirements.** The basic rear yard requirements shall be as follows for 18 the districts indicated: RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-3, RC-4, NC Districts other 19 (1)20 than the Pacific Avenue NC District, C, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-21 MX, SPD, RSD, SLR, SLI and SSO Districts. The minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 22 23 feet. For buildings containing only SRO Units in the South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts, the minimum rear yard depth shall be equal to 25% of the 24 total depth of the lot on which the building is situated, but the required rear yard of SRO 25

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

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

- 7 (B) NC-2, NCT-2, Ocean Avenue, Castro Street, Inner Clement 8 Street, Divisadero Street NCT, Excelsior-Outer Mission Street, Upper Fillmore Street, Judah 9 <u>Street, Noriega Street, North Beach, Taraval Street, Union Street, Valencia Street, 24th</u> Street-Mission, Glen Park, RCD and Folsom Street Districts. Rear yards shall be provided 10 11 at the second story, and at each succeeding story of the building, and at the first story if it 12 contains a dD welling HU nit. \* \* 13
- (C) RC-3, RC-4, NC-3, NCT-3, Broadway, Fillmore Street NCT, 14 15 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 16 17 provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story 18 of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard 19 between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are 20 not required to provide rear yards at any level of the building, provided that the project fully 21 meets the usable open space requirement for Dwelling Units per Section 135 of this Code, the 22 exposure requirements of Section 140, and gives adequate architectural consideration to the 23 light and air needs of adjacent buildings given the constraints of the project site. (D) Upper Market NCT and Upper Market NCD. Rear yards shall be 24
- 25 provided at the grade level, and at each succeeding story of the building. For buildings in the

1	Upper Market NCT that do not contain <u><i>r</i>R</u> esidential <u><i>u</i>U</u> ses and that do not abut adjacent lots					
2	with an existing pattern of rear yards or mid-block open space, the Zoning Administrator may					
3	waive or reduce this rear yard requirement pursuant to the procedures of subsection (e).					
4	(E) <b>RED, RED-MX and WMUG Districts.</b> Rear yards shall be					
5	provided at the ground level for any building containing a $dD$ welling $uD$ in the ground at each					
6	succeeding level or story of the building.					
7	* * * *					
8	SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-					
9	COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.					
10	* * * *					
11	(c) <b>Controls.</b> The following requirements shall generally apply, except for those					
12	controls listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor Ceiling					
13	Height, which only apply to a "development lot" as defined above.					
14	In NC-S Districts, the applicable frontage shall be the primary facade(s) which contain					
15	customer entrances to commercial spaces.					
16	* * * *					
17	(4) <b>Ground Floor Ceiling Height.</b> Unless otherwise established elsewhere					
18	in this Code:					
19	(A) Ground floor non-residential uses in UMU Districts shall have a					
20	minimum floor-to-floor height of 17 feet, as measured from grade.					
21	(B) Ground floor non-residential uses in all C-3, <i>C-M</i> , NCT, DTR,					
22	Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO					
23	and MUO Districts shall have a minimum floor-to-floor height of 14 feet, as measured from					
24	grade.					
25	* * * *					

## 1 SEC. 145.2. OUTDOOR ACTIVITY AREAS IN NC DISTRICTS.

2 The following provisions governing *o*<u>O</u>utdoor *a<u>A</u>ctivity <i>a<u>A</u>reas shall apply in NC*3 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 *#U*se if they existed prior to 1985. These
provisions shall not apply to those *#U*ses excepted from the requirement for location in an
enclosed building, *as set forth in Section 703.2(b) of this Code*.

- 11 (a) An  $\Theta$  utdoor aA ctivity aA real operated by a eC ommercial uU se is permitted as a 12 PP rincipal uU se if located outside a building and contiguous to the front property line of the lot 13 on which the eC ommercial uU se is located.
- 14 In NC-S Districts, an  $\theta \underline{O}$  utdoor  $a\underline{A}$  ctivity  $a\underline{A}$  rea is permitted as a  $p\underline{P}$  rincipal  $u\underline{U}$  se if 15 located within the boundaries of the property and in front of the primary facades which contain 16 customer entrances and if it does not obstruct pedestrian traffic flow between store entrances 17 and parking facilities.
- (b) An *oO*utdoor *aA*ctivity *aA*rea which does not comply with the provisions of
  Paragraph 1 of this *Ss*ubsection *(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:
- 23 (1) The nature of the activity operated in the *oO*utdoor *aA*ctivity *aA*rea is
  24 compatible with surrounding uses;
- 25

1	(2) The operation and design of the $\theta O$ utdoor $aA$ ctivity $aA$ rea does not					
2	significantly disturb the privacy or affect the livability of adjoining or surrounding residences;					
3	(3) The <u><i>h</i>H</u> ours of $\theta O$ peration of the activity operated in the $\theta O$ utdoor					
4	aActivity aArea are limited so that the activity does not disrupt the viability of surrounding uses.					
5	SEC. 145.4 REQUIRED GROUND FLOOR COMMERCIAL USES.					
6	* * * *					
7	(b) <b>Applicability.</b> The requirements of this Section apply to the following street					
8	frontages.					
9	* * * *					
10	24) Buchanan Street, between Post Street and Sutter Street; and					
11	(25) Post Street, between Fillmore Street and Laguna Street on the south side and					
12	between Webster Street and Laguna Street on the north side-; and					
13	(26) Divisadero Street for the entirety of the Divisadero Street NCT District.					
14	(c) <b>Definitions</b> .					
15	"Active commercial uses" shall include those uses specifically identified below in Table					
16	145.4, and:					
17	(1) Shall not include <u>Automotive</u> <u>#Uses</u> <del>oriented to motor vehicles</del> except for					
18	<u>aA</u> utomobile <u>sS</u> ale or <u>rR</u> ental <u>uses</u> where curb-cuts, garage doors, or loading access are not					
19	utilized or proposed, and such sales or rental activity is entirely within an enclosed building					
20	and does not encroach on surrounding sidewalks or open spaces;					
21	(2) Shall include public uses except for $\frac{u}{U}$ tility $\frac{i}{I}$ nstallations; and					
22	(3) Shall not include Residential Care Facilities as defined in Sections 102,					
23	<del>790.50, 790.51,</del> and 890.50					
24						
25						

1	Table 145.4			
2	Reference for Commercial,	Reference for	Reference for	
3	<u>Neighborhood</u> <u>Commercial,</u> and	<b>Neighborhood</b>	Mixed Use	Use
4	Residential-	Commercial		
5	Commercial Districts	<del>Districts</del>	Districts	
6	N/A	<del>790.4</del>	890.4	Amusement Game Arcade
7 8	102	<del>790.6</del>	890.6	Animal Hospital
9	4.00	<b>7</b> 00 1 <b>0</b>		Automobile Sale or Rental (see
9 10	102	<del>790.12</del>	890.13	qualification, above)
11	102	<del>790.22</del>	<u>102</u> <del>790.22</del>	Bar
12		//		Business Goods and Equipment Sales
13	N/A	N/A	890.23	and Repair Service
14	<u>102</u>		<u>N/A</u>	Chair and Foot Massage
15	102	N/A	N/A	Child Care Facility
16 17	102	<del>N/A</del>	N/A	Community Facility
18	102	<del>790.34</del>	<u>102</u> <del>790.34</del>	Eating and Drinking Use
19	102	N/A	N/A	Entertainment, General
20	N/A	<del>790.38</del>	890.37	Entertainment, Other
21	102	<del>N/A</del>	890.39	Gift Store-Tourist Oriented
22	<u>102</u>		<u>N/A</u>	<u>Gym</u>
23				Institutions, Other (see qualification,
24	N/A	<del>790.50, 790.51</del>	890.50	above)
25				

102	N/A	890.51	Jewelry Store
<u>102</u>		<u>N/A</u>	Liquor Store
102	<del>790.141</del>	890.133	Medical Cannabis Dispensary
102	<del>790.68</del>	890.68	Neighborhood-Serving Business
102	<u>N/A</u>	890.69	Non-Auto Vehicle Sales or Rental ( qualification, above)
<del>102</del>	<del>790.70</del>	<del>890.71</del>	Outdoor Activity Area
<u>102</u>		<u>N/A</u>	<u>Pharmacy</u>
102	<del>N/A</del>	N/A	Post-Secondary Educational Institu
102	<del>N/A</del>	N/A	Public <u>Facility</u> <del>Facilities</del>
N/A	<del>790.80</del>	890.80	Public Use (see qualification, above
102	N/A	N/A	Religious Institution
102	<del>790.91</del>	<u>102</u> <del>790.91</del>	Restaurant
102	<del>790.90</del>	<u>102</u> <del>790.90</del>	Restaurant, Limited
<u>102</u>		<u>N/A</u>	Sales and Services, General Retail
N/A	<del>790.102</del>	890.102	Sales and Services, Other Retail
102	<del>790.104</del>	890.104	Sales and Services, Retail
102	<del>N/A</del>	N/A	School
102	<del>790.110</del>	890.110	Service, Financial
102	<del>N/A</del>	N/A	Service, Health
<u>102</u>		<u>N/A</u>	Services, Instructional

r			
102	<del>790.112</del>	890.112	Service, Limited Financial
N/A	<del>790.114</del>	890.114	Service, Medical
102	<del>790.116</del>	890.116	Service, Personal
<u>102</u>		<u>N/A</u>	Service, Retail Professional
<u>102</u>		<u>N/A</u>	Social Service or Philanthropic Facility
102	<del>790.122</del>	<u>102</u> <del>790.122</del>	Take-Out Food
102	<del>790.123</del>	890.123	Tobacco Paraphernalia Establishment
102	<del>790.124</del>	890.124	Trade Shop
<del>102</del>	<del>790.140</del>	<del>890.140</del>	Walk-Up Facility
SEC. 168. E (a)	Definitions.		MMODATIONS REQUIRED.
	Definitions.		
	<b>Definitions.</b> (1) "Public-Serv	ving Establishment	." A Public-Serving Establishment shall be
(a) defined as:	Definitions. (1) "Public-Serv (A) a	ving Establishment new Hospital, Hea	." A Public-Serving Establishment shall be Ith Services <i>Use</i> , or a Social Service or
(a) defined as: Philanthropic	Definitions. (1) "Public-Serv (A) a c Facility as defir	ving Establishment new Hospital, Hea ned in Section 102	." A Public-Serving Establishment shall be Ith Service <del>s</del> <i>Use</i> , or a Social Service or of <u>this</u> <del>the Planning</del> Code, or a new <u>hH</u> ospita
(a) defined as: Philanthropic medical cent	Definitions. (1) "Public-Serv (A) a c Facility as defir ter as defined in	ving Establishment new Hospital, Hea ned in Section 102 Section <i>s</i> <del>790.44 and</del>	." A Public-Serving Establishment shall be Ith Service <del>s</del> <i>Use</i> , or a Social Service or of <u>this</u> <del>the Planning</del> Code, or a new <u>hH</u> ospita # 890.44 of <del>the Planning</del> <u>this</u> Code, for which
(a) defined as: Philanthropic medical cent building perr	Definitions. (1) "Public-Serv (A) a c Facility as defined ter as defined in mit is issued on c	ving Establishment new Hospital, Hea ned in Section 102 Section <i>s 790.44 and</i> or at least six month	" A Public-Serving Establishment shall be Ith Service <i>s <del>Use</del>, or a Social Service or</i> of <u>this the Planning</u> Code, or a new <u>hH</u> ospita # 890.44 of the Planning this Code, for which his after the effective date of this Section,
(a) defined as: Philanthropic medical cent building perr	Definitions. (1) "Public-Serv (A) a c Facility as defined ter as defined in mit is issued on c	ving Establishment new Hospital, Hea ned in Section 102 Section <i>s</i> <del>790.44 and</del>	" A Public-Serving Establishment shall be Ith Service <i>s <del>Use</del>, or a Social Service or</i> of <u>this the Planning</u> Code, or a new <u>hH</u> ospita # 890.44 of the Planning this Code, for which his after the effective date of this Section,
(a) defined as: Philanthropic medical cent building perr	Definitions. (1) "Public-Serv (A) a c Facility as defined ter as defined in mit is issued on c	ving Establishment new Hospital, Hea ned in Section 102 Section <i>s 790.44 and</i> or at least six month	" A Public-Serving Establishment shall be Ith Services <i>Use</i> , or a Social Service or of <u>this</u> <del>the Planning</del> Code, or a new <u>hH</u> ospita # 890.44 of <del>the Planning</del> <u>this</u> Code, for which hs after the effective date of this Section,
(a) defined as: Philanthropic medical cent building perr	Definitions. (1) "Public-Serv (A) a c Facility as defined ter as defined in mit is issued on c	ving Establishment new Hospital, Hea ned in Section 102 Section <i>s 790.44 and</i> or at least six month	" A Public-Serving Establishment shall be Ith Services <i>Use</i> , or a Social Service or of <u>this</u> <del>the Planning</del> Code, or a new <u>hH</u> ospita # 890.44 of <del>the Planning</del> <u>this</u> Code, for which hs after the effective date of this Section,
(a) defined as: Philanthropic medical cent building perr	Definitions. (1) "Public-Serv (A) a c Facility as defined ter as defined in mit is issued on c	ving Establishment new Hospital, Hea ned in Section 102 Section <i>s 790.44 and</i> or at least six month	" A Public-Serving Establishment shall be Ith Service <i>s <del>Use</del>, or a Social Service or</i> of <u>this</u> <del>the Planning</del> Code, or a new <u>hH</u> ospita # 890.44 of <del>the Planning</del> <u>this</u> Code, for which hs after the effective date of this Section,

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## SEC. 177. LEGITIMIZATION OF CERTAIN MASSAGE ESTABLISHMENTS.

- \* \* \* \* 2 3 Legitimization Program for Certain Massage Establishments. A Massage (b) Establishment shall be considered a *Llegal* nonconforming use *Non Conforming Use*, as defined 4 5 in Section 180, or a Ppermitted Conditional Use, and shall be authorized to continue to operate 6 without obtaining a Conditional Use authorization from the Planning Commission, as required 7 by Sections 102, 790.60, and 890.60 of this Code, if it meets all of the following requirements: \* \* \* 8 9 SEC. 178. CONDITIONAL USES. \* \* \* \* 10 Enlargement, Alteration, or Intensification. 11 (C) \* 12 13 (3)Formula Retail. With regard to Formula Retail uses, a change of owner 14 or operator of a Formula Retail establishment is determined to be an intensification of use and 15 a new Conditional Use authorization shall be required if one or more of the following occurs: (A) 16 Change of *#Use* category, including a change from one *#Use* to 17 another within the sub-categories of *uUses set forth* in *the definition of Retail Sales and Services* 18 Uses in Planning Code Sections 102 790.102 and Section 890.102 of this Code; \* \* \* \* 19 SEC. 182. NONCONFORMING USES: CHANGES OF USE. 20 The following provisions shall apply to nonconforming uses with respect to changes of 21
  - 22 use:
  - 23 (a) *Enlargement, Intensification, and Alteration.*
  - 24 (1) No Increase in Nonconformity Allowed. A nonconforming use shall not be
  - changed or modified so as to increase the degree of nonconformity under the use limitations

of this Code, with respect to the type of use or its intensity except as provided in Section 181
for Nighttime Entertainment uses within the RSD, MUG, MUR, or SLR Districts. The degree of
nonconformity shall be deemed to be increased if the new or modified use is less widely
permitted by the use districts of the City than the nonconforming use existing immediately
prior thereto. For purposes of this Section, intensification of a Formula Retail use as defined in
Section 178(c) is determined to be a change or modification that increases the degree of
nonconformity of the use.

8 (b) (2) <u>Reduction in Nonconformity Permitted.</u> Except as limited in this <u>S</u> ubsection (a)(2), 9 a nonconforming use may be reduced in size, extent or intensity, or changed to a use that is 10 more widely permitted by the use districts of the City than the existing use, subject to the other 11 applicable provisions of this Code. Except as otherwise provided herein, the new use shall still 12 be classified as a nonconforming use.

13 (1) Nonconforming Commercial and Industrial uses in a Residential or Residential
 14 Enclave District shall be subject to the requirements of Section 186.

15 (2) A nonconforming use in a Neighborhood Commercial District may be changed to

*another use as provided in Subsections (b) and (c) and (d) below or as provided in Section 186.1 of this Code.*

18 (3) A nonconforming use in any South of Market Mixed Use District may not be

19 *changed to an Office, Retail, Bar, Restaurant, Nighttime Entertainment, Adult Entertainment, Hotel,* 

20 *Motel, inn, hostel, or Movie Theater use in any district where such use is otherwise not permitted or* 

21 *conditional, except as provided in Subsection (f) below.* 

22 (b) Changes in Use. A nonconforming use may be changed to another use or feature as

23 *described below. Once a nonconforming use has been changed to a use principally or conditionally* 

24 *permitted in the district in which the property is located, or brought closer in any other manner to* 

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<u>conformity with the use limitations of this Code, the use of the property may not thereafter be returned</u>
 to its former nonconforming status.

3 (c) (1) <u>Change to a Conditionally Permitted Use.</u> A nonconforming use may be
changed to a use listed as a <u>eC</u>onditional <u>#U</u>se for the district in which the property is located,
only upon approval of a Conditional Use application pursuant to the provisions of Article 3 of
this Code, and the new use may thereafter be continued as a permitted <u>eC</u>onditional <u>#U</u>se,
subject to the limitation of Section 178(b) of this Code.

8 (*d*) (2) Change to a Principally Permitted Use. A nonconforming use may be 9 changed to a use listed as a *pP*rincipal *#U*se for the district in which the property is located, 10 subject to the other applicable provisions of this Code, and the new use may thereafter be 11 continued as a permitted *pP*rincipal *#U*se.

12

(3) **Residential Conversion.** Conversion of a nonconforming Residential Use or

13 <u>Live/Work Unit to a Non-Residential Use requires Planning Commission authorization pursuant to</u>

14 <u>Section 317 of this Code.</u>

15 Change of Use to Dwellings. A nonconforming use may be converted to a <del>(e)</del> (4)Dwelling Unit and to two or more Dwelling Units with Conditional Use authorization, in a 16 17 district where such use is principally permitted, without regard to the requirements of this 18 Code with respect to residential density or required off-street parking, and the Zoning Administrator may provide relief from certain other standards specified in Section 307(h) 19 20 through the procedures of that Section, provided the nonconforming use is eliminated by such 21 conversion, provided further that the structure is not enlarged, extended or moved to another location, and provided further that the requirements of the Building Code, the Housing Code 22 23 and other applicable portions of the Municipal Code are met. 24 Formula Retail Uses. (5)

25

1	(A) Change of one nonconforming Formula Retail use to another Formula
2	Retail use that is determined to not be an enlargement or intensification of use, as defined in subsection
3	178(c), is subject to the Commission's adopted Performance-Based Design Guidelines tor Formula
4	Retail, which may be applied and approved administratively by the Planning Department. Non-
5	conformance with the Performance-Based Design Guidelines for Formula Retail as required by the
6	Department may result in termination of the nonconforming Formula Retail use.
7	(B) Change of one nonconforming Formula Retail use to another Formula
8	Retail use that is determined to be an enlargement or intensification of use, as defined in subsection
9	<u>178(c), is not permitted.</u>
10	(C) Pursuant to subsection 178(c), a change of owner or operator of a
11	Formula Retail establishment is deemed to be an intensification of use and requires a new Conditional
12	Use if one or more of the conditions set forth in that subsection occur.
13	(6) Nonconforming Uses in Neighborhood Commercial Districts. A nonconforming
14	use in a Neighborhood Commercial District may be changed to another use as described below only
15	upon approval of a Conditional Use application. The new use shall still be classified as a
16	nonconforming use. The new use shall be subject to any operating conditions or location restrictions
17	specified by Section 202.2 of this Code. The changes in use described in this subsection (b)(6) shall
18	include remodeling activities involving demolition and replacement of structures that result in a change
19	<u>of use.</u>
20	(A) <b>Eating and Drinking Use.</b> Any Eating and Drinking Use may change to
21	another Eating and Drinking Use, even though such other use is not permitted in that Neighborhood
22	Commercial District, unless such other use is located in an Alcohol Restricted Use Subdistrict and is
23	prohibited by the provisons governing that Alcohol Restricted Use Subdistrict.
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1	(B) Retail Services Uses. Any Health Service, Instructional Service, Personal					
2	Service, or Retail Professional Service use may change to another such use, even though such other use					
3	is not permitted in that Neighborhood Commercial District.					
4	(C) Automotive Repair, Automotive Service Station, and Gas Station Uses.					
5	Any Automotive Repair, Automotive Service Station, or Gas Station use may be demolished and					
6	reconstructed as the same use or may change to another such use even though such other use is not					
7	permitted in that Neighborhood Commercial District.					
8	(7) Uses Nonconforming as to size in the North Beach Neighborhood Commercial					
9	District. In the North Beach Neighborhood Commercial District, any use that exceeds the Non-					
10	Residential Use Size limit in the North Beach Zoning Control Table may be changed to a new use only					
11	upon the approval of a new Conditional Use application. The Commission's approval of such					
12	Conditional Use application shall explicitly address the use size findings of Section 303(c). In the North					
13	Beach Neighborhood Commercial District, a nonconforming use cannot be changed to any use that is					
14	not a permitted use under Section 722 (North Beach Controls).					
15	(8) Uses Nonconforming as to size in the Castro Street Neighborhood Commercial					
16	District. In the Castro Street Neighborhood Commercial District, any use in this district that exceeds					
17	the maximum Non-Residential Use Size may be not changed to a new use. The only method for					
18	changing a nonconforming use identified in this subsection (b)(8) is to reduce the nonconforming use:					
19	(A) to a principally permitted use size; or					
20	(B) to a conditionally permitted use size pursuant to Conditional Use					
21	authorization.					
22	Notwithstanding the above, any General Grocery, General Retail Sales and Services,					
23	Pharmacy, or Specialty Grocery use in this District that exceeds the maximum Non-Residential Use					
24	Size limit may change to another such use as long as the use size is not increased and the Commission					
25						

1 *approves a Conditional Use application for such change. The Commission's approval of such* 

- 2 *Conditional Use application shall explicitly address the use size findings of Section 303(c).*
- 3 (f)South of Market Mixed Use Districts. Once a nonconforming use has been (9) changed to a principal or conditional use permitted in the district in which the property is located, or 4 5 brought closer in any other manner to conformity with the use limitations of this Code, the use of the 6 property may not thereafter be returned to its former nonconforming status, except that within In any 7 South of Market Mixed Use District, any area occupied by a nonconforming Office use that is 8 changed to an arts, home and/or business service use falling within the definition of an Arts 9 Activity in Section 102 or zoning categories 816.42 through 816.47 or a wholesale, storage, or 10 light manufacturing use falling within zoning categories 816.64 through 816.67 shall be allowed to return to its former nonconforming Office use. Upon restoration of a previous 11 12 nonconforming use as permitted above, any modification, enlargement, extension, or change 13 of use, from circumstances that last lawfully existed prior to the change from  $\theta O$  frice use, shall be subject to the provisions of this Article, and the restored nonconforming use shall be 14 15 considered to have existed continuously since its original establishment, prior to the change to 16 Office use, for purposes of this Article. 17 (g) (c) **Relocation.** Relocation of a nonconforming use or expansion onto another lot is
- 18 generally prohibited, except in a Neighborhood Commercial District, where a nonconforming use may
- 19 *be reestablished at another location within that Neighborhood Commercial District only upon approval*
- 20 *of a new Conditional Use application, provided that the following conditions are met:*
- 21 (1) The original premises shall not be occupied by an establishment of the same type
   22 of use as the relocating use unless by another establishment that is relocating from within the district;
- 23 (2) No final permits to operate the relocated use at the new premises are granted
- 24 prior to the issuance of a certificate of final completion of any work to the original premises which is
- 25 <u>required as conditions attached to the approval of the conditional use application;</u>

1	(3) Deed restrictions are recorded for the original premises in the Official Records
2	of the City and County of San Francisco, which restrictions prohibit for the duration of the Code
3	sections prohibiting the use for the district in which the use is located, the establishment and operation
4	of a new use of the same type of use as the relocated use, unless such new use is relocating from within
5	the district; and
6	(4) The relocated use shall be subject to any operating conditions or location
7	requirements specified for the use by Section 202.2.
8	(d) Wrongful Changes of Use. If a nonconforming use has been wrongfully changed
9	to another use in violation of any of the foregoing provisions, and the violation is not
10	immediately corrected when required by the Zoning Administrator, the wrongful change shall
11	be deemed to be a discontinuance or abandonment of the nonconforming use under Section
12	183 of this Code.
13	(h) If a nonconforming use is a Formula Retail use in a District that prohibits Formula
14	Retail uses, the Formula Retail use is deemed abandoned if it is discontinued for a period of 18 months
15	or more, or otherwise abandoned. The Formula Retail use shall not be restored.
16	(1) Change of one nonconforming Formula Retail use to another Formula Retail use
17	that is determined to not be an enlargement or intensification of use, as defined in Subsection 178(c), is
18	subject to the Commission's adopted Performance-Based Design Guidelines tor Formula Retail, which
19	may be applied and approved administratively by the Planning Department. Non-conformance with the
20	Performance-Based Design Guidelines tor Formula Retail as required by the Department may result in
21	termination of the nonconforming Formula Retail use.
22	(2) Change of one nonconforming Formula Retail use to another Formula Retail use
23	that is determined to be an enlargement or intensification of use, as defined in Subsection 178(c), is not
24	permitted.
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## 1 SEC. 183. NONCONFORMING USES: DISCONTINUANCE AND ABANDONMENT.

(a) Discontinuance and Abandonment of a Nonconforming Use, Generally. Whenever a 2 3 nonconforming use has been changed to a conforming use, or discontinued for a continuous period of three years, *except as noted below*, or whenever there is otherwise evident a clear 4 5 intent on the part of the owner to abandon a nonconforming use, such use shall not after 6 being so changed, discontinued or abandoned be reestablished, and the use of the property 7 thereafter shall be in conformity with the use limitations of this Code for the district in which 8 the property is located. 9 Uses Not in Enclosed Buildings. Where no enclosed building is involved, (a)discontinuance of a nonconforming use for a period of six months shall constitute 10 abandonment. 11 12 Massage Establishments. Where a Massage Establishment is nonconforming for *(b)* 13 the reason that it is within 1,000 feet of another such establishment or because it is no longer permitted within the district, discontinuance for a continuous period of three months or change 14 15 to a conforming use shall constitute abandonment. 16 (b)(c) Discontinuance or Abandonment of a Nonconforming Formula Retail Uses. 17 *Notwithstanding subsection (a) of this Section, when a The period of non-use of a nonconforming* 18 Formula Retail use deemed to be discontinued shall be has been changed to a conforming use or 19 discontinued for a period of 18 months, or whenever there is otherwise evident a clear intent on the part of the owner to abandon a nonconforming Formula Retail use, such use shall not be reestablished 20 21 after being so changed, discontinued or abandoned, and the use of the property thereafter shall be in 22 conformity with the use limitations of this Code for the district in which the property is located. In the North Beach, Castro Street, and Haight Street Neighborhood Commercial 23 (d)**Districts**. In the North Beach, Castro Street, and Haight Street Neighborhood Commercial Districts, the 24 25 period of non-use for a nonconforming use deemed discontinued shall be 18 months, except in the

1	North Beach Neighborhood Commercial District, the period of non-use for a Restaurant use to be		
2	deemed discontinued shall be three years.		
3	(e) Tobacco Paraphernalia Establishments in the Polk Street Neighborhood Commercial		
4	District. In the Polk Street Neighborhood Commercial District, the period of non-use for a		
5	nonconforming Tobacco Paraphernalia Establishment use to be deemed discontinued shall be 18		
6	months.		
7	SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD		
8	COMMERCIAL DISTRICTS.		
9	The purpose of this Section is to provide for the further continuance in NC Districts of		
10	nonconforming uses created by adoption of Ordinance No. 69-87, as herein described, and subsequent		
11	ordinances that change the uses allowed in NC Districts, which are beneficial to, or can be		
12	accommodated within the neighborhood commercial areas in which they are located.		
13	It is hereby found and declared that certain uses which traditionally have been permitted to		
14	locate in neighborhood commercial areas can be beneficial to a neighborhood commercial area in		
15	small or limited numbers, but which if allowed to proliferate, can disrupt the balanced mix of		
16	neighborhood-serving retail stores and services. It is further found and declared that in order to		
17	prevent undesirable over concentrations of such uses, the establishment of additional such uses shall be		
18	prohibited pursuant to controls governing uses in NC Districts. At the same time, however, it is		
19	desirable to provide for the further continuance, expansion, enlargement, alteration, changes,		
20	discontinuance, and relocation of such existing uses, which are nonconforming as a result of zoning		
21	controls governing uses in NC Districts.		
22	The following provisions shall govern with respect to nonconforming uses and features located		
23	in Neighborhood Commercial Districts to the extent that there is a conflict between the provisions of		
24	this Section and other Sections contained in this Article 1.7.		
25			

1 Expansion. A nonconforming use may expand in floor area as provided in Subsection <del>(a)</del> 2 (b) below, but may not expand beyond the lot which it occupies, nor may the boundaries of such lot be 3 expanded for purposes of expanding the use; nor may the use expand upward above the story or stories which it lawfully occupies, except as provided in Section 186.2 below. 4 5 (b) Enlargements or Alteration. 6 (1) A nonconforming use may not be significantly altered; enlarged or intensified, 7 except upon approval of a conditional use application pursuant to the provisions of Article 3 of this 8 Code, provided that the use not have or result in a greater height, bulk or floor area ratio, less required 9 rear yard or open space, or less required off-street parking space or loading space than permissible 10 under the limitations set forth in this Code for the district or districts in which such use is located. 11 (2) A nonconforming use may expand to include public sidewalk space provided that 12 such space is only occupied with tables and chairs as permitted by this Municipal Code. 13 (3) No existing use or structure which fails to meet the requirements of this Code in any manner as described above in this Subsection (b) shall be constructed, reconstructed, enlarged, 14 15 altered or relocated so as to increase the discrepancy, or to create a new discrepancy, at any level of 16 the structure, between existing conditions on the lot and the required standards for new construction 17 set forth in this Code. 18 -Changes in Use. A nonconforming use may be changed to another use or feature as (c)described below. 19 20 (H)A nonconforming use may be changed to a use listed in Article 7 of this Code as 21 a principal use for the district in which the property is located, and the new use may thereafter be 22 continued as a permitted principal use. 23 (2) A nonconforming use may be changed to a use listed in Article 7 of this Code as 24 a Conditional Use for the district in which the use is located, only upon approval of a conditional use 25

1	application pursuant to the provisions of Article 3 of this Code, and the new use may thereafter be
2	continued as a permitted conditional use, subject to the provisions of Section 178 of this Code.
3	(3) A nonconforming use may be changed to a use which is not permitted in that
4	Neighborhood Commercial District as described below, only upon approval of a Conditional Use
5	application, pursuant to the provisions of Article 3 of this Code:
6	(A) Any use described in zoning categories .41, .43, or .44, as defined in
7	Sections 790.22, 790.90, and 790.91, respectively, may change to another use described in zoning
8	categories .41 or .44, even though such other use is not permitted in that Neighborhood Commercial
9	District, unless such other use is located in an Alcohol Restricted Use Subdistrict and is prohibited by
10	the provisions governing that Alcohol Restricted Use Subdistrict.
11	(B) Any use described in zoning categories .51, .52, or .53, as defined in
12	Sections 790.114, 790.116, and 790.108 respectively, may change to another use described in zoning
13	categories .51, .52, or .53, even though such other use is not permitted in that Neighborhood
14	Commercial District.
15	(C) Any use described in zoning categories .57, .58, or .59, as defined in
16	Sections 790.14, 790.17, and 790.15 respectively, may be demolished and reconstructed as the same
17	use or may change to another use described in zoning categories .57, .58, or .59, even though such
18	other use is not permitted in that Neighborhood Commercial District.
19	The new use shall still be classified as a nonconforming use.
20	The changes in use described in this Subsection (3) shall include remodeling activities involving
21	the demolition and replacement of structures that result in a change of use.
22	(D) With regard to Formula Retail uses, a change of owner or operator of a
23	Formula Retail establishment is determined to be an intensification of use and a new Conditional Use
24	authorization shall be required as provided in Section 178(c) of this Code.
25	

1	(4) In the North Beach Neighborhood Commercial District, any use that exceeds the
2	use size provisions in the North Beach Zoning Control Table may be changed to a new use only upon
3	the approval of a new Conditional Use application. The Commission's approval of such Conditional
4	Use application shall explicitly address the use size findings of Section 303(c). In the North Beach
5	Neighborhood Commercial District, a nonconforming use cannot be changed to any use that is not a
6	permitted use under Section 722 (North Beach Controls).
7	(5) In the Castro Street Neighborhood Commercial District, any use in this district
8	that exceeds the maximum use size limit of Section 121.2(b) may be not changed to a new use. The only
9	method for changing a nonconforming use identified in this Subsection is to reduce the nonconforming
10	<del>use:</del>
11	(A) to a conforming use size; or
12	(B) to a size specified in Subsection 121.2(a) pursuant to Conditional Use
13	authorization.
14	Notwithstanding the above, any use in this District that exceeds the maximum use size limit of
15	Section 121.2(b) and is categorized in the Other Retail Sales and Services zoning classification, as
16	defined in Section 790.102, may change to another use category enumerated in Section 790.102 as long
17	as the use size is not increased and the Commission approves a Conditional Use application for such
18	change. The Commission's approval of such Conditional Use application shall explicitly address the
19	use size findings of Section 303(c).
20	(d) <b>Discontinuance.</b> A nonconforming use that is discontinued for a period of three years,
21	or otherwise abandoned or changed to another use that is listed in Article 7 of this Code as a principal
22	or conditional use for the district in which the use is located shall not be reestablished, except for in the
23	following instances:
24	(1) In the North Beach, Castro Street, and Haight Street Neighborhood Commercial
25	Districts the period of non-use for a nonconforming use to be deemed discontinued shall be 18 months,

1	except in the North Beach Neighborhood Commercial District, the period of non-use for a Restaurant
2	use, as defined in Section 790.91, to be deemed discontinued shall be three years.
3	(2) In the Polk Street Neighborhood Commercial Districts for Tobacco
4	Paraphernalia Establishments, as defined in Sections 102 and 790.123 of this Code, only, the period of
5	non-use for a nonconforming use to be deemed discontinued shall be eighteen (18) months.
6	(3) For Formula Retail uses in any district that prohibits or requires Conditional
7	Use authorization for Formula Retail uses, the period of non-use to be deemed discontinued is 18
8	months.
9	(e) <b>Relocation.</b> A nonconforming use in a Neighborhood Commercial District may be
10	reestablished at another location within that Neighborhood Commercial District only upon approval of
11	a new conditional use application pursuant to the provisions of Article 3 of this Code, provided that the
12	following conditions are met:
13	(1) The original premises shall not be occupied by an establishment of the same type
14	of use as the relocating use unless by another establishment that is relocating from within the district;
15	and
16	(2) No final permits to operate the relocated use at the new premises are granted
17	prior to the issuance of a certificate of final completion of any work to the original premises which is
18	required as conditions attached to the approval of the conditional use application; and
19	(3) Deed restrictions are recorded for the original premises in the Official Records of
20	the City and County of San Francisco, which restrictions prohibit for the duration of the Code sections
21	prohibiting the use for the district in which the use is located, the establishment and operation of a new
22	use of the same type of use as the relocated use, unless such new use is relocating from within the
23	<del>district.</del>
24	SEC. 201. CLASSES OF USE DISTRICTS.

25

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In order to carry out the purposes and provisions of this Code, the City is hereby

2 divided into the following classes of use districts:

Neighborhood Commercial Districts (NC) (Also see Article 7)	
	General Neighborhood Commercial Districts (Defined in Sec. 702(a)(1)-1)
NC-1	Neighborhood Commercial Cluster District (Defined in Sec. 710)
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)
Broadw	ay Neighborhood Commercial District (Defined in Sec. 714.1)
Castro S	Street Neighborhood Commercial District (Defined in Sec. 715+)
Inner Cl	ement Street Neighborhood Commercial District (Defined in Sec. 7161)
Outer C	lement Street Neighborhood Commercial District (Defined in Sec. 7171)
Excelsio	or Outer Mission Neighborhood Commercial District (Defined in Sec.72045.1)
Upper F	illmore Street Neighborhood Commercial District (Defined in Sec. 718)
Haight Street Neighborhood Commercial District (Defined in Sec. 719 <del>.1</del> )	
Irving St	reet <u>North Beach</u> Neighborhood Commercial District (Defined in 7 <u>22</u> 40.1)
<del>Judah St</del>	reet <u>Polk Street</u> Neighborhood Commercial District (Defined in Sec. 7 <u>2342.1</u> )

Image: Section of Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 750-4)         NCT-2       Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750-4)	North Bea	ch-24th Street - Noe Valley Neighborhood Commercial District (Defined in Sec.	
Polk Street Inner Sunset Neighborhood Commercial District (Defined in Sec. 73023.1)         Sacramento Street Pacific Avenue       Neighborhood Commercial District (Defined in Sec. 7310.1         Inner Sunset Noriega Street       Neighborhood Commercial District (Defined in Sec. 7310.1         Taraval Street Irving Street       Neighborhood Commercial District (Defined in 73241.4)         24th Street Noe Valley Taraval Street       Neighborhood Commercial District (Defined in 73241.4)         24th Street Noe Valley Taraval Street       Neighborhood Commercial District (Defined in Sec. 73425.4)         Union Street_Judah Street       Neighborhood Commercial District (Defined in Sec. 73425.4)         Japantown Neighborhood Commercial District (Defined in Sec. 721)       Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2):4)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 750:200.1000)         NCT-2       Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750:200.1000)         NCT-3       Moderate Scale Neighborhood Commercial Transit District (Defined in Sec. 752.200.1000)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752.200.1000)         Named Neighborhood Commercial Transit (NCT) Districts	72 <u>8<del>2.1</del>)</u>		
Sacramento Street Pacific Avenue       Neighborhood Commercial District (Defined in Sec. 7310-1         Inner Sunset Noriega Street       Neighborhood Commercial District (Defined in Sec. 7310-1         Taraval Street Irving Street       Neighborhood Commercial District (Defined in 73241-1)         24th Street Noe Valley       Taraval Street         Neighborhood Commercial District (Defined in 73241-1)         24th Street Noe Valley       Taraval Street         Neighborhood Commercial District (Defined in Sec. 73425-1)         Union Street 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 (a)(2)-1)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 750-2)         NCT-2       Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750-2)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752-7)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752-7)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752-7)         NCT-3       Named Neighborhood Commercial Transit (NCT) Districts	<del>Pacific<u>W</u>e</del>	est Portal Avenue Neighborhood Commercial District (Defined in Sec. 72932	
Immer Sumset Noriega Street       Neighborhood Commercial District (Defined in Sec. 73 <u>1</u> 0-1         Taraval Street Irving Street       Neighborhood Commercial District (Defined in 7 <u>32</u> 41-1)         24th Street Noe Valley Taraval Street       Neighborhood Commercial District (Defined in Sec. 7 <u>31</u> 28-1)         24th Street Judah Street       Neighborhood Commercial District (Defined in Sec. 7 <u>34</u> 25-1)         Union Street Judah Street       Neighborhood Commercial District (Defined in Sec. 7 <u>34</u> 25-1)         Japantown Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-7)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> -2)         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. 7 <u>51</u> 34-1)         NCT-3       Named Neighborhood Commercial Transit (NCT) Districts	Polk Stree	<i>⊢<u>Inner Sunset</u></i> Neighborhood Commercial District (Defined in Sec. 7 <u>30</u> 23.1)	
Taraval Street Irving Street         Neighborhood Commercial District (Defined in 7 <u>32</u> 41.4)         24th Street Noe Valley Taraval Street         Neighborhood Commercial District (Defined in Sec         7 <u>33</u> 28.1)         Union Street Judah Street         Neighborhood Commercial District (Defined in Sec. 7 <u>3425.4</u> )         Japantown Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         NCT-1         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         NCT-1         Neighborhood Commercial Transit District (Defined in Sec. 7 <u>50</u> -2)         NCT-1         Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> -2)         NCT-2         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>50</u> -2)         NCT-3         Moderate Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>52</u> -3)         NCT-3         Not Heighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> -3)         NCT-3         Not Heighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> -3)	<u>Sacrament</u>	<i>o <u>Street</u> <u>Pacific Avenue</u></i> Neighborhood Commercial District (Defined in Sec. 72	
24th Street Noe Valley Taraval Street         Neighborhood Commercial District (Defined in Sec. 73425.4)         Union Street Judah Street         Neighborhood Commercial District (Defined in Sec. 73425.4)         Japantown Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         NCT-1         Neighborhood Commercial Transit Cluster District (Defined in Sec. 750-2)         NCT-2         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750-2)         NCT-2         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750-2)         NCT-2         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750-2)         NCT-3         Moderate Scale Neighborhood Commercial Transit District (Defined in Sec. 752-2)         Named Neighborhood Commercial Transit (NCT) Districts	Inner Suns	et <u>Noriega Street</u> Neighborhood Commercial District (Defined in Sec. 7310.1)	
7 <u>33</u> 28.1)         Union Street Judah Street Neighborhood Commercial District (Defined in Sec. 7 <u>34</u> 25.1)         Japantown Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-1)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> - NCT-2         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>51</u> - NCT-3         Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> - Named Neighborhood Commercial Transit (NCT) Districts	Taraval St	reet Irving Street Neighborhood Commercial District (Defined in 7 <u>3241.1)</u>	
Union Street Judah Street         Veighborhood Commercial District (Defined in Sec. 721)         Japantown Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2):4)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 750: Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750: 751;34.1)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752)         Named Neighborhood Commercial Transit (NCT) Districts	24th Street	<i>Noe Valley <u>Taraval Street</u></i> Neighborhood Commercial District (Defined in Sec	
Japantown Neighborhood Commercial District (Defined in Sec. 721)         Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 750- Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 750- 75134.4)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752- Named Neighborhood Commercial Transit (NCT) Districts	7 <u>33<del>28.1</del>)</u>		
Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50-4</u> )         NCT-2       Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>51-34-1</u> )         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> )         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> )         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> )	Union Stre	<i>Union Street <u>Judah Street</u></i> Neighborhood Commercial District (Defined in Sec. 7 <u>34</u> 25.1)	
(Defined in Sec. 702 (a)(2):-1)         NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 750:         NCT-2       Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 751:34.1)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 752)         NAmed Neighborhood Commercial Transit (NCT) Districts			
NCT-1       Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> 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. 7 <u>52</u> NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> NCT-3       Named Neighborhood Commercial Transit (NCT) Districts	Japantown	Neighborhood Commercial District (Defined in Sec. 721)	
NCT-2       Small-Scale Neighborhood Commercial Transit District (Defined in Sec.         NCT-2       7 <u>51</u> 34.1)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> NAmed Neighborhood Commercial Transit (NCT) Districts	<u>Japantown</u>		
NCT-2 7 <u>51</u> 34.1) NCT-3 Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> Named Neighborhood Commercial Transit (NCT) Districts	Japantown	Neighborhood Commercial Transit Districts (NCT)	
7 <u>51</u> 34.1)         NCT-3       Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> Named Neighborhood Commercial Transit (NCT) Districts		Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 ( <u>a)(2)</u> -1)	
Named Neighborhood Commercial Transit (NCT) Districts	NCT-1	Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 ( <u>a)(2)</u> -1)	
	NCT-1	Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-1)         Neighborhood Commercial Transit Cluster District (Defined in Sec. 75033         Small-Scale Neighborhood Commercial Transit District (Defined in Sec.	
	NCT-1 NCT-2	Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-1)         Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> 33         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7	
	NCT-1 NCT-2	Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2)-4)         Neighborhood Commercial Transit Cluster District (Defined in Sec. 75033         Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 75134.4)	

<u>Fillmore-Vale</u>	ncia Street NCT (Defined in Sec. 76247)
<i>Folsom</i> <u>24<sup>th</sup> S</u>	Street <u>- Mission</u> NCT (Defined in Sec. 7 <u>63</u> 43.1)
<u>Glen Park-Up</u>	per Market Street NCT (Defined in Sec. 7 <u>6438.1</u> )
<del>Hayes-Gough</del>	<u>SoMa</u> NCT (Defined in Sec. 7 <u>53</u> 20.1)
Upper Markei	<u>Mission</u> Street NCT (Defined in Sec. 7 <u>54</u> 33.1)
Mission Street	# <u>Ocean Avenue</u> NCT (Defined in Sec. 7 <u>55</u> 36.1)
<del>Ocean Avenue</del>	e <u>Glenn Park</u> NCT (Defined in Sec. 7 <u>56</u> 37.1)
Regional Com	amercial District Folsom Street NCT (Defined in Sec. 75744)
SoMa NCT <u>Re</u>	egional Commercial District (Defined in Sec. 7 <u>58</u> 35.1)
24th <u>Divisade</u>	<u>ero</u> Street <i>Mission</i> -NCT (Defined in Sec. 7 <u>59</u> 27.1)
<del>Valencia</del> <u>Filln</u>	nore Street NCT (Defined in Sec. 76026.1)
* *	* *
SEC. 202.	USES PERMITTED BY THIS CODE.
(a)	The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for
the use dist	ricts of the City, as established by Section 201 of this Code and as shown on the
Zoning Map	referred to in Section 105 of this Code, subject to the provisions of Section 105.
The <u>#U</u> ses	permitted under this Code shall consist of the following:
	(1) Principal #Uses, as defined in Section 102 of this Code; permitted as of right in
each establis	hed district where listed for that class of districts in Articles 2, 7, 8, and 9 as regulated
herein and el	sewhere in this Code.

1	(2) Conditional #Uses, as defined in Section 102 of this Code; and permitted in each		
2	established district when authorized by the Planning Commission under Section 303 of this Code,		
3	where listed for that class of districts in Articles 2, 7, 8, and 9 and as regulated herein and elsewhere in		
4	this Code.		
5	(3) Accessory #Uses, as defined in Section 102 of this Code for such permitted		
6	principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section		
7	703.2(b)(1)(C), Section 803.3(b)(1)(C), Section 903(a)(3), and Section 986 of this Code. Any uUse not		
8	qualified <i>under such sections</i> as an $aA$ ccessory $uU$ se shall be classified as a $pP$ rincipal <u>Use</u> or		
9	<i>e<u>C</u>onditional <u>#U</u>se.</i>		
10	* * * *		
11	SEC. 202.1. ZONING CONTROL TABLES.		
12	* * * *		
13	(d) The uses and features listed in the Zoning Control Tables in Articles 2, 7, 8, and		
14	9 are permitted in the Districts as indicated by the following symbols in the respective columns		
15	for each district:		
16	* * * *		
17	R: Required.		
18	1st: First Story and below.		
19	2nd: Second Story		
20	<u>3rd+ Third Story and above</u>		
21	* * * *		
22	SEC. 202.2. LOCATION AND OPERATING CONDITIONS.		
23	* * * *		
24	(f) <b>Residential Uses.</b> The Residential uses listed below shall be subject to the		
25	corresponding conditions:		

1 (1) Senior Housing. In order to qualify as Senior Housing, as defined in Section 2 102 of this Code, a "dwelling specifically designed for and occupied by senior citizens," the following 3 definitions shall apply and shall have the same meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall 4 5 apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any 6 Senior Housing development specifically designed for and occupied by senior citizens must also be 7 consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and 8 Housing Act, California Government Code Sections 12900-12996.

9

22

(C) "Senior Citizen Housing Development" means a residential 10 development developed, substantially rehabilitated, or substantially renovated for senior 11 12 citizens that has at least 35 dDwelling #Units. Any Senior eCitizen Housing dDevelopment 13 that is required to obtain a public report under Section 11010 of the Business and Professions Code and that submits its application for a public report after July 1, 2001, shall be required to 14 15 have been issued a public report as a sSenior eCitizen hHousing dDevelopment under Section 16 11010.05 of the Business and Professions Code. No housing development constructed prior 17 to January 1, 1985, shall fail to qualify as a *s*Senior *eC*itizen *h*Housing *d*Development because 18 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:

(ii) Occupancy. Each proposed <u>*dD*</u>welling <u>*HU*</u>nit must be
 initially put to use by senior citizens and shall be limited to the occupancy of senior citizens or
 other qualifying residents under Civil Code Section 51.3 for the actual lifetime of the building,

\* \*

1 regardless of whether the units will be owner-occupied or renter-occupied. The project must 2 meet all of the requirements of Civil Code Section 51.3 including, but not limited to, the 3 requirement that the covenants, conditions, and restrictions shall set forth limitations on occupancy, residency, and use based on age. Any such limitation shall not be more exclusive 4 5 than to require that one person in residence in each dD welling HU it may be required to be a 6 senior citizen and that each other resident in the same dD welling uD it may be required to be 7 a qualified permanent resident as defined in Civil Code Section 51.3(b), a permitted health 8 care resident as defined in Civil Code Section 51.3(b), or a person under 55 years of age 9 whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That 10 limitation may be less exclusive but shall at least require that the persons commencing any 11 occupancy of a *dD*welling *HU*nit include a senior citizen who intends to reside in the unit as his 12 or her primary residence on a permanent basis. The application of the rules set forth in this 13 Section and in State law may result over time in less than all of the *dD* wellings being actually 14 occupied by a senior citizen.

15

\* \* \* \*

\* \* \*

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

21 \*

(E) **Density.** For the purpose of qualifying for and receiving additional
density at a density ratio or number of *dD*welling *#U*nits not exceeding twice the number of *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 <u>207(c)(3)</u> <del>209.1(m) or (o)</del>

1 is a form of assistance specified in California Government Code Sections 65915 et seq. for 2 purposes of Civil Code Section 1954.52(b) of the Costa-Hawkins Rental Housing Act. All such 3 contracts must be reviewed and approved by the Mayor's Office of Housing and approved as to form by the City Attorney. All contracts that involve 100% percent affordable housing 4 projects in the residential portion shall be executed by the Director of the Mayor's Office of 5 6 Housing and Community Development (MOHCD). Any contract that involves less than 100% 7 *percent* affordable housing in the residential portion, may be executed by either the Director of 8 MOHCD the Mayor's Office of Housing or, after review and comment by the MOHCD Mayor's 9 Office of Housing, the Director of Planning Director. Other Uses. The uses listed below are subject to the corresponding controls: 10 (g) Small Enterprise Workspace (S.E.W.). S.E.W.'s are subject to the 11 (1) 12 following conditions: \* \* \* 13 S.E.W. projects shall provide a PDR Business Plan in accordance 14 (D) 15 with the requirements of Section 210.3 of this Code  $\frac{219.1(c)(9)}{210.1}$ . \* \* \* 16 SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL 17 **GROCERY USE.** 18 19 Notwithstanding any other provision of this Article, a change in use or demolition of a 20 General Grocery use, as defined set forth in Section 102 and as further defined in Section 790.102, 21 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 22 23 new *HU*se or *HU*ses are otherwise prohibited. SEC. 202.5. CONVERSION OF AUTOMOTIVE SERVICE STATIONS. 24 \* \* \* \* 25

1

## (f) **Demolition and Tank Removal.**

2

\* \*

3 (2)Notwithstanding  $S_s$  ubsections (f)(1)(A) and (f)(1)(B) above, if a service station is owned by a lessee of the property and the property lease was signed prior to the 4 5 effective date of Ordinance 288-91, which lease permits or requires the lessee to remove the 6 service station from the property before or after the expiration or termination of the lease, and 7 the lease has expired or terminated or will do so within 60 days, the lessee may cease 8 operation of the service station as permitted or required in the lease. Nothing in this provision, 9 however, shall relieve the property owner from continued use of property as an Automotive Service Station as defined by Sections 102 790.17 and 890.18 of this Code or the 10 requirements of  $S_s$  ubsection (f)(1)(A) above. 11

12

\* \* \*

13 SEC. 204. ACCESSORY USES, GENERAL.

14 This Section 204 Subject to the limitations set forth in this Code, and especially as specified in 15 Sections 204.1 through 204.5, shall regulate Accessory Uses, as defined in Section 102. Any 16 use which does not qualify as an Accessory Use shall be classified as a Principal or Conditional Use, 17 unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code. a related minor 18 use that is either (a) necessary to the operation or enjoyment of a lawful principal use or conditional 19 use; or (b) appropriate, incidental, and subordinate to any such use; and (c) in the case of Internet 20 Services Exchange as defined in Section 102, which use does not exceed 25,000 gross square feet of 21 floor area or use more than two megawatts of back-up power generators, shall be permitted as an 22 accessory use when located on the same lot, provided, however, that in the Outer Clement 23 Neighborhood Commercial District the storage of materials for a commercial use shall be permitted as an accessory use if the storage occurred prior to 1985, if it is within 200 feet of the use to which it is 24

25 *accessory, if it is accessible to the principal permitted use without the use of a public sidewalk or other* 

1 public right-of-way, and if the provision of storage would not conflict with the provisions of Section 2 145.1 relating to street frontage in N-C Districts. In PDR Districts, accessory uses to non-Office uses 3 (as defined in Section 102) may occupy space that is non-contiguous or on a different story as the principal use so long as the accessory use is located in the same building as the principal use and 4 5 complies with all other restrictions applicable to such accessory uses. SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M, 6 7 AND PDR, NC, AND NCT DISTRICTS 8 (a) **Purpose.** The purpose of this Section is to regulate Accessory Uses other than 9 Dwellings in C, RC, M, NC, and NCT Districts so as to permit complementary Accessory Uses while restricting Uses incompatible with the purpose or detrimental to the character of a district. 10 Controls. Commercial and Residential-Commercial Districts. No #Use shall be 11 (b) 12 permitted as an *a*Accessory *u*Use to a lawful *p*Principal or *c*Conditional *u*Use *in any Commercial* 13 or Residential-Commercial District which involves or requires any of the following: 14 (1) The use of more than one-third of the total floor area occupied by such 15 use and the *p*Principal or *e*Conditional *u*Use to which it is accessory, except in the case of 16 accessory off-street parking or loading and accessory wholesaling, manufacturing or processing of 17 foods, goods, or commodities. In PDR Districts, Multiple PDR uses within a single building or 18 development may combine their accessory retail allotment into one or more shared retail spaces. 19 provided that the total allotment of accessory retail space per use does not exceed what otherwise 20 would be permitted by this Section.; or 21 (2)Any noise, vibration, or unhealthful emissions extending beyond the premises of the use. 22 23 (b) PDR and M Districts. No use shall be permitted as an accessory use to a lawful principal or conditional use in any PDR or M District that involves or requires the use of more than 24 one-third (1/3) of the total floor area occupied by such use and the principal or conditional use to 25

1	which it is accessory, except in the case of accessory retail, off-street parking, and loading. Multiple									
2	PDR uses within a single building or development may combine their accessory retail allotment into									
3	one or more shared retail spaces, provided that the total allotment of accessory retail space per use									
4	does not exceed what otherwise would be permitted by this Section.									
5	(3) In RC, NC, and NCT Districts, the wholesaling, manufacturing or processing of									
6	foods, goods, or commodities on the premises of an establishment which does not also use or provide									
7	for retail sale of such foods, goods or commodities at the same location where such wholesaling,									
8	manufacturing or processing takes place; however in the Outer Clement Neighborhood Commercial									
9	District the storage of materials for a Commercial Use shall be permitted as an Accessory Use if the									
10	storage occurred prior to 1985, if it is within 200 feet of the use to which it is accessory, if it is									
11	accessible to the Principal Use without the use of a public sidewalk or other public right-of-way, and if									
12	the provision of storage would not conflict with the provisions of Section 145.1 relating to street									
13	frontage in NC Districts.									
14	(4) In NC and NCT Districts,									
15	(A) Any Bar or Restaurant, or any other retail establishment which serves									
16	liquor for consumption on-site;									
17	(B Any Take-Out Food use, except for a Take-Out Food use accessory to a									
18	General Grocery, Specialty Grocery, Limited-Restaurant, or Restaurant use;									
19	(C) A Medical Cannabis Dispensary;									
20	(D) Any General Entertainment use except for one that both (i) involves a									
21	Limited Live Performance Permit as set forth in Police Code Section 1060 et seq. and (ii) is located									
22	outside of the RCD.									
23	SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.									
24										
25										

Except for Single Room Occupancy Uni	its in the S	outh o	f Marke	t Mixed	Use Di	stricts	,
the density limitations for Group Housing or Ho	omeless SI	nelters	, as des	cribed i	n Secti	ons 10	02 <del>,</del>
790.88(b) and (c) and 890.88(b) and (c) of this C	Code, shal	be as	follows	:			
* * *							
*							
Table 2							
ZONING CONTROL TABL	E FOR RE	I DIST	RICTS				
Zoning Category	Ş F	Referenc	es RH-1(	D) RH-1	RH-1(S)	RH-2	RH-
RESIDENTIAL STANDARDS AND USES							
* * * *							
Residential Uses		Γ					
* * * * Residential Uses			P up	P up to	two un	its pe	r
			to one	lot, if th	e secoi	nd uni	it
			unit	is 600 s	square	feet o	r
			per lot.	less. C	up to o	ne un	iit
			C up	per 3,0	00 squa	are fee	et
		One	to one	of lot ar	ea, wit	h no	
		unit	unit	more th	an thre	e unit	ts
Residential Density, Dwelling Units (6) (7)	§ 207	per	per	per lot.			
		lot.	3.000	P up to	two un	its pe	r
				lot. Cu			
				per 1,50	•		
							51
			lot	of lot ar			
				P up to			
			with	per lot.	C up t	o one	

		no		unit p	oer 1,(	000 sc	luar
		mo	е	feet	of lot a	area.	
		tha	٦				
		thre	e				
		unit	S				
		per	lot.				
* * * *							
NON-RESIDENTIAL STANDARDS AND USES							
NON-RESIDENTIAL STANDARDS AND USES							
* * * *							
Sales and Service Category							
Retail Sales and Service Uses*	§ 10	2 NF	,	NP	NP	NP	N
Hotel	§ 10	2 NF	,	NP	NP	C (4)	С
<i>Mobile Food Facility</i>	<del>§ 10.</del>	$\frac{P}{P}$	<del>5)</del> 4	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>	P
5				С	с	С	(
		C		C	-		
Mortuary	§ 10	2			<u>(5)<del>(6)</del></u>	<u>(5)<del>(6)</del></u>	<u>(5</u> )
	§ 10 § 10	2 ( <u>5)</u> (	<del>6)</del> (.		_	<u>(5)<del>(6)</del></u> NP	<u>(5</u> N

\* Not listed below. 21

(1) P for Limited Commercial Uses per § 136.1(a) only; otherwise NP. 22

(2) C required for 15 or more children. 23

- (3) C required for 7 or more persons. 24
- (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms. 25

1 (5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational

### 2 Institution, additional operating restrictions apply.

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

Zoning Category

8

9

10

1	1

1	2
1	2

Table 209.2 ZONING CONTROL TABLE FOR RM DISTRICTS							
§ References	RM-1	RM-2	RM-3	RM-4			

Residential Use	s				
Residential Density, Dwelling Units <u>(7)</u> <del>(8)</del>	§ 207	Up to one unit per 800 square feet of lot area.	Up to one unit per 600 square feet of lot area.	Up to one unit per 400 square feet of lot area.	Up to one uni per 200 squai feet of lot area <u>(8)</u> <del>(9)</del>
Senior Housing	§§ 102, 202.2(f)	a principal use 202.2(f)(1). C up to twice th a principal use	ne number of dwel in the district and ne number of dwel in the district and 2(f)(1) except for §	meeting all the re lling units otherwis meeting all requir	quirements of s se permitted as ements of

1									
		10	cation.					1	
2		Р	9 <u>(6)</u> (7), Up to	o to P <u>(6)<del>(7)</del>, Up to</u>		P <u>(6)<del>(7)</del>, Up to</u>		P(6)(7) Up to	
3	Residential	c	one bedroom	one bea	droom for	one bedroom for			
4	Density, Group § 208		or every 275	ever	ry 210	every 140		one bedroom	
5	Housing	s	quare feet of	square	feet of lot	square fe	et of lot		
6			lot area.	a	area.		area.		e feet of
7		· · ·							
8	* * * * NON-RESIDEN	ITIAI STAND		ISES					
9	* * * *								
0	Sales and Serv	ice Category							
11	Retail Sales ar	nd Service							
12	Uses*		§ 102	NP	NP	NP	NP	P NP	
3	Hotel		§ 102	NP	NP	NP	C (4	.)	C (4)
15	Mobile Food Fac	<del>cility</del>	<del>§ 102</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5</del>	)	<del>P (5)</del>
16				C <u>(5)</u>					
17	Mortuary		§ 102	<del>(6)</del>	C <u>(5)</u> <del>(6)</del>	C <u>(5)</u> <del>(6)</del>	C <u>(5)</u>	<del>(6)</del>	C <u>(5)</u> <del>(6)</del>
18 19	Non-Retail Sal	es and Servi	<b>ce</b> * § 102					I	
20	L		I	_1					
20	* * * * * Not listed belo	N/A/							
<u>- 1</u>									

- (1) P for Limited Commercial Uses per § 136.1(a) only, otherwise NP.
- 23 (2) C required for 15 or more children.
- 24 (3) C required for 7 or more persons.
- (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.

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

## 14

# Table 209.3 ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References		RC-3	RC-4
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
Commercial Use Characteristics				
Drive-up Facility	§ 102	1	NP	NP
Formula Retail	§ 102, 303.1		С	С
Maritime Use	<u>§ 102</u>	<u></u>	<u>NP</u>	<u>NP</u>
Open Air Sales §	§ 102	١	NP	NP

1	Outdoor Activity	/ Area			§ 102			Р	(1)	P (1)	
2	Walk-up Facility	§ 102				Р	Р				
3 4	Waterborne Com	<u>§ 102</u>				₩₽	NP				
5	* * * *										
6											
7	Table 210.1 ZONING CONTROL TABLE FOR C-2 DISTRICTS										
8	Zoning Category							§	Reference	s C-2	
9 10	NON-RESIDEN1		RDS AI	ND USES							
11	* * * *										
12	Commercial Us	e Characteris	tics								
13	Drive-up Facility	/				§ 102				Ρ	
14 15	Formula Retail					§§ 102 <u>, <i>303.1</i></u>			Р		
16	<u>Maritime Use</u>					<u>§ 102</u>			<u>P</u>		
17	Open Air Sales					§ 102			NP		
18	Outdoor Activity	/ Area				§ 102				Р	
19 20	Walk-up Facility	1				§ 102			Р		
20	Waterborne Commerce						<u>§ 102</u>			₽	
22	* * * *					1			<u>I</u>		
23					le 210.2						
24		ZONIN	g con	NTROL TA	ABLE F	OR C-3	B DISTRI	CTS			
25	Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G			C-3-S		

* * * *							
Commercial Use	Characteris	tics					
Drive-up Facility	§ 102	NP	NP	NP		NP	NP
Formula Retail	§§ 102, 303.1	Ρ	Ρ	Ρ	F	° (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	Ρ	Ρ		Ρ	Р
Walk-up Facility	§ 102	Р	Р	Р		Ρ	Р
<del>Waterborne</del> <del>Commerce</del>	<del>§ 102</del>	<u>NP</u>	NP	NP		NP	NP
* * * *							- -
	ZONING	G CONTR	Table 2 ROL TABL		R PDR D	DISTRICTS	3
Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1	1-G		PDR-2
* * * *							
NON-RESIDENTIA * * * * Commercial Use CH		RDS AND	ÚSĖS				
			Р		Р		

1	Formula Retail	§§ 102,	P (17)	Р	Р	P (17)
2	Formula Retail	303.1, 786				
3	Maritime Use	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
4						
5	Open Air Sales	§ 102	Р	Р	Р	Р
6 7	Outdoor Activity Area	§ 102	Ρ	Ρ	Ρ	Ρ
8 9 10	Small Enterprise Workspace	§§ 102, 202.2(g)	NP	Р	Ρ	NP
11	Walk-up Facility	§ 102	Р	Р	Р	Р
12	<i>Waterborne</i>	s 10 <b>2</b>	ND	ND	ND	D
13	<del>Commerce</del>	<del>§ 102</del>	₩₽	<u>₩₽</u>	₩₽	<u>₽</u>
14		-				

\* \* \* \*

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21

16 17			Table 210.4         ZONING CONTROL TABLE FOR M DISTRIC	CTS		
18	Zoning Category	§ References	M-1	M-2		
19	NON-RESIDENTIAL STANDARDS AND USES					
20	* * * * Commercial Use Characteristics					
21 22	Drive-up Facility	§ 102	С	С		
23 24		§§ 102, 303.1,	P (2)	P (2)		

1		786		
2 3 4	<u>Maritime</u> <u>Use</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
4 5 6	Open Air Sales	§ 102	Р	Р
7 8 9	Outdoor Activity Area	§ 102	Ρ	Ρ
10 11 12	Walk-up Facility	§ 102	Р	Ρ
13 14	<del>Waterborne</del> <del>Commerce</del>	<del>§ 102</del>	₽	₽
15 16 17 18 19 20 21 22 23 24 25	* * (b) of the use e	* * <b>Locatio</b> (1) c (2) o (3) ir xtending r	<b>CORNER COMMERCIAL USES IN RTO AND</b> <b>n.</b> Uses permitted under this section must be ompletely within an RTO, RTO-M, RM-3, or R n or below the ground floor; and n RTO Districts, on a <i>e</i> <u>C</u> orner- <i>I</i> <u>L</u> ot <i>as defined by</i> more than 50 feet in depth from said corner, as t included but not deleted]	located: M-4 District; <del><i>Section 102.15</i>, with no part</del>

3 (c) **Permitted Uses.** Any use is permitted which complies with the most restrictive use limitations for the first story and below of an NC-1 District, as set forth in Sections 710.10 4 through 710.95 of this Code. 5 6 (d) **Use Size.** No more than 1,200 *occupied* square feet of *Occupied Floor Area of* 7 commercial area in a RTO District and no more than 2,500 occupied square feet of 8 eCommercial Use area in a RM-3, RM-4 or RTO-M District shall be allowed per eCorner Lot, 9 except those lots which occupy more than one corner on a given block and which may provide an additional 1,200 occupied square feet of Occupied Floor Area of eCommercial Use area per 10 additional corner, so long as the commercial space is distributed equitably throughout 11 12 appropriate parts of the parcel or project. 13 SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT. 14 \* \* \* 15 **Controls.** The following controls apply to projects meeting the criteria of 16 (d) 17 subsection (c) and to any subsequent alterations or changes of use in a building approved 18 under this Section. \* \* 19 20 (4)All subsequent changes of use shall require Conditional Use

102.15, with no part of the use extending more than 100 feet in depth from said corner.

in RM-3, RM-4 and RTO-M Districts, on a eCorner ILot as defined in Section

authorization from the Planning Commission. The only <u>#Non-</u>Residential <u>#U</u>ses that may be
permitted in the space initially approved for a grocery store shall include Trade Shop (<u>Planning</u>
<u>Code Section 790.124</u>),<u>Institutional Uses, excluding Medical Cannabis Dispensors, and Philanthropic</u>
<u>Administative Services</u> Other Institutions, Large (Planning Code Section 790.50), Other Institutions,

25 *Small (Planning Code Section 790.51), and Public Use (Planning Code Section 790.80)*, except that

1

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(4)

1	<i>Other</i> <u>General</u> Reta	ail Sale	s and Services, (Planning Code Section 790.102) Pharmacy, or Specialty
2	<u>Grocery uses</u> may b	be pern	nitted provided that no individual tenant occupies more than 3,000
3	square feet of <u>gG</u> r	oss <u><i>f</i></u> Fle	oor <i>a<u>A</u>rea.</i>
4	* * * *		
5			
6	SEC. 249.40A. S	ОМА Ү	OUTH AND FAMILY SPECIAL USE DISTRICT.
7	* * * *		
8	(c) <b>Con</b> t	trols.	
9	For t	he enti	re Special Use District, all provisions of the Planning Code shall
10	continue to apply,	except	for the following:
11	(1)	The	following uses shall require a Conditional Use authorization, pursuant
12	to Section 303, un	less th	e underlying zoning is more restrictive:
13		(A)	Religious facilities, as defined in Sec. 890.50(d);
14		(B)	Bars, as defined in Sec. <u>102</u> <del>790.22</del> ;
15		(C)	Liquor <u>s</u> tores, as defined in Sec. <u>102</u> <del>790.55</del> ;
16		(D)	Amusement arcades, as defined in Sec. 890.4;
17		(E)	Restaurants, as defined in Sec. <u>102</u> 790.91;
18		(F)	Adult entertainment, as defined in Sec. 890.36;
19		(G)	Other entertainment, as defined in Sec. 890.37;
20		(H)	Movie theatres, as defined in Sec. 890.64;
21		(I)	Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and
22		(J)	Parking garages, as defined in Sections 890.8, 890.10, and
23	890.12.		
24	(2)	The	Land Dedication alternative is available for any project of 55 feet or
25	more under the sa	me ter	ms and conditions as provided for in Section 419 et seq.

3 Folsom Street, 4th, 5th, 6th and 7th Streets: Any project subject to Section 415 et seq. in excess of 45 feet in height within this Special Use District shall be subject to the Tier C 4 5 affordable housing requirements of Sections 419 et seq. 6 7 SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT. \* 8 9 (a) Prohibition of New Liquor Stores. No new Liquor Store, as defined in Sections 102 and 790.55 of this Code, shall be permitted in the SUD, except that an existing Liquor Store 10 11 may relocate pursuant to subsection (c) below. 12 Allowed Alcohol-related Uses. Certain uses which are not likely to generate (b) 13 negative impacts on the surrounding area shall be allowed within the SUD as set forth below: (1)14 The following uses shall be eligible for liquor licenses transferred from 15 within the SUD as well as licenses transferred from outside the SUD: (A) 16 Bona Fide Eating Places. A Restaurant Use, as defined in Section 17 790.91 of this Code, operating as a Bona Fide Eating Place, as defined in Section 790.142, shall 18 be permitted to serve alcoholic beverages in this SUD. 19 (B) **Non-Profit Theaters.** A non-profit theater shall be permitted to 20 serve alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a 21 building intended to be used for the specific purposes of presenting any act, play, revue, 22 pantomime, scene, song, dance act, or song and dance act, conducted or participated in by 23 one or more persons, whether or not such person or persons are compensated for such performance, and which is exempted from payment of income tax under Section 23701d of 24 the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue 25

properties that are not tangent to the following streets: Howard Street, Harrison Street.

In addition to the controls above, the following provisions shall apply to all

1

2

(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
 *aA*dult *entertainment bB*usiness *as defined in Section 790.36 of this Code*.

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

- 11 (D) **Single Screen Movie Theaters.** A single screen *mM*ovie *t* heater 12 shall be permitted to serve alcoholic beverages, provided that (i) such use *is defined as a movie* 13 theater in Section 790.64 of this Code and contains only a single screen and auditorium, (ii) only beer and wine are offered for consumption, and (iii) such beer and wine are: (*aa*)*a*. only 14 15 consumed on the premises and primarily in the main theater auditorium, (bb)b. only sold and 16 consumed by ticketholders and only immediately before and during performances, and  $\frac{(cc)}{c}$ . 17 only offered in conjunction with the screening of films and not as an independent element of 18 the establishment that is unrelated to the viewing of films.
- 19 (2) The following uses shall be eligible for liquor licenses transferred from20 within the district:
- (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 long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set 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.

6 (B) General Groceries as defined in Section 790.102 (a) of this Code or
7 Specialty Groceries, as defined in Section 790.102 (b) that are greater than 5,000 square feet.
8 Such use shall require a Conditional Use authorization and shall be subject to the limitations set forth
9 in Section 790.55 of this Code.
10 (C) A new or relocated Bar, as defined in Section 790.22, shall be
11 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 withinthe SUD.

14

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\* \* \*

(d) **Good Neighbor Policies.** The operating conditions established in Section 202.2 15 703.5 of this Code shall apply to all liquor establishments in this SUD in order to maintain the 16 17 safety and cleanliness of the premises and vicinity. In addition, all new, relocated, or 18 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 19 20 Control, shall comply with the requirements set forth below. Liquor establishment shall have 21 the meaning set forth in subsection (c) above. \* \* \*

- 22
- 23 SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.
- 24 \* \* \* \*
- 25

1 (b) **Development Controls.** Development in the Parkmerced Special Use District 2 shall be regulated by the controls contained in the Parkmerced Design Standards and 3 Guidelines, as adopted by the Planning Commission and periodically amended, except for 4 those controls specifically enumerated in this Section. Where not explicitly superseded by definitions established in the Parkmerced Design Standards and Guidelines, the definitions in 5 6 this Code shall apply. All procedures and requirements in Article 3 shall apply to development 7 in this Special Use District to the extent that they are not in conflict with this Special Use District or the Development Agreement, approved by the Board of Supervisors in Ordinance 8 9 No. 89-11. The Planning Commission may amend the Parkmerced Design Standards and Guidelines upon initiation by the Planning Department or upon application by an owner of 10 property within Parkmerced (or his or her authorized agent) to the extent that such 11 12 amendments are consistent with this Special Use District, the General Plan, and the approved 13 Development Agreement. \* \* \* \* 14

- 15 (2) **Uses.**
- 16 (A) Principally Permitted Uses. The following uses are principally
  17 permitted:

(i) Parkmerced Residential (PM-R). *Residential dD* welling *#U*nits; *IL*ive/*#W*ork *#U*nits, provided any such *IL*ive/*#W*ork *#U*nit is intended for small home
business; community gathering spaces such as community rooms and kitchens, business
centers, recreation facilities, and art facilities; and *eC*hild *eC*are *fF*acilities not larger than 5,000
occupied square feet;

(ii) Parkmerced Mixed Use – Social Heart (PM-MU1). All
 uses permitted in PM-R; locally serving *r<u>R</u>*etail <u>Sales</u> and *s<u>S</u>ervices <u>uses</u> not larger than 15,000
 occupied square feet per business establishment; one <i>full service <u>General</u> <u>gG</u>rocery <u>sS</u>tore not* 

1 larger than 50,000 occupied square feet; and Business Service, Design pProfessional, medical 2 and Non-Retail Professional Service uses business offices, provided such professional, medical or 3 business office Non-Retail #Uses shall not exceed 10,000 occupied square feet per business if 4 located on the ground floor of any building; Parkmerced Mixed Use – Neighborhood Commons (PM-5 (iii) 6 **MU2).** All uses permitted in PM-R; locally serving *r*<sub>R</sub>etail Sales and *s*Services uses not larger 7 than 5,000 occupied square feet per business establishment; and Business Service, Design 8 *p*Professional, *medical* and *Non-Retail Professional Sevice uses business offices* not larger than 9 5,000 occupied square feet per business, provided that such use does not occupy more than 2,000 occupied square feet per business establishment on the ground floor; 10 Parkmerced School (PM-S). Child eCare #Facilities, pre-11 (iv) 12 schools and one elementary school; all uses permitted in PM-R provided at least 25,000 13 square feet of the above *s*School uses have been constructed or approved within the district. 14 Pursuant to this zoning designation, child care facilities, pre-schools and elementary school 15 uses shall provide direct access to adjacent, dedicated public open spaces; 16 (v) Parkmerced Community/Fitness (PM-CF). Recreation 17 facilities, spas, physical fitness facilities and other health and wellness related uses; 18 community gathering spaces such as community rooms and kitchens, business centers, 19 recreation facilities and art facilities; and retail intended to support community/fitness 20 activities, provided such use does not exceed 1,000 occupied square feet per business 21 establishment; and Parkmerced Open Space (PM-OS). Publicly-accessible 22 (vi) 23 open space and other open space amenities as specifically established in the Parkmerced 24 Design Standards and Guidelines, including: neighborhood commons; parks and passive open space; plazas; recreational space including playgrounds and sports fields; *Large-Scle* 25

1 Urban Agriculture or Neighborhood Agriculture farms; one rRestaurant or Limited Restaurant not 2 exceeding 3,500 occupied square feet on Block 23 (as designated in the Parkmerced Design 3 Standards and Guidelines); farmer's markets; and farm support uses and food sales 4 accessory to on-site agriculture. Up to three retail kiosks are permitted on each of Juan 5 Bautista Circle and the land designated as a farm on Block 23 (each as designated and 6 described in Parkmerced Design Standards and Guidelines), provided each such kiosk does 7 not exceed 200 square feet. Up to four retail kiosks not exceeding 500 square feet each and 8 an aggregate total of 1,000 square feet, along with a retail bicycle shop not exceeding 3,200 9 square feet are permitted on Block 17 (as designated in the Parkmerced Design Standards and Guidelines and also referred to as the "Transit Plaza"). 10

11

(C) Prohibited Uses. The following uses shall be prohibited within this
Special Use District: <u>dD</u>rive-<u>Up through Facility facilities</u>; <u>aA</u>dult <u>Business 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>nN</u>on<u>rR</u>esidential use that could pose a nuisance to surrounding <u>rR</u>esidential uses shall be
prohibited.

17

18 (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 19 20 Project, the number of off-street parking spaces within this Special Use District shall not 21 exceed: one parking space per *residential dD* welling  $\mu U$  nit; one parking space per 500 square 22 feet of occupied General gGrocery store use; one parking space per 1,000 square feet of 23 occupied sSchool, fitness or eCommunity Facility center use; and one parking space per 750 24 square feet of occupied space for all other *nNon-rR*esidential *HUses*. Because the Project will be built in phases, any off-street parking constructed that would cause the cumulative off-25

\* \*

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 prohibition of the commercial or public rental of such spaces on a daily, weekly, monthly or 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 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.

8 (6)Usable Open Space Requirements for Dwelling Units. Usable open 9 space meeting the standards of Section 135 of this Code shall be provided for each *dD* welling #Unit in the following ratios: 36 square feet if private or 48 square feet if common. In no event 10 shall any space in a public right-of-way, publicly-accessible "paseo" (as defined in the 11 12 Parkmerced Design Standards and Guidelines), or public open space required by the 13 Development Agreement, including Juan Bautista Circle, the Transit Plaza, the Farm, the 14 Sports Fields, Belvedere Gardens, the Neighborhood Commons or the Community Gardens 15 (each as more specifically defined in the Parkmerced Design Standards and Guidelines), be counted in satisfaction of the requirements of this subsection (b)(6). 16

- 17
- 18

(d) **Project Review and Approval.** 

19

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

23

## 24 SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE

25 BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

\* \*

\* \*

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\* \*

(a) In the 65-A-1 Height and Bulk District, as designated on Sectional Map <u>HT-01</u> <del>HT</del>
of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height
shall be permitted as a <u>eC</u>onditional <u>#U</u>se only upon approval by the <u>City</u> Planning
Commission <u>according to the provisions in Sections 316 through 316.8 of this Code</u>. The height of
the building or structure so approved by the <u>City</u> Planning Commission shall not exceed 65
feet.

(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
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
Sections 101, 714.*H*, and 251 *of this Code hereof* and that the following criteria *area are* met:

12 (1) The height of the new or expanding development will be compatible with
13 the individual neighborhood character and the height and scale of the adjacent buildings.

14 (2) When the height of the new or expanding development exceeds twice the
15 existing height of adjacent buildings, transitions will be provided between the taller and shorter
16 buildings.

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

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

NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE DISTRICT.

(a) In the 26-40-X Height and Bulk District, as designated on Sectional Map <u>HT</u>13<del>H</del>
of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height
shall be permitted as a *e*<u>C</u>onditional *#<u>U</u>se only upon approval by the <i>City* Planning
Commission *according to the provisions in Section 316 through 316.8 of this Code*. The height of

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any building or structure so approved by the *City* Planning Commission shall not exceed 40
 feet.

(b) In authorizing any such proposal for a building or structure exceeding 26 feet in
height, the *City*-Planning Commission shall find that, in addition to the criteria of Section
303(c), the proposal is consistent with the expressed purposes of this Code, the NC-S District,
the Lakeshore Plaza Special Use District, and the height and bulk districts as set forth
respectively in Sections 101, 713.1, 780.1 and 251 of this Code hereof.

8 SEC. 260. HEIGHT LIMITS: MEASUREMENT.

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10 (b) **Exemptions.** In addition to other height exceptions permitted by this Code, the 11 features listed in this  $S_{\underline{s}}$  ubsection (b) shall be exempt from the height limits established by this 12 Code, in an amount up to but not exceeding that which is specified.

13 \* \*

14 (2) The following features shall be exempt, without regard to their horizontal 15 area, provided the limitations indicated for each are observed:

(P) 17 Enclosed recreational facilities up to a height of 10 feet above the 18 otherwise applicable height limit when located within a 65-U Height and Bulk District and 19 either an MUO or SSO District, and only then when authorized by the Planning Commission 20 as a e<u>C</u>onditional #Use pursuant to Sections 303 and 316 of this Code, provided that the 21 project is designed in such a way as to reduce the apparent mass of the structure above a 22 base 50 foot building height. \* \* 23 \* \*

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

(a) General. In the 40-X/85-B Height and Bulk District, as designated on Sectional
 Map No. <u>HT01</u> <del>III</del> 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 conditional use procedures and criteria provided in
 Section<del>s</del> 303 *and 316* of this Code, and the criteria and conditions set forth below.

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## SEC. 303. CONDITIONAL USES.

8 (a) General. The Planning Commission shall hear and make determinations 9 regarding applications for the authorization of eC onditional HU ses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for 10 eConditional #Uses shall be as specified in this Section and in Sections 306 through 306.6, 11 12 except that Planned Unit Developments shall in addition be subject to Section 304, Hospitals 13 *medical institutions* and *pPost-sSecondary eE*ducational *iInstitutions shall in addition be subject* 14 to the *iInstitutional mMaster PPlan* requirements of Section 304.5., *and conditional use and* 15 Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code 16 for uses or features in Neighborhood Commercial Districts, and conditional use applications within South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of 17 18 this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to 19 scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of 20 this Code, with respect to conduct of hearings and reconsideration. 21 **Initiation.** A *e*Conditional *#Use* action may be initiated by application of the (b) owner, or authorized agent for the owner, of the property for which the eC onditional #Use is 22 23 sought. For a *e*Conditional *u*Use application to relocate a *g*General *a*Advertising *s*Sign under

subsection (I) below, application shall be made by a gGeneral aAdvertising sSign company that

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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.

3 (c) Determination. After its hearing on the application, or upon the
4 recommendation of the Director of Planning *if the application is filed pursuant to Sections 316*5 *through 316.8 of this Code and that* no hearing is required, the Planning Commission shall
6 approve the application and authorize a *e*<u>C</u>onditional *u<u>U</u>se if the facts presented are such to
7 establish that:* 

8 (d) **Conditions.** When considering an application for a eC onditional #Use as 9 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 10 Chapter which requires, among other things, that the Commission not base any decision 11 12 regarding the development of "dwellings" in which "protected class" members are likely to 13 reside on information which may be discriminatory to any member of a "protected class" (as 14 all such terms are defined in Chapter 87 of the San Francisco Administrative Code). In addition, 15 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 16 17 specified in this Code, as are in its opinion necessary to secure the objectives of the Code. 18 Once any portion of the eConditional #Use authorization is utilized, all such conditions 19 pertaining to such authorization shall become immediately operative. The violation of any 20 condition so imposed shall constitute a violation of this Code and may constitute grounds for 21 revocation of the *e*Conditional *#Use* authorization. Such conditions may include time limits for exercise of the *e*Conditional *#Use* authorization; otherwise, any exercise of such authorization 22 23 must commence within a reasonable time.

(e) Modification of Conditions. Authorization of a change in any condition
 previously imposed in the authorization of a *e<u>C</u>*onditional *#<u>U</u>se shall be subject to the same* 

procedures as a new <u>eC</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 4 5 possible revocation of a eConditional #Use or the possible modification of or placement of 6 additional conditions on a eC onditional #U se when the Planning Commission determines, 7 based upon substantial evidence, that the applicant for the eConditional #Use had submitted 8 false or misleading information in the application process that could have reasonably had a 9 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 10 subject matter jurisdiction of the Planning Commission, or operates in such a manner as to 11 12 create hazardous, noxious or offensive conditions enumerated in Section 202(c) if the 13 violation is within the subject matter jurisdiction of the Planning Commission and these 14 circumstances have not been abated through administrative action of the Director, the Zoning 15 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 16 subject conditional use operator. 17

18 (1)Public Hearing. The Director of Planning or the Planning Commission 19 may seek a public hearing on eC onditional uU se abatement when the Director or Commission 20 has substantial evidence submitted within one year of the effective date of the Conditional 21 Use authorization that the applicant for the eC onditional  $\mu U$  se had submitted false or 22 misleading information in the application process that could have reasonably had a substantial 23 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 24 25 conditions enumerated in Section 202(c).

(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 *eC*onditional *#Use* revocation, the 5 6 Commission shall consider whether and how the false or misleading information submitted by 7 the applicant could have reasonably had a substantial effect upon the decision of the 8 Commission, or the Board of Supervisors on appeal, to authorize the eC onditional #Use, 9 substantial evidence of how any required condition has been violated or not implemented or how the *e*Conditional *#Use* is in violation of the law if the violation is within the subject matter 10 jurisdiction of the Planning Commission or operates in such a manner as to create hazardous, 11 12 noxious or offensive conditions enumerated in Section 202(c) if the violation is within the 13 subject matter jurisdiction of the Planning Commission. As an alternative to revocation, the 14 Commission may consider how the use can be required to meet the law or the conditions of 15 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 16 17 conditions which could remedy a violation.

18 (4) **Appeals.** A decision by the Planning Commission to revoke a 19 eC onditional #U se, to modify conditions or to place additional conditions on a eC onditional 20 #Use or a decision by the Planning Commission refusing to revoke or amend a eConditional 21 *#Use*, may be appealed to the Board of Supervisors within 30 days after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). The Board of 22 23 Supervisors may disapprove the action of the Planning Commission in an abatement matter by the same vote necessary to overturn the Commission's approval or denial of a eConditional 24 25 *#Use*. The Planning Commission's action on a *e*Conditional *#Use* abatement issue shall take

effect when the appeal period is over or, upon appeal, when there is final action on the
 appeal.

3 (5) **Reconsideration.** The decision by the Planning Commission with *regards*4 <u>respect</u> to a <u>eC</u>onditional <u>#U</u>se abatement issue or by the Board of Supervisors on appeal shall
5 be final and not subject to reconsideration within a period of one year from the effective date
6 of final action upon the earlier abatement proceeding, unless the Director of Planning
7 determines that:

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

(B) 11 There is substantial new evidence about the same *e*Conditional 12 #Use abatement issue considered in the earlier abatement proceeding, this new evidence was 13 not or could not be reasonably available at the time of the earlier abatement proceeding, and 14 that new evidence indicates that the Commission's decision in the earlier proceeding has not 15 been implemented within a reasonable time or raises significant new issues not previously considered by the Planning Commission. The decision of the Director of Planning regarding 16 17 the sufficiency and adequacy of evidence to allow the reconsideration of a eC onditional #Use 18 abatement issue within a period of one year from the effective date of final action on the 19 earlier abatement proceeding shall be final.

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(j) Change in Use or Demolition of Movie Theater Uses.

22 (1) With respect to a change in use or demolition of a Movie Theater use 23 *pursuant to Section 202.4 as defined in Sections 102, 703.2(b)(1)(B)(ii), 803.2(b)(1)(B)(iii) or* 24  $\frac{803.3(b)(1)(B)(ii)}{B}$ , in addition to the criteria set forth in <u>S</u>ubsections (c) and (d) above, the 25 Commission shall make the following findings:

1 (1)Preservation of a Movie Theater use is no longer economically (A)2 viable and cannot effect a reasonable economic return to the property owner. For purposes of 3 defining "reasonable economic return," the Planning Commission shall be guided by the 4 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 5 (2)(B)6 undermine the economic diversity and vitality of the surrounding District; and 7 (C)The resulting project will preserve the architectural integrity of (3)8 important historic features of the movie theater use affected. 9 (k) Relocation of Existing General Advertising Signs pursuant to a General Advertising Sign Company Relocation Agreement. 10 Before the Planning Commission may consider an application for a 11 (1) 12 eConditional  $\mu U$ se to relocate an existing lawfully permitted gG eneral aA dvertising sS ign as 13 authorized by Section 611 of this Code, the applicant sign company must have: \* \* \* \* 14 (2)The Department, in its discretion, may review in a single *e*Conditional 15 #Use application all signs proposed for relocation by a <u>#G</u>eneral <u>#A</u>dvertising <u>Sign</u> company or 16 17 may require that one or more of the signs proposed for relocation be considered in a separate 18 application or applications. Prior to the Commission's public hearing on the application, the Department shall have verified the completeness and accuracy of the gGeneral aAdvertising 19 20 *sS*ign company's sign inventory. \* \* \* \* 21 (4)22 In addition to applicable criteria set forth in subsection (c) above, the 23 Planning Commission shall consider the size and visibility of the signs proposed to be located 24 as well as the following factors in determining whether to approve or disapprove a proposed

25 relocation:

1 \* \* \* 2 (B) The factors set forth in this  $S_s$  ubsection (k)(4)(B) shall weigh 3 against the Commission's approval of the proposed relocation: 4 (iv) The proposed relocation site is within, adjacent to, or visible 5 6 from a zoning district where gGeneral aAdvertising sSigns are prohibited.7 (6)The Planning Commission may adopt additional criteria for relocation of 8 gGeneral aAdvertising sSigns that do not conflict with this Section 303(k) or Section 611 of this Code. 9 \* \* \* \* 10 Change in Use or Demolition of General Grocery Store Uses. 11 (I) 12 (H)With respect to a change in use or demolition of General Grocery Store 13 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 14 *Code* which use exceeds 5,000 gross square feet *pursuant to Section 202.3 of this Code*, in 15 addition to the criteria set forth in *Ssubsections* (c) and (d) above, the Commission shall make the following findings: 16 17 (1)(A)Preservation of a General Grocery *Store* use is no longer 18 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 19 20 replacement structure in the case of demolition will contain a <u>gG</u>eneral <u>gG</u>rocery store that is of 21 a sufficient size to serve the shopping needs of nearby residents and offers comparable 22 services to the former general general generation for purposes of defining "reasonable 23 economic return," the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section 102; and 24

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1 (2)<del>(B)</del> The change in use or demolition of the General Grocery Store use 2 will not undermine the economic diversity and vitality of the surrounding neighborhood. \* \* \* \* 3 4 (n) Massage Establishments. 5 (H)With respect to Massage Establishments that are subject to Conditional 6 Use authorization, as defined in Sections 102, 790.60, and 890.60 of this Code, in addition to the 7 criteria set forth in  $\underline{Ss}$  ubsection (c) above, the Commission shall make the following findings: 8 (1)(A)Whether the applicant has obtained, and maintains in good 9 standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the San Francisco Health Code; 10 11 (2)Whether the use's façade is transparent and open to the public. (B)12 Permanent transparency and openness are preferable. Elements that lend openness and 13 transparency to a façade include: 14 active street frontage of at least 25 feet in length where 75% (A)(i)percent of that length is devoted to entrances to commercially used space or windows at the 15 16 pedestrian eye-level; 17 *(B)* (ii)windows that use clear, untinted glass, except for 18 decorative or architectural accent; 19 <del>(iii)</del> any decorative railings or decorative grille work, other than (C)20 wire mesh, which is placed in front of or behind such windows, should be at least 75% percent 21 open to perpendicular view and no more than six feet in height above grade; 22 (3)(C)Whether the use includes pedestrian-oriented lighting. Well lit 23 establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage 24 25 use are encouraged:

4 with double doors that can be opened only from the inside and security cameras. 5 (p) 6 Adult Business, General Entertainment and Other Entertainment Uses. 7 (1)With respect to Conditional Use authorization applications for Adult 8 Business Busines, General Entertainment and Other Entertainment uses, such use or feature 9 shall: \* \* \* 10 Notwithstanding the above, the Planning Commission may authorize a 11 (2)12 eC onditional #U se which does not satisfy the criteria set forth in (p)(1)(B) and/or (p)(1)(C) 13 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 14 15 control. (3)16 The action of the Planning Commission approving a *eC*onditional *#Use* does not take effect until the appeal period is over or while the approval is under appeal. 17 \* \* \* 18 Development of Large Lots in RTO and RTO-M Districts. In order to 19 (r) 20 promote, protect, and maintain a scale of development that is appropriate to each district and

Barriers that make entrance to the use more difficult than to an average service-provider in

the area are to be strongly discouraged. These include (but are not limited to) foyers equipped

Whether the use is reasonably oriented to facilitate public access.

compatible with adjacent buildings, new construction or significant enlargement of existing
buildings on lots of the same size or larger than the square footage stated in Table 209.4
under Large Project Review shall be permitted only as *e*<u>C</u>onditional *#<u>U</u>ses subject to the
provisions set forth in this Section of this Code.* 

25 \* \*

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(4)

(D)

Planning Commission BOARD OF SUPERVISORS

\* \*

#### 1 SEC. 303.1. FORMULA RETAIL USES.

- 2 (a)
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## Findings. \*

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(9) Neighborhood Commercial Districts are intended to preserve the unique 4 qualities of a district while also serving the daily needs of residents living in the immediate 5 6 neighborhood; however community members have reported loss of daily needs uses due to 7 inundation of formula retailers that target larger citywide or regional audiences. The City 8 strives to ensure that goods and services that residents require for daily living are available 9 within walking distance and at an affordable price. Establishments that serve daily needs and *f*Formula *r*Retail establishments are neither mutually exclusive nor completely overlapping. 10 \* \* \* \*

11

12 (d) **Conditional Use Criteria.** With regard to a *eC*onditional *#Use* authorization 13 application for a Formula Retail use, the Planning Commission shall consider, in addition to 14 the criteria set forth in Section 303, the criteria below and the Performance-Based Design 15 Guidelines adopted by the Planning Commission to implement the criteria below.

- 16

17 (e) **Conditional Use Authorization Required.** A Conditional Use Authorization 18 shall be required for a Formula Retail use in the following zoning districts unless explicitly 19 exempted:

20 (1) All Neighborhood Commercial Districts in Article 7; (2) All Mixed Use-General Districts in Section 840; 21 22 (3) All Urban Mixed Use Districts in Section 843; 23 (4)All Residential-Commercial Districts as defined in Section 209.3206.3; 24 Japantown Special Use District as defined in Section 249.31; (5)25 (6) (5) Chinatown Community Business District as defined in Section 810.4;

1	(7) (6) Chinatown Residential/Neighborhood Commercial District as defined in
2	812 <del>./</del> ;
3	(8) (7) Western SoMa Planning Area Special Use District as defined in 823;
4	(9) Residential Transit-Oriented Districts as defined in 206.4 and 206.5;
5	(10) (8) Limited <u>Commercial</u> Conforming Use/Non-Conforming Uses in <u>RH, RM, RTO,</u>
6	RH-RM-RTO and RED Districts, as permitted by Sections 186, 186.3, and 231;
7	(11) (9) Third Street Formula Retail Restricted Use District, as defined in Section
8	786;
9	(12) (10) The C-3-G District with frontage on Market Street, between 6th Street
10	and the intersection of Market Street, 12th Street and Franklin Street.
11	* * * *
12	(g) Neighborhood Notification and Design Review. Any application for a Formula
13	Retail use as defined in this section shall be subject to the notification and review procedures
14	of $S_{\underline{S}}$ ubsections 312(d) and (e) of this Code. A <u>e</u> Conditional <u>#U</u> se hearing on an application for
15	a Formula Retail use may not be held less than 30 calendar days after the date of mailed
16	notice.
17	* * * *
18	(j) <b>Change of Use.</b> Changes of Formula Retail establishments are generally
19	described below, except that a change of a Formula Retail use that is also a nonconforming
20	use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail
21	establishments from one use category to another, including a change from one use to another

within the sub-categories of uses set forth in <u>the definition of Retail Sales and Services</u> in <u>Planning</u>
 *Code* Section 790.102 and <u>in</u> Section 890.102 <u>for Mixed Use Districts</u>, require a new 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 intensification of

1 use pursuant to Subsection 178(c) are required to obtain Conditional Use authorization and 2 shall meet the Commission's adopted Performance-Based Design Guidelines for Formula 3 Retail. In cases determined not to be an enlargement or intensification of use, the Performance-Based Design Guidelines for Formula Retail may be applied and approved 4 5 administratively by the Planning Department, unless the applicant requests a Conditional Use 6 *Hh*earing at the Planning Commission. The applicant shall also pay an administrative fee to 7 compensate Planning Department and City staff for its time reviewing the project under this 8 S subsection (*j*), as set forth in Section 360 of this Code.

9 (k) Accessory Uses. Conditional #<u>U</u>se authorization shall be required for all
 10 #<u>A</u>ccessory #<u>U</u>ses within those use categories subject to Formula Retail controls as defined in
 11 this Section 303.1, except for the following:

- (1) Single automated teller machines falling within the definition of Limited
   Financial Services that are located at the street front that meet the Commission's adopted
   Performance-Based Design Guidelines for automated teller machines;
- 15 (2) Automated teller machines located within another use that are not visible16 from the street;
- 17 (3) Vending machines that do not exceed 15 feet of street frontage or occupy
  18 more than 200 square feet of area facing a public right of way.
- 19 SEC. 306.3. NOTICE OF HEARINGS.

20 (a) Except as indicated in <u>S</u>ubsection (b) below, and except as provided in Sections

21 *316.3 and 316.4 of this Code for conditional use applications where such authorization is required* 

22 *pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710* 

23 *through 729 for each Neighborhood Commercial District,* notice of the time, place and purpose of

the hearing on action for an amendment to the Planning Code or General Plan, *e*<u>C</u>onditional

25 #<u>U</u>se or a <u>+</u><u>V</u>ariance shall be given by the Zoning Administrator as follows:

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

- (2) By mail, except in the case of proposed amendments to change the text
  of the Code, not less than *10 <u>20</u>* days prior to the date of the hearing to the owners of all real
  property within the area that is the subject of the action and within 300 feet of all exterior
  boundaries of such area, using for this purpose the names and addresses of the owners as
  shown on the latest citywide assessment roll in the Office of the Tax Collector. Failure to send
  notice by mail to any such property owner where the address of such owner is not shown on
  such assessment roll shall not invalidate any proceedings in connection with such action;
- 9 (3) By publication, except in <u>\*V</u>ariance cases, at least once in a newspaper
  10 of general circulation in the City not less than 20 days prior to the date of the hearing;
- 11
- 12

(b)

(4) Such other notice as the Zoning Administrator shall deem appropriate.In the following situations, notice of hearings shall be given as indicated.

- (1) In the case of <u>\*V</u>ariance applications involving a less than 10<u>% percent</u>
  deviation as described in Section 305(c), the Zoning Administrator need give only such notice
  as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.
- 16

17 (c) In addition to any other information required by the Planning Department, the 18 Zoning Administrator and the Planning Commission, any notice required by this Section of an 19 application for a eConditional U se permit authorization or V ariance which proposes a 20 *e*Commercial *#U*se for the subject property shall disclose the name under which business will 21 be, or is expected to be, conducted at the subject property, as disclosed in the permit 22 application pursuant to Section 306.1(c), if the business name is known at the time notice is 23 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 24 Department shall disseminate all the various required hearing notices again with the disclosed 25

name and allow the prescribed time between the date of the notice and the date of the
 hearing.

3 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 228.4(c), 304.5(d), 306.3, 306.7(g),
306.9(c), 309(c) through 309(h), 311, 312, 313.4(b), 314.4(a), 316.3(d), 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.

11 \* \*

\* \*

12 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.

18

19 (g) Exceptions from Certain Specific Code Standards through Administrative 20 Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use 21 Districts. The Zoning Administrator may allow complete or partial relief from rear yard, open 22 space and wind and shadow standards as authorized in the applicable sections of this Code, 23 when modification of the standard would result in a project better fulfilling the criteria set forth 24 in the applicable section. The procedures and fee for such review shall be the same as those 25 which are applicable to \*Variances, as set forth in Sections 306.1 through 306.5 and 308.2.

\* \* \* \*

#### 2 SEC. 308. APPEALS.

In the case of any amendment, *eC*onditional *#U*se or *\*V*ariance action described in
Sections 302 through 305 *and Sections 316 through 316.6* of this Code, and in the case of any
order, requirement, decision or other determination (other than a *\*V*ariance) made by the
Zoning Administrator, the procedures for appeals shall be as described in Sections 308
through 308.2.

## 8 SEC. 308.1. APPEALS: AMENDMENTS TO THE PLANNING CODE AND CONDITIONAL 9 USES.

(a) **Right of Appeal.** The action of the Planning Commission, in disapproving in 10 whole or in part an amendment to the Planning Code initiated by application as described in 11 12 Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in 13 part an application for eConditional #Use authorization as described in Sections 303 and 304, 14 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 15 Commission so appealed from shall not become effective unless and until approved by the 16 17 Board of Supervisors in accordance with this Section.

(b) **Notice of Appeal.** Any appeal under this Section shall be taken by filing written 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 least  $20\frac{\%}{percent}$  of the property affected by the proposed amendment or *e*<u>C</u>onditional *#<u>U</u>se or (ii) five members of the Board of Supervisors. The signature on the appeal of members of the Board shall not be deemed to be any indication of their position on the merits of the 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
 this Section, the property affected shall be calculated as follows:

3 (1) When a proposed amendment or *e*<u>C</u>onditional *#<u>U</u>se has been
4 disapproved by the Planning Commission, the property affected shall be deemed to be all
5 property within the area that is the subject of the application for amendment or <i>e*<u>C</u>onditional *#<u>U</u>se, and within 300 feet of all exterior boundaries of the property that is the subject of the application;*

8 (2) When a proposed *e*<u>C</u>onditional *#<u>U</u>se has been approved by the Planning 9 Commission, the property affected shall be deemed to be all property within 300 feet of all 10 exterior boundaries of the property for which the <i>e*<u>C</u>onditional *#<u>U</u>se has been approved by the 11 Planning Commission, excluding the property for which the approval has been given;* 

12 (3) In either of the above cases, when any property is owned by the City and 13 County of San Francisco, the United States Government or the State of California, or any 14 department or agency thereof, or by any special district, and is located within 300 feet of the 15 area that is the subject of the application for amendment or eC onditional #Use, such property 16 shall be excluded in determining the property affected unless such owner shall itself be a 17 subscriber of the notice of appeal; and

18 (4) Wherever a property is held in joint owner-ship, the signatures of joint 19 owners shall be calculated as representing affected property in direct proportion to the amount 20 of the total ownership of that property attributable to the joint owner or owners subscribing to 21 the notice of appeal. For the purposes of this calculation, the term "joint ownership" shall 22 include joint tenancies, interests in common, community property, partnerships, stock 23 cooperatives, condominiums, community apartments and planned unit developments. Where each owner has exclusive rights to a portion of the property, the proportion of the total 24 ownership attributable to that owner shall be calculated in terms of a ratio of the floor area and 25

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1 land area in which that owner has exclusive, joint and common rights to the total floor area 2 and land area of that property. Under these calculations, the land area of an affected property 3 in joint ownership shall be given the same weight as the land area of an affected property not in joint ownership, in determining whether 20% percent of the property affected is represented 4 5 by signatures to the notice of appeal. 6 SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10. 7 8 Notwithstanding any other provision of this Code, the procedures set forth in this Article 9 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 10 applicable to Article 10 are included therein. 11 12 13 14 15 SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS. 16 \* \* 17 18 (b) Applicability. Except as indicated herein, all building permit applications for 19 demolition, new construction, the removal of an authorized or unauthorized *residential Dwelling* 20 #Unit, changes in use to a Formula #Retail use as defined in Section 303.1 of this Code or 21 alterations which expand the exterior dimensions of a building shall be subject to the notification and review procedures required by Ssubsection 312(d). Subsection 312(f) 22 23 regarding demolition permits and approval of replacement structures shall apply to all NC, and Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section, addition to 24 25

a building of the features listed in Section 136(c)(1) through 136(c)(24) and 136(c)(26) shall
not be subject to notification under this Section.

- 3 (c) **Changes of Use.** In NC Districts, all building permit applications for a change of use to or the establishment of an Adult Business, Arts Activity, Bar as defined in Sections 102 and 4 5 790.22, Child-Care Facility, General Entertainment, Group Housing, Limited Restaurant, a Liquor 6 Store, as defined in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50, 7 Other Small Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102 8 and 790.90, a Restaurant as defined in Sections 102 and 790.91, a Massage Establishment as 9 defined in Sections 102 and 790.60, Nighttime Entertainment, an Outdoor Activity Area as defined in Section 790.70, an Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a 10 Fringe Financial Service use as defined in Sections 102 and 790.111, Post-Secondary Educational 11 12 Institution, Private Community Facility, Public Community Facility, Religious Institution, Residential 13 Care Facility, School, Tobacco Paraphernalia Establishments as defined in Sections 102 and 14 790.123, or Trade School Group Housing as defined in Sections 102 and 790.88(b) shall be subject 15 to the provisions of  $S_s$  ubsection 312(d); provided, however, that a change of use from a 16 Restaurant to a Limited-Restaurant shall not be subject to the provisions of *Ssubsection* 17 312(d). In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications 18 for a change of use from any one land use category to another land use category shall be subject to the provisions of Subsection 312(d). In addition, any accessory massage use in the Ocean Avenue 19 20 Neighborhood Commercial Transit District shall be subject to the provisions of  $S_{\underline{s}}$  ubsection 21 312(d). 22 In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for 23 a change of use from any one land use category to another land use category shall be subject to the provisions of subsection 312(d). For the purposes of this <u>S</u>subsection (c), "land use category" 24
- 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
 following: Residential Use, Institutional Use, Retail Sales and Service Use, assembly,

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

- 4 and business service Use, or other use.
- 5

6

- (g) Wireless Telecommunications Services Facility as Accessory Use,

Notification and Review Required. Building permit applications for new construction of a
 <u>\*\*W</u>ireless <u>#</u>elecommunications <u>\*S</u>ervices <u>#</u>ecility as an accessory use under Article 7 or 8 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.

- 11
- 12 SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD

13 COMMERCIAL, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, AND SOUTH OF

#### 14 MARKET MIXED USE DISTRICTS.

\* \*

\* \*

15 *In addition to the provisions of Sections 306.1, 306.4, and 306.5 of this Code, the following* 

- 16 *procedures set forth in this and the following sections shall govern applications for Conditional Use*
- 17 *authorization where this authorization is required pursuant to Sections 178, 179, 181(f) or (g),*
- 18 260(b)(2)(P) or 263.11 of this Code; zoning categories .10, .11, .21, .24 through .27, .38 through .90,
- 19 *and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial District; Sections*
- 20 813 through 818 for the South of Market Mixed Use Districts; Section 840 through 843 for the Eastern
- 21 *Neighborhoods Mixed Use Districts; or Section 823 for the Western SoMa Special Use District. The*
- 22 *criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional*
- 23 *criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 of Article 7*
- 24 *are set forth in the Section of this Code containing the control. Additional criteria for determinations*
- 25 *on certain applications within Mixed Use Districts are set forth in Sections 263.11 and 803.5 through*

1 803.9 of this Code. Additional criteria for determination on certain applications within the Western

- 2 SoMa Special Use District are set forth in Section 823 of this Code.
- 3 SEC. 316.1. APPLICATIONS AND FILING FEES. The provisions set forth in Section 306.1 of this Code shall govern with respect to applications 4 5 and filing fees. SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND 6 7 **RECOMMENDATION.** 8 The Zoning Administrator shall review and schedule applications for conditional use 9 authorization for Planning Commission review at a public hearing. 10 (a) **Review.** After an application for conditional use is filed at the Department, the Zoning Administrator shall review the application and determine if the facts presented establish that the 11 12 proposed use or feature is in conformity with the criteria set forth in Section 303(c) and any other 13 applicable provision of this Code. 14 -Scheduling of Determination. After reviewing an application, the Zoning Administrator (b)15 shall set a time and place for Planning Commission determination at a public hearing. 16 **Report and Recommendation.** The Zoning Administrator shall make necessary (c)17 investigations and studies and submit proposed findings to the Planning Director. The report and 18 recommendation of the Planning Director will be submitted to the Planning Commission at a public 19 hearing. 20 SEC. 316.3. NOTICE OF TIME, PLACE, AND PURPOSE OF THE HEARING. 21 After review of an application subject to these procedures and scheduling of the matter for Planning Commission determination, the Zoning Administrator shall provide notice of the time, place, 22 23 and purpose of the hearing, as follows: (a) By mail to the applicant or other person or agency initiating the action; 24 25

*(b)* By posting on the subject property at least 20 days prior to the date that the matter is scheduled for determination by the Planning Commission;

2

3 (c) By publication at least once in a newspaper of general circulation in the City not less
 4 than 20 days prior to the scheduled date of the appearance of the item on the Planning Commission

- 5 *calendar at a public hearing;*
- 6 (d) By mail at least 20 days prior to the date that the matter is scheduled for determination
- 7 by the City Planning Commission to property owners within 300 feet of the property that is the subject
- 8 *of the action using the names and addresses of owners as shown on the latest citywide Assessment Roll*
- 9 *in the office of the Tax Collector, as well as groups or individuals requesting such notice in writing.*
- 10 *Failure to send notice by mail to any such property owner where the address of such owner is*
- 11 *not shown on such assessment roll shall not invalidate any proceedings in connection with such action;*

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

#### 13 SEC. 316.4. CONDUCT OF PUBLIC HEARINGS AND DETERMINATION.

- 14 The provisions set forth in Section 306.4 of this Code with respect to conduct of hearings shall
- 15 *govern whenever a public hearing is required.*

#### 16 SEC. 316.5. RECONSIDERATION.

- 17 *The provisions set forth in Section 306.5 of this Code shall govern with respect to*
- 18 *reconsideration of conditional use applications which have been disapproved.*
- 19 **SEC. 316.6.** APPEAL.
- 20 A final determination by the Planning Commission on an application for conditional use
- 21 *authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1*
- 22 of this Code.

#### 23 SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL

24 **DISTRICTS**.

25 \* \* \* \*

(c) Identifying Signs. Identifying <u>S</u>rigns, as defined in Section 602.10, shall be
 permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the
 limits set forth below.

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

11 (2) One sign identifying a shopping center or shopping mall shall be 12 permitted subject to the conditions in Paragraph (1), but shall not exceed 30 square feet in 13 area. Any sign identifying a permitted *e*<u>C</u>ommercial *u<u>U</u>se <i>listed in zoning categories .40 through* 14 *.70 in Section 703.2 (a)* in an NC District shall be considered a business sign and subject to 15 Section 607.1(f) of this Code. Such signs may be nonilluminated, indirectly illuminated, or 16 directly illuminated during the hours of operation of the businesses in the shopping center or 17 shopping mall.

18

Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702,
702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 780.1, 780.2, 780.3, 781.1, 781.4,
781.5, 781.6, 781.7, 781.9, 784, 787, 788 adding 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, 733A, 734, 735. 736, 737, 738, 739, 740, 741, 742, 743. 744, 745, 746, 747,
and 748, to read as follows:

25 SEC. 701.1. PURPOSE OF ARTICLE 7.

Planning Commission BOARD OF SUPERVISORS This Article is intended to provide a comprehensive and flexible zoning system for
 Neighborhood Commercial Districts which is consistent with the objectives and policies set
 forth in the San Francisco *Master General* Plan. More specifically, the purposes of this Article
 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.
- 8 (b) To establish a zoning system which will accommodate all classes of
   9 Neighborhood Commercial Districts including general districts for citywide area groupings and
   10 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.
- 14 SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.
- 15 The following classes of districts are established for Neighborhood Commercial16 Districts.
- 17 SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.
- (a) <u>Neighborhood Commercial and Neighborhood Commercial Transit Districts.</u> The
   following <u>Neighborhood Commercial (NC) and Neighborhood Commercial Transit dD</u>istricts, <u>listed in</u>
   <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 <u>Neighborhood Commercial (NC) and NCT</u> District in the Zoning Plan for San Francisco,
   supplementing the statements of purpose contained in Section 101 of this Code.
- 25

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 <u>and Neighborhood Commercial Transit</u>
Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code,
subject to the provisions of that Section.

Neighborhood Commercial General Area Districts	Section Number
NC-1 Neighborhood Commercial Cluster District	<del>§ 710</del>
NC-2 – Small-Scale Neighborhood Commercial District	<del>§ 711</del>
NC-3 – Moderate-Scale Neighborhood Commercial District	<del>§ 712</del>
NC S Neighborhood Commercial Shopping Center District	<del>§ 713</del>
Named Neighborhood Commercial Districts	Section Number
Broadway Neighborhood Commercial District	<del>§ 714</del>
Castro Street Neighborhood Commercial District	<del>§ 715</del>
Inner Clement Street Neighborhood Commercial District	<del>§ 716</del>
Outer Clement Street Neighborhood Commercial District	<del>§ 717</del>
Excelsior Outer Mission Street Neighborhood Commercial District	<del>§ 745</del>
Upper Fillmore Street Neighborhood Commercial District	<del>§ 718</del>
Haight Street Neighborhood Commercial District	<del>§ 719</del>
Irving Street Neighborhood Commercial District	<del>§ 740</del>
Iudah Street Neighborhood Commercial District	<del>§ 742</del>

<del>§ 721</del>
<del>§ 739</del>
<del>§ 722</del>
<del>§ 732</del>
<del>§ 723</del>
<del>§ 724</del>
<del>§ 730</del>
<del>ş 741.1</del>
<del>§ 728</del>
<del>§ 725</del>
<del>§ 729</del>
ansit (NCT) Disti
ïed by street or a
<del>icts.</del>

17	Neighborhood Commercial Transit Districts	Section
18		Number
19	NCT-1 – Neighborhood Commercial Transit Cluster District	<del>§ 733A</del>
20	NCT-2 – Small Scale Neighborhood Commercial Transit District	<del>§ 734</del>
21 22	NCT 3 Moderate Scale Neighborhood Commercial Transit District	<del>§ 731</del>

23		
24	Named Neighborhood Commercial Transit (NCT) Districts	Section
25		Number

1	Divisadero Street Neighborhood Commercial Transit District	<del>§ 746</del>
2	Fillmore Street Neighborhood Commercial Transit District	<del>§ 747</del>
3	Folsom Street Neighborhood Commercial Transit District	<del>§ 743</del>
4 5	Glen Park Neighborhood Commercial Transit District	<del>§ 738</del>
5 6	Hayes Gough Neighborhood Commercial Transit District	<del>§ 720</del>
7	Upper Market Street Neighborhood Commercial Transit District	<del>§ 733</del>
3	Mission Street Neighborhood Commercial Transit District	<del>§ 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>
Ļ	Valencia Street Neighborhood Commercial Transit District	<del>§ 726</del>
5	(1) <b>NC Districts.</b> NC Districts are low to high density mixed	ed-use neighborhoods o
6	varying scale established around historical neighborhood commercial center	s. The NC Districts are
7	intended to support neighborhood-serving uses on the lower floors and housi	ing above. These Distric
0		

18 <u>tend to be linear commercial corridor, but also include small clusters of commercial activity in</u>

19 <u>Residential Districts. Housing density is limited by the area of the lot and minimum parking ratios are</u>

20 <u>typically required for residential uses and commercial uses greater than 5,000 square feet; however</u>

21 <u>some NC districts have no minimum parking requirements. Individually named NC Districts are</u>

22 *intended to allow for more targeted residential and commercial controls to fit the needs of their* 

23 <u>respective neighborhoods.</u>

24 (2) NCT Districts. NCT Districts are transit-oriented moderate- to high-density

<sup>25</sup> mixed-use neighborhoods of varying scale concentrated near transit services. The NCT

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

- 3 and enhance the pedestrian-oriented character and transit function.
- 4 SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.
- 5 <u>(b)</u> <u>Neighborhood Commercial Special Use Districts.</u> In addition to the Neighborhood 6 <u>Commercial Use Districts established by Section 702.1 of this Code, certain</u> Neighborhood 7 Commercial Special Use Districts<u>, as listed in Section 201 of this Code</u>, are established for the 8 purpose of controlling changes in use and new development within sensitive neighborhood 9 areas.
- 10 The purposes and provisions set forth in Section 780.1 of this Code shall apply within 11 these districts. The boundaries of the districts are as shown on the Zoning Map as referred to 12 in Sections 105 and 106 of this Code, subject to the provisions of that Section.

13	Neighborhood Commercial Special Use Districts	Section Number
14	Lakeshore Plaza Special Use District	<del>§ 780.1</del>
	Bayshore-Hester Special Use District	<del>§ 780.2</del>
16 17	North Beach Special Use District	<del>§ 780.3</del>
	Mission Harrison Special Use District	<del>§ 780.4</del>

- 19 SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.
  - (c) <u>Neighborhood Commercial Restricted Use Subdistricts.</u> In addition to the

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

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

- 23 <u>this Code</u> are established for the purpose of controlling the expansion of certain kinds of uses
- 24 *that which* if uncontrolled may adversely affect the character of certain Neighborhood
- 25 Commercial Districts.

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

Neighborhood Commercial Restricted Use Subdistricts	<del>Section</del> <del>Number</del>
Taraval Street Restaurant Subdistrict	<del>§ 781.1</del>
Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict	<del>§ 781.4</del>
Mission Street Formula Retail Restaurant Subdistrict	<del>§ 781.5</del>
North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict	<del>§ 781.6</del>
Chestnut Street Financial Service Subdistrict	
Haight Street Alcohol Restricted Use District	<del>ş 781.9</del>
Lower Haight Street Alcohol Restricted Use District	<del>§ 784</del>
Fringe Financial Service Restricted Use District	<del>§ 249.35</del>
Mission Alcohol Restricted Use District	<del>§ 249.60</del> <del>(formerly</del> <del>781.8)</del>
Third Street Alcohol Restricted Use District	<del>§ 249.62</del> (formerly 78

#### 25 SEC. 702.4. SPECIAL USE DISTRICTS.

(d) <u>Other Special Use Districts.</u> In addition to the Neighborhood Commercial Use Districts
 and Neighborhood Commercial Special Use Districts established by Sections 702.1 and 702.2 of this
 Code, cCertain special use districts established in <u>Section 201 of</u> this Code are located within
 certain Neighborhood Commercial District boundaries. The designations, locations, and

5 *boundaries of the special use districts are as provided below.* 

6	Special Use Districts	Section Number
7	Third Street Special Use District	<u>§ 249.14</u>
8		<u>§ 249.61</u>
9	17th – Rhode Island Street Special Use District	(formerly 781.10)
10	Geary Boulevard/Divisadero Street Special Use District	<u>§ 249.13</u>
11 12 13	California Street And Presidio Avenue Community Central Special Use District	<u>§ 249.21</u>
14	Japantown Special Use District	<u>§ 249.31</u>
15	Fulton Street Grocery Store Special Use District	<del>§ 249.35</del>
16	Upper Market Special Sign District	<del>§ 608.10</del>
17		1

18

#### SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

19 The Neighborhood Commercial District zoning control categories consist of building standards

20 *listed in Section 703.1 of this Code and permitted uses listed in Section 703.2 of this Code. The controls* 

21 *are either stated, or summarized and cross-referenced to the sections in other articles of this Code* 

22 containing the requirements, in Sections 710.1 through 729.95 of this Code, for each of the district

23 *classes listed in Section 702.1, or referenced in Section 799 of this Code.* 

24 SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

1	(	a) Zoning Control Tables. Each Zoning District in A	Article 7 has a corresponding Zoning
2	<u>Control</u>	Table that details the basic development standards and u	se controls for the respective district.
3	Zoning Control Tables are explained in Section 202.1 of this Code. Any and all uses permitted or		
4	<u>conditio</u>	nally permitted in the zoning districts described in this Se	ction are detailed in the
5	<u>correspo</u>	onding Zoning Control Tables.	
6	ł	A use is the specific purpose for which a property or build	ing is used, occupied, maintained, or
7	leased.	Whether or not a use is permitted in a specific district is s	et forth or summarized and cross-
8	<del>referenc</del>	ed in Article 7 of this Code for each district class.	
9	(	a) Use Categories. The uses, functions, or activities,	which are permitted in each
10	Neighbo	rhood Commercial District class include those listed belo	ow by zoning control category and
11	number-	and cross-referenced to the Code Section containing the o	definition.
12	No.	Zening Control Cotto anim for House	Section Number of Use
13	110.	Zoning Control Categories for Uses	<b>Definition</b>
14			
15	<del>.24</del>	Outdoor Activity Area	<del>§ 790.70</del>
16	<del>.25</del>	Drive Up Facility	<u>§ 790.30</u>
17			с -
18	<del>.26</del>	Walk Up Facility	<del>§ 790.140</del>
19	<del>.27</del>	Hours of Operation	<del>§ 790.48</del>
20	<del>.36</del>		
		Residential Conversion	<del>§ 317</del>
21			-
21 22	. <del>30</del> . <del>37</del>	Residential Conversion Residential Demolition	<del>§ 317</del> <del>§ 317</del>
			-
22	<del>.37</del>	Residential Demolition	<del>§ 317</del>

1	<del>.40</del>	Other Retail Sales and Services	<del>§ 790.102</del>
2	<del>.41</del>	<del>Bar</del>	<del>§ 790.22</del>
3	<u>.43</u>	Limited Restaurant	<u>ş 790.90</u>
4			-
5	<del>.44</del>	Restaurant	<del>§ 790.91</del>
6	<del>.45</del>	Liquor Store	<del>§ 790.55</del>
7	<del>.46</del>	Movie Theater	<del>§ 790.64</del>
8	-		
9	<del>.47</del>	Adult Entertainment	<del>§ 790.36</del>
10	<del>.48</del>	Other Entertainment	<del>§ 790.38</del>
11	<del>.49</del>	Financial Service	<del>§ 790.110</del>
12	<del>.50</del>	Limited Financial Service	8 700 112
13	<del>0</del>	Limitea Financiai Service	<del>§ 790.112</del>
14	<del>.51</del>	Medical Service	<del>§ 790.114</del>
15	<del>.52</del>	Personal Service	<del>§ 790.116</del>
16	<del>.53</del>	Business or Professional Service	<del>§ 790.108</del>
17	<b>5</b> 4		8 700 (0
18	<del>.54</del>	Massage Establishment	<del>§ 790.60</del>
19	<del>.55</del>	Tourist Hotel	<del>§ 790.46</del>
20	<del>.56</del>	Automobile Parking	<del>§ 790.8</del>
21	<del>.57</del>	Automotive Gas Station	<del>§ 790.14</del>
22			
23	<del>.58</del>	Automotive Service Station	<del>§ 790.17</del>
24	<del>.59</del>	Automotive Repair	<del>§ 790.15</del>
05			

1	<del>.60</del>	Automotive Wash	<del>§ 790.18</del>
2	<del>.61</del>	Automobile Sale or Rental	<del>§ 790.12</del>
3	<del>.62</del>	Animal Hospital	<del>§ 790.6</del>
4	<del>.63</del>	Ambulance Service	<u>§ 790.2</u>
5	<del>.05</del>	Ambuunce Service	<del>y 190.2</del>
6	<del>.64</del>	<i>Mortuary</i>	<del>§ 790.62</del>
7	<del>.65</del>	Trade Shop	<del>§ 790.124</del>
8			
9	<del>.66</del>	<u>Storage</u>	<del>§ 790.117</del>
10	<del>.68</del>	Fringe Financial Service	<del>§ 790.111</del>
11	<del>.69</del>	Tobacco Paraphernalia Establishment	<del>§ 790.123</del>
12		Amusement Game Arcade (Mechanical Amusement	
13	<del>.69B</del>		<del>§ 790.4</del>
14		<del>Devices)</del>	
4 -	<del>.69C</del>	Neighborhood Agriculture	<del>§ 102.35(a)</del>
15	<del>.0%</del>	0 0	0
15 16	<del>.09C</del> . <del>69D</del>	Large-Scale Urban Agriculture	<del>§ 102.35(b)</del>
			- ( )
16	<del>.69D</del> <del>.70</del>	Large-Scale Urban Agriculture Administrative Service	<del>§ 102.35(b)</del> <del>§ 790.106</del>
16 17	<del>.69D</del>	Large-Scale Urban Agriculture	<del>§ 102.35(b)</del>
16 17 18	<del>.69D</del> <del>.70</del>	Large-Scale Urban Agriculture Administrative Service	<del>§ 102.35(b)</del> <del>§ 790.106</del>
16 17 18 19	<del>.69D</del> <del>.70</del> . <del>80</del>	Large-Scale Urban Agriculture Administrative Service Hospital or Medical Center	<del>§ 102.35(b)</del> <del>§ 790.106</del> <del>§ 790.44</del>
16 17 18 19 20	<del>.69D</del> . <del>70</del> . <del>80</del> . <del>81</del>	Large-Scale Urban Agriculture Administrative Service Hospital or Medical Center Other Institutions, Large	\$ 102.35(b) \$ 790.106 \$ 790.44 \$ 790.50
16 17 18 19 20 21	<del>.69D</del> . <del>70</del> . <del>80</del> . <del>81</del> . <del>82</del> . <del>83</del>	Large-Scale Urban Agriculture Administrative Service Hospital or Medical Center Other Institutions, Large Other Institutions, Small Public Use	\$ 102.35(b) \$ 790.106 \$ 790.44 \$ 790.50 \$ 790.51 \$ 790.80
16 17 18 19 20 21 22	<del>.69D</del> . <del>70</del> . <del>80</del> . <del>81</del> . <del>81</del>	Large-Scale Urban Agriculture Administrative Service Hospital or Medical Center Other Institutions, Large Other Institutions, Small	\$ 102.35(b) \$ 790.106 \$ 790.44 \$ 790.50 \$ 790.51

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<del>.90</del>	Residential Use	<del>§ 790.88</del>

**Community Residential Parking** 

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(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

<u>§ 790.10</u>

each district class.

7 (H)Permitted Uses. Uses in Enclosed Buildings. All permitted uses shall be conducted 8 within an enclosed building in Neighborhood Commercial Districts, unless otherwise 9 specifically allowed in this Code. Exceptions from this requirement are: uses which, when 10 located outside of a building, qualify as an Outdoor Activity Area or Open Air Sales, as defined in 11 Sections 102 and 790.70 of this Code; accessory off-street parking and loading, and other uses 12 listed below which function primarily as open-air uses, or which may be appropriate if located 13 on an open lot, outside a building, or within a partially enclosed building, subject to other 14 limitations of this Article 7 and other sections of this Code. 15

16	No.	Zoning Control Category
17	56	Automobile Parking
18 <del>.</del>	57	Automotive-Gas Station
19	<del>58</del>	Automotive Service Station
20 .4	<del>50</del>	Automotive Wash
	<del>51</del>	Automobile Sale or Rental
21	<del>81</del>	Other Institutions, Large (selected)
22 <u>.</u>	<u>83</u>	Public Use (selected)
ي 23	9 <u>5</u>	Community Residential Parking
24		(c) Multiple Uses in One Structure. If there are two or more uses in a structure

25 none is classified in below under Section 204.3 703.2(b)(1)(C) of this Code as accessory, then

and

each of these uses will be considered separately as independent principal, conditional or
 temporary uses.

3	(A) Principal Uses. Principal uses are permitted as of right in a
4	Neighborhood Commercial District, when so indicated in this Code for each district class.
5	(B) Conditional Uses. Conditional uses are permitted in a Neighborhood
6	Commercial District when authorized by the Planning Commission; whether a use is conditional in a
7	given district is indicated in this Code. Conditional uses are subject to the provisions set forth in
8	Sections 178, 179, 303, and 316 through 316.6 of this Code.
9	(i) An establishment which sells beer or wine with motor vehicle fuel
10	is a conditional use, and shall be governed by Section 229.
11	(ii) Notwithstanding any other provision of this Article, a change in
12	use or demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use
13	authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise
14	prohibited.
15	(iii) Notwithstanding any other provision of this Article, a shapes in
16	(iii) Notwithstanding any other provision of this Article, a change in
17	use or demolition of a general grocery store use, as defined in Section 790.102(a), which use exceeds
18	5,000 gross square feet shall require conditional use authorization. This Subsection shall not authorize
19	a change in use if the new use or uses are otherwise prohibited.
20	(iv) Large-Scale Urban Agriculture, as defined in Section 102.35(b),
21	shall require conditional use authorization.
	(C) Accessory Uses. Except as prohibited in Section 728 and subject to the
22	limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and NC
23	Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and Loading as
24	Accessory Uses) of this Code, a related minor use which is either necessary to the operation or
25	

Planning Commission BOARD OF SUPERVISORS

1	enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to
2	any such use, shall be permitted as an accessory use when located on the same lot. Any use which does
3	not qualify as an accessory use shall be classified as a principal or conditional use, unless it qualifies
4	as a temporary use under Sections 205 through 205.4 of this Code.
5	No use will be considered accessory to a permitted principal or conditional use which involves
6	or requires any of the following:
7	<i>(i) The use of more than 1/3 of the total floor area occupied by such</i>
8	use and the principal or conditional use to which it is accessory, except in the case of accessory off-
9	street parking and loading and accessory wholesaling, manufacturing or processing of foods, goods, or
10	commodities;
11	(ii) Any Bar or Restaurant, or any other retail establishment which
12	serves liquor for consumption on-site;
13	(iii) Any Take-Out Food use, as defined in Section 790.122, except for
14	a Take-Out Food use which occupies 1/3 of the total floor area or up to 500 s/f whichever is more
15	restrictive in a general grocery or specialty grocery store. This Take-Out Food use includes the area
16	devoted to food preparation and service and excludes storage and waiting areas;
17	(iv) Any Take-Out Food use, as defined in Section 790.122, except for
18	a Take-Out Food use operating as a minor and incidental use within a Restaurant or Limited-
19	Restaurant use;
20	(v) The wholesaling, manufacturing or processing of foods, goods, or
21	commodities on the premises of an establishment which does not also use or provide for retail sale of
22	such foods, goods or commodities at the same location where such wholesaling, manufacturing or
23	processing takes place.
24	
25	

Planning Commission BOARD OF SUPERVISORS

1	(vi) Any retail liquor sales, as defined in Section 790.55, except for				
2	beer, wine, and/or liquor sales for the consumption off the premises with a State of California Alcoholic				
3	Beverage Control ("ABC") Board License type 20 (off-sale beer and wine) or type 21 (off-sale general)				
4	which occupy less than 15% of the gross square footage of the establishment (including all areas				
5	devoted to the display and sale of alcoholic beverages) in a General Grocery or Specialty Grocery, or				
6	Limited-Restaurant use (ABC license type 20 only).				
7	(vii) Medical Cannabis Dispensaries as defined in 790.141.				
8	The foregoing rules shall not prohibit take-out food activity which operates in conjunction with				
9	a Limited-Restaurant or a Restaurant. A Limited-Restaurant or a Restaurant, by definition, includes				
10	take-out food as an accessory and necessary part of its operation.				
11	(viii) Any other entertainment use, as defined in Section 790.38, except				
12	for one that involves a Limited Live Performance Permit as set forth in Police Code Section 1060et seq.				
13	(D) <b>Temporary Uses.</b> Temporary uses are permitted uses, subject to the				
14	provisions set forth in Section 205 of this Code.				
15	(d) (2) <u>Uses</u> Not Permitted <del>Uses</del> .				
16	(A) Uses which are not specifically listed in this Article are not permitted				
17	unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this Code or are				
18	determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this				
19	Code.				
20	(1) (B) No use, even though listed as a permitted use, shall be permitted				
21	in a Neighborhood Commercial District which, by reason of its nature or manner of operation,				
22	creates conditions that are hazardous, noxious, or offensive through the emission of odor,				
23	fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive				
24	noise.				
25					

1 (2)(C)The establishment of a use that sells alcoholic beverages, other 2 than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by 3 Section 229. Except in the SoMa NCT, where these uses are permitted accessory uses. Conflicting Controls. All uses, buildings and features in NC Districts shall comply with 4 (e)5 all controls set forth for the district in which they are located. Where different controls conflict or 6 overlap within the same NC District, the use, building or feature shall abide by the most restrictive of 7 all controls. For example, in an NC-2 District, a Dwelling Unit on the second story is proposed for 8 conversion to a Personal Service use. Residential Conversions at the Second Story in an NC-2 District 9 require Conditional Use authorization under Section 711.38, while Personal Services at the Second Story in an NC-2 District are permitted as Principal Uses under Section 711.53. Following the most 10 restrictive control, the applicant must obtain Conditional Use authorization and all other necessary 11 12 permits in order to legally convert the Dwelling Unit to a Personal Service use. 13 SEC. 703.4. CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL USES. 14 (a) This *Ordinance Section 703.4* shall be known as the Small Business Protection 15 Act. Notwithstanding Section 703.3(b) and eExcept for Section 303.1(f), establishment of 16 (b) 17 a *F*ormula *+R*etail use, as defined in Section 303.1, in any Neighborhood Commercial District, 18 as identified in Article 7, shall require eC onditional HU authorization pursuant to the criteria of Sections 303(c) and 303.1 and be subject to the terms of Sections 303.1(g) and (h). 19 20 (c) Nothing herein shall preclude the Board of Supervisors from adopting more 21 restrictive provisions for eConditional #Use authorization of Formula \*Retail use or prohibiting *f*Formula *r*Retail use in any Neighborhood Commercial District. 22 23 SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET NCT AND RCD DISTRICTS. 24

1 The following controls are intended to support the economic viability of buildings of 2 historic importance within the Folsom NCT and RCD Districts.

3 (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 4 to Article 11 of this Code and located within the Extended Preservation District, or a building 5 6 listed in or determined individually eligible for the National Register of Historic Places or the 7 California Register of Historical Resources by the State Office of Historic Preservation.

8 (b) Non-Retail Professional Services, Retail Professional Services, Philanthropic

9 Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial

Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, All 10

office uses, as defined in Planning Code Section 790.69, are permitted as of right, provided that 11

12 prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of

13 the Historic Preservation Commission, determines that allowing the use will enhance the

14 feasibility of preserving the building.

15 The Historic Preservation Commission shall review the proposed project for (c) compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any 16 17 applicable provisions of the Planning Code.

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT. 18

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# Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

## **ZONING CONTROL TABLE**

<u></u>			<u>NC-1</u>
22	Zoning Category	<u>\$</u>	<u>Controls</u>
23		<b>References</b>	
	<b>BUILDING STANDARDS</b>		
24	Massing and Setbacks		

		1	
1	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies, but generally 40-X. See Height and Bulk Map
I		$\frac{106, 250-252,}{260, 261.1,}$	<u>Sheets HT02-08, HT10-13 for more information.</u> Height sculpting required on Alleys per §261.1.
2		<u>270, 271. See</u>	<u>Theight sculpting required on Alleys per §201.1.</u>
-		also Height	
3		and Bulk	
		<u>District Maps</u>	
4	<u>5 Foot Height Bonus for Ground Floor</u>	§ 263.20	P(1) in some districts
F	Commercial	<u>x 205.20</u>	
5	Rear Yard	<u>§§ 130, 134,</u>	<u>Required at Grade level and at each succeeding level</u>
6		<u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less than 15
Ũ			<u>feet</u>
7	Front Setback and Side Yard	<u>§§ 130, 131,</u>	Not Required.
0		<u>132, 133</u>	
8	Street Frontage and Public Realm	I	
9	Streetscape and Pedestrian	<u>§138.1</u>	Required
5	Improvements		
10	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
			setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground-level
40			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>Required on some streets, see § 145.4 for specific</u> districts.
4 5	Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see §155(r) for specific
15		<u></u>	districts
16	<u>Miscellaneous</u>		
17	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
17			above
18	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
	Awning	<u>§ 136.1</u>	<u>P</u>
19	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
00	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
20		<u>604,</u>	
21		<u>607, 607.1,</u> 608, 609	
21	~		
22	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u>	
23		<u>611</u>	
0.4			
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			
	Zoning Category	<u>§</u>	<u>Controls</u>
4	RESIDENTIAL STANDARDS	<u>References</u> AND USES	
5			
6	Development Standards		
7	<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>
8	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
9		<u>151, 155 - 157,</u> <u>159 - 161, 166,</u> <u>204.5</u>	per §161. Bike parking required per §155.2
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
11	Use Characteristics		
12	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
12	Student Housing	<u>§ 102</u>	<u>P</u>
13	<u>Residential Uses</u>	88 102 207	P(2) 1 with an $P(0)$ success for the property of the
14	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u><math>P(2)</math>, 1 unit per 800 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> <u>whichever is greater.</u>
15	Senior Housing	<u>§§ 102,</u>	P, up to twice the number of dwelling units otherwise
16		<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
17			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),
18			except for § 202.2(f)(1)(D)(iv), related to location.
19			
20	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District</u> , which even is generater
21		88102	whichever is greater.
22	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u><i>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</i></u>
23	Homeless Shelters	<u>§§ 102, 208</u>	P, density limits regulated by the Administrative Code
24		<u>55 102, 200</u>	-, contra tegatarea o fine naministrative code
	Loss of Dwelling Units		<u>Controls by Story</u>
25			<u>1st</u> <u>2nd</u> <u>3rd+</u>

1	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
3	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more
4	[	6			
5	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
6	<u>NON-RESIDENTIAL STANDAR</u>				
7	Development Standards				
8	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>		
9	<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 sq</u> above	uare feet; C 3,00	<u>0 square feet and</u>
10	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u>	No car parking		pied Floor Area is hart in §151 for uses
11		<u>159 - 161, 166,</u> <u>204.5</u>		re feet. See §161 king required pe	
12					
13	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5		<sup>f</sup> gross floor area ceptions permitted	is less than 10,000 d per §161.
14	Commercial Use Characteristics				
15	Drive-up Facility	<u>§102</u>	<u>NP</u>		
16	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
10	Hours of Operation	<u>§102</u>	<u>P 6 a.m 11 p.m</u>	n.; C 11 p.m 2	<u>a.m.</u>
17	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
18	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
19	<u>Outdoor Activity Area</u>	<u>§102, 145.2</u>	<u>P if located in fr</u> <u>elsewhere</u>	ont of building; (	<u>C if located</u>
	Walk-up Facility	<u>§102</u>	<u>P</u>		
20	<u>NON-RESIDENTIAL USES</u>			<u>Controls by S</u>	
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u>\$\$102.</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
23	Agriculture, Large Scale Urban	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
24	Greenhouse	$\frac{\underline{202.2(c)}}{\underline{\$\$102,}}$ <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Automotive Use Category				•

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

4	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	Services, Health	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
2	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>	
3	Services, Personal	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
4	Services, Retail Professional	<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>	
5	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
6	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
Ū	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</u>	<u>NP</u>	<u>NP</u>	
8	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
0	Utility and Infrastructure Use Ca	itegory				
9	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
10	Power Plant	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>	
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	* Not listed below	-	1			
40	(1) Additional 5 feet for NC-1 parce	els with a commer	cial use on the g	round floor with	hin the following	
12	areas:					
13	(a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth					
	<u>Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street</u> to Monticello Street and back to Sargent Street.					
14		(b) On Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.				
15	(2) $P$ if located more than $\frac{1}{4}$ mile fr	•		Use Subdistrict	<u>with more</u>	
	<u>restrictive controls; otherwise, same</u>		<u>ve control.</u>			
16	(3) C required for 13 or more children. (4) Parmitted with DP if the Medical Cannabic Dispensaries can demonstrate to the Planning					
17	(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					
17	have obtained a final permit to oper			neu m commuo	<u>us operation ana</u>	
18	(5) C required for 7 or more person	•				
19	SEC. 711. NC-2 – SMALL-SC	ALE NEIGHBO			DISTRICT.	
<u></u>	* * * *					
20	* * * *					
21	Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2					
22	ZONING CONTROL TABLE					
23						
24				<u>NC-2</u>		
	Zoning Category	<u>S</u> Defense		<u>Controls</u>		
25		<b>References</b>				

	<b>BUILDING STANDARDS</b>		
1	Massing and Setbacks		
2	Height and Bulk Limits.	<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
3		<u>260, 261.1,</u> <u>270, 271. See</u>	sculpting required on Alleys per §261.1.
4		<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	
5	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
6	<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
7 8		<u>10 ((u)(c), 100</u>	it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
-			
9	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
10	Street Frontage and Public Realm		
11	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
12	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>
13 14			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
15			<u>historic buildings.</u>
16	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific</u> districts.
17	Vehicular Access Restrictions	<u>§ 155(r)</u>	Restricted on some streets, see §155(r) for specific districts
18	Miscellaneous		
19	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>
20	Planned Unit Development	<u>§ 304</u>	<u>C</u>
21	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
22	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
23	General Advertising Signs	<u>608, 609</u> §§ 262, 602.7	NP
24		<u>604,</u> <u>608, 609, 610,</u>	
25		<u>611</u>	

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			
4	Zoning Category	<u>§</u> References	<u>Controls</u>
5	RESIDENTIAL STANDARDS A		
6	Development Standards		
7	<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>
-	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 157	<u>A minimum of one car parking space for every</u>
8		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2
9		<u>204.5</u>	
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
11			
12	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	
	<u>Student Housing</u>	<u>§ 102</u> § 102	<u>P</u> <u>P</u>
13	Residential Uses	<u>x 102</u>	<u>-</u>
14	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u>
15			whichever is greater.
16	Senior Housing	§§ 102,	<i>P</i> , up to twice the number of dwelling units otherwise
17	<u></u>	<u>202.2(f), 207</u>	permitted as a principal use in the district and
18			<u>meeting all the requirements of § 202.2(f)(1). C up to</u> <u>twice the number of dwelling units otherwise</u> permitted as a principal use in the district and
19			meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.
20			
21	Group Housing	<u>§ 208</u>	<u><i>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District,</i></u>
22			whichever is greater.
23	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)	<u><i>P</i> in Supervisorial Districts 3 and 8 extant on July 1,</u> 2015, and buildings undergoing seismic retrofit
24			
25			

1	Homeless Shelters	<u>§§ 102, 208</u>	<u><i>P</i>, density limits regulated by the Administrative Code</u>				
2	Loss of Dwelling Units			Controls by St	arv		
3	Loss of Dweiting Onlis		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
4	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
5	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
	Residential Conversion, Demolition, or	<u>§ 317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or more				
6	<u>Merger</u>	<u>,, , , , , , , , , , , , , , , , , , ,</u>	units C				
7			[				
8	Zoning Category	<u>§</u> References	<u>Controls</u>				
9	NON-RESIDENTIAL STANDAR	RDS AND USES	S				
10	Development Standards						
11	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>				
12	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and</u>				
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 157	<u>above</u> <u>No car parking required if Occupied Floor Area is</u>				
14		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>	over 5,000 squar	re feet. See §161			
15		<u>204.5</u>	<u>waiver. Bike par</u>	king required pe	<u>r Section 155.2.</u>		
	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if	f gross floor area	is less than 10,000		
16		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exc</u>	<u>eptions permitted</u>	<u>d per §161.</u>		
17	Commercial Use Characteristics						
18	Drive-up Facility	<u>§102</u>	<u>NP</u>				
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
19	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.m	<u>n.</u>		
20	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
21	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	elsewhere		
22	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	Controls by S	tory		
23	Agricultural Use Category		1st	<u>2nd</u>	3rd+		
24	Agriculture, Neighborhood	$\frac{\$\$102,}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>		
25	Agriculture, Large Scale Urban	<u>\$\$102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		

1	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Automotive Use Category	1	-	1	
2	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Automotive Service Station	<u>§§102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	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>
9	Entertainment, Arts and Recreation		-	1	
10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.4	Arts Activities	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4.0	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Industrial Use Category				
15	Industrial Uses	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
18	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Medical Cannabis Dispensary	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
10	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
21	Sales and Service Use Category				
22	<u>Retail Sales and Service Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
00	Adult Business	<u>§102</u>	<u>NP</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>P</u>	<u>NP</u>	<u>NP</u>
25	<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>
1	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
2	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>
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>P(4)</u>	<u>NP</u>	<u>NP</u>
6	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
7	Services, Financial	<u>§102</u>	<u>P(5)</u>	<u>C(5)</u>	<u>NP</u>
•	Services, Fringe Financial	<u>§102</u>	<u>P(5)(6)</u>	<u>NP</u>	<u>NP</u>
8	Services, Limited Financial	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
9	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Take-Out Food	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.4	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</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>P</u>	<u>NP</u>
	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
40					
13	Utility and Infrastructure Use Cat		1-	1 -	
	<u>Utility and Infrastructure Use Cat</u> <u>Utility and Infrastructure*</u>	<u>egory</u> <u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Utility and Infrastructure Use Cat Utility and Infrastructure* Power Plant	<u>egory</u> <u>§102</u> <u>§102</u>	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>NP</u>
	<u>Utility and Infrastructure Use Cat</u> <u>Utility and Infrastructure*</u>	<u>egory</u> <u>§102</u>	<u>C</u>	<u>C</u>	
14	Utility and Infrastructure Use Cat Utility and Infrastructure* Power Plant	<u>egory</u> <u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>C</u> <u>NP</u> <u>NP</u>	<u>C</u> <u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
14 15	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below	egory <u>\$102</u> <u>\$102</u> <u>\$102</u> ned 40' or 50' with	<u>C</u> <u>NP</u> <u>NP</u> an Active Use on	<u>C</u> <u>NP</u> <u>NP</u> the ground floor	<u>NP</u> <u>NP</u> within the following
14 15 16	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zo         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons	egory <u>\$102</u> <u>\$102</u> <u>\$102</u> ned 40' or 50' with e and 8th Avenue, o	<u>C</u> <u>NP</u> <u>NP</u> an Active Use on and between 32nd	<u>C</u> <u>NP</u> <u>NP</u> the ground floor Avenue and 39th	<u>NP</u> <u>NP</u> within the following Avenue.
14 15 16 17	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zo         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons         (4) TARAVAL STREET RESTAURANT S         between 12th and 19th Avenues as mapping	egory <u>§102</u> <u>§102</u> <u>§102</u> ned 40' or 50' with e and 8th Avenue, of <u>UBDISTRICT: App</u> ed on Sectional Ma	<u>C</u> <u>NP</u> an Active Use on and between 32nd plicable only for the	<u>C</u> <u>NP</u> the ground floor Avenue and 39th the Taraval Street . Restaurants, Lin	<u>NP</u> <u>NP</u> within the following Avenue. <u>NC-2 District</u> nited-Restaurants
14 15 16 17 18	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zo         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons         (4) TARAVAL STREET RESTAURANT S	egory <u>§102</u> <u>§102</u> <u>s102</u> ned 40' or 50' with e and 8th Avenue, of <u>UBDISTRICT: App</u> ed on Sectional Ma vil Restaurants, Lin	<u>C</u> <u>NP</u> an Active Use on and between 32nd plicable only for the ups 5 SU and 6 SU nited-Restaurants,	<u>C</u> <u>NP</u> the ground floor Avenue and 39th the Taraval Street Restaurants, Lin and Take-Out Fo	<u>NP</u> <u>NP</u> within the following Avenue. <u>NC-2 District</u> <u>nited-Restaurants</u> pod are NP.
14 15 16 17 18 19	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zo         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons         (4) TARAVAL STREET RESTAURANT S         between 12th and 19th Avenues as mapped         and Take-Out Food are C; Formula Retac         (5) CHESTNUT STREET FINANCIAL SI         from Broderick to Fillmore Streets as mapped	egory <u>§102</u> <u>§102</u> <u>§102</u> ned 40' or 50' with e and 8th Avenue, of <u>UBDISTRICT: App</u> ed on Sectional Ma vil Restaurants, Lim ERVICE SUBDIST pped on Sectional	<u>C</u> <u>NP</u> an Active Use on and between 32nd plicable only for the ups 5 SU and 6 SU nited-Restaurants, RICT: NP for prop Map 2 SU.	<u>C</u> <u>NP</u> the ground floor Avenue and 39th the Taraval Street Restaurants, Lin and Take-Out For perties on Chestn	<u>NP</u> <u>NP</u> within the following <u>Avenue.</u> <u>NC-2 District</u> <u>nited-Restaurants</u> <u>pod are NP.</u> ut Street zoned NC-2
14 15 16 17 18 19 20	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zo         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons         (4) TARAVAL STREET RESTAURANT S         between 12th and 19th Avenues as mapper         and Take-Out Food are C; Formula Retai         (5) CHESTNUT STREET FINANCIAL SI	egory §102 §102 §102 ned 40' or 50' with e and 8th Avenue, of UBDISTRICT: App ed on Sectional Ma vil Restaurants, Lin ERVICE SUBDIST pped on Sectional DISTRICT: The I lic Beverage Speci	<u>C</u> <u>NP</u> <u>A an Active Use on</u> and between 32nd plicable only for the ups 5 SU and 6 SU nited-Restaurants, RICT: NP for prop <u>Map 2 SU.</u> FFSUD and its <sup>1/4</sup> it al Use District the	<u>C</u> <u>NP</u> <u>NP</u> the ground floor Avenue and 39th the Taraval Street Restaurants, Lin and Take-Out For perties on Chestn mile buffer includ the Haight Street Al	NP         NP         within the following         Avenue.         NC-2 District         nited-Restaurants         pod are NP.         ut Street zoned NC-2         les, but is not limited         lcohol Restricted Use
14 15 16 17 18 19 20 21	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zor         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons         (4) TARAVAL STREET RESTAURANT S         between 12th and 19th Avenues as mapper         and Take-Out Food are C; Formula Retain         (5) CHESTNUT STREET FINANCIAL SI         from Broderick to Fillmore Streets as main         (6) FRINGE FINANCIAL SPECIAL USE         to, properties within: the Mission Alcoho	egory §102 §102 §102 ned 40' or 50' with e and 8th Avenue, of UBDISTRICT: App ed on Sectional Ma sil Restaurants, Lin ERVICE SUBDIST pped on Sectional DISTRICT: The I lic Beverage Speci ted Use District; th District and the As	<u>C</u> <u>NP</u> <u>NP</u> an Active Use on and between 32nd plicable only for the ups 5 SU and 6 SU nited-Restaurants, <u>RICT: NP for prop</u> <u>Map 2 SU.</u> <u>FFSUD and its 1/4 is</u> al Use District the properties of the second street of th	<u>C</u> <u>NP</u> <u>the ground floor</u> <u>Avenue and 39th</u> <u>Avenue and 39th</u> <u>and Take-Out Fo</u> <u>and Take-Out Fo</u> <u>certies on Chestn</u> <u>mile buffer inclua</u> <u>e Haight Street Al</u> <u>et Alcohol Restrie</u> <u>ad Lots fronting o</u>	NP         NP         within the following         Avenue.         NC-2 District         mited-Restaurants         pod are NP.         ut Street zoned NC-2         les, but is not limited         lcohol Restricted Use         cted Use District; the         m both sides of
14 15 16 17 18 19 20 21 22	Utility and Infrastructure Use Cat         Utility and Infrastructure*         Power Plant         Public Utilities Yard         * Not listed below         (1) Additional 5 feet for NC-2 parcels zor         areas:         Balboa Street between 2nd Avenue         2) C required for 13 or more children.         (3) C required for seven or more persons         (4) TARAVAL STREET RESTAURANT S         between 12th and 19th Avenues as mapper         and Take-Out Food are C; Formula Retain         (5) CHESTNUT STREET FINANCIAL SI         from Broderick to Fillmore Streets as mapped         (6) FRINGE FINANCIAL SPECIAL USE         to, properties within: the Mission Alcoho         District; the Third Street Alcohol Restric         North of Market Residential Special Use	egory §102 §102 §102 ned 40' or 50' with e and 8th Avenue, of UBDISTRICT: App ed on Sectional Ma il Restaurants, Lim ERVICE SUBDIST pped on Sectional DISTRICT: The I lic Beverage Speci ted Use District; th District and the As Daly City borders rhood Commercia	C         NP         NP         an Active Use on         and between 32nd         olicable only for the         ups 5 SU and 6 SU         nited-Restaurants,         RICT: NP for prop         Map 2 SU.         FFSUD and its ¼ it         al Use District the         use Set forth in Spe         l Districts within i	<u>C</u> <u>NP</u> the ground floor Avenue and 39th e Taraval Street . Restaurants, Lin and Take-Out Fo perties on Chestn mile buffer includ e Haight Street Al et Alcohol Restrict ad Lots fronting o cial Use District ts boundaries.	NP         NP         within the following         Avenue.         NC-2 District         mited-Restaurants         pod are NP.         ut Street zoned NC-2         les, but is not limited         lcohol Restricted Use         cted Use District; the         m both sides of         Maps SU11 and

1				
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			GHBORHOOD COMMERCIAL DISTRICT.	
	3LC. / 12. NC-3 - MODENATE	-SCALL NER		
	^ ^ ^ ^			
	<u>Table 712. MODERATE</u>	<u>-SCALE NEIG</u>	HBORHOOD COMMERCIAL DISTRICT N	
	ZONING CONTROL TABLE			
		-	<u>NC-3</u>	
	Zoning Category	<u>§</u> References	<u>Controls</u>	
	<b>BUILDING STANDARDS</b>			
	Massing and Setbacks		-	
	Height and Bulk Limits	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies, but generally 40-X. See Height and Bulk Mag Sheets HT01-04, HT07, HT08, HT10, and HT11 for	
		<u>260, 261.1,</u> 270, 271. See	more information. Height sculpting required on Alley per §261.1.	
		also Height and Bulk		
		District Maps		
	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>P(1)in some districts</u>	
	<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	
l		<u>154(a)(e), 150</u>	Building: 25% of lot depth, but in no case less than 15 feet.(6)	
	Front Setback and Side Yard	<u>§§ 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>	

- 24
- 25

	Street Frankrik Berninger	e 145 1	Derived, controls much to show and an 1'
1	<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>
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for historic buildings.
U			
4			
5	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific</u> districts.
0	Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see §155(r) for specific
6			districts
7	<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
8	Planned Unit Development	§ 304	<u>above</u>
0			<u>C</u>
9	Awning	<u>§§ 102, 136</u>	<u>P</u>
10	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
10	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
11		<u>604,</u> 607, 608, 609	
	Comment A househing Cines		ND
12	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604.	<u>NP</u>
13		<u>608, 609, 610,</u>	
10		<u>611</u>	
14	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
15		<u>Commerce and</u> Industry	
GI		<u>Industry</u> <u>Element</u>	
16		<u>Liemeni</u>	

17	Zoning Category	<u>§</u> Beferrer e es	<u>Controls</u>
18	RESIDENTIAL STANDARDS A	<u>References</u> ND USES	
19	Development Standards		
20	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 157	A minimum of one car parking space for every
22		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u> <u>204.5</u>	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2
23	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
24	<u>Use Characteristics</u>	<u>8 207.0</u>	
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

	Student Housing	<u>§ 102</u>	<u>P</u>			
1	<u>Residential Uses</u>		-			
2	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	permitted in the	nearest Resident	area, or the density ial District <u>,</u>	
3			whichever is gre			
4	<u>Senior Housing</u>	<u>§§ 102.</u> 202.2(f), 207	<u>P up to twice the number of dwelling units otherwise</u> permitted as a principal use in the district and			
5			<u>meeting all the requirements of § 202.2(f)(1). C up to</u> <u>twice the number of dwelling units otherwise</u>			
6			permitted as a principal use in the district and meeting all requirements of Section § 202.2(f)(1),			
7			<pre>except for § 202.2(f)(1)( D)(iv), related to location.</pre>			
8	Group Housing	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area, or the</u> <u>density permitted in the nearest Residential District.</u>			
9			whichever is greater.			
10	Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$	<u><i>P</i> in Supervisorial Districts 3 and 8 extant on July 1,</u> 2015, and buildings undergoing seismic retrofit			
11						
12	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits</u>	regulated by the	Administrative Code	
13	Loss of Dwelling Units	,		<u>Controls by St</u>	<u>ory</u>	
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
15	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C(2)</u>	
16	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>	
17	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or more units C			
18		§	1		]	
19	Zoning Category	<b>References</b>		<u>Controls</u>		
20	NON-RESIDENTIAL STANDAR					
-	Development Standards					

<u>§§</u> 102, 123,

<u>§§102, 121.2</u>

<u>§§ 145.1, 150,</u>

<u>151, 153 - 157,</u>

159 - 161, 166,

<u>124</u>

204.5

3.6 to 1

above

P up to 5,999 square feet; C 6,000 square feet and

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.

25

**Off-Street Parking Requirements** 

Floor Area Ratio

Use Size

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	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP(2)</u>			
U	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
4	Hours of Operation	<u>§102</u>	<u>No limit</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(a)</u>	<u>P if located in fr</u>	ont; C if located	elsewhere	
7	Walk-up Facility	<u>§102</u>	<u>P</u>			
1	<u>NON-RESIDENTIAL USES</u>			Controls by St	tory	
8			<u>1st</u>	<u>2nd</u>	3rd+	
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	<u>§§102.</u> 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>	
12	<u>Automotive Use Category</u>					
13	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<u>C</u>	<u>NP</u>	<u>NP</u>	
14	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
15	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>C</u>	<u>C</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>C</u>	<u>C</u>	
18	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
20	Vehicle Storage Lot	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
21	Entertainment, Arts and Recreation	n Use Category				
21 22	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	Arts Activities	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
23	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
24	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
24	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
25	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>
1	Industrial Use Category				
2	Industrial Uses	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
•	Institutional Use Category				
3	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
_	Job Training	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>DR</u>
6	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Sales and Service Use Category				
8	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
9	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
U	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>P(3)</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>C</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
1 1	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
17	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
4.0	Retail Sales and Service, General	<u>\$102</u>	P(5)	P(5)	<u>P(3)</u>
18	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	NP
19	Services, Fringe Financial	<u>§102</u>	<u>P(6)</u>	<u></u> <u>NP(6)</u>	<u></u> <u>NP(6)</u>
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	NP
20	Storage, Self	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Take-Out Food	<u>§102</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	NP
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP
22	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</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>P</u>	<u>P</u>	<u>P</u>
24	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
1	Utility and Infrastructure Use Cate	egory			
2	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Power Plant	<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>
4	<u>* Not listed below</u> (1) Additional 5 feet for NC-2 parcels zon	nod 10' or 50' with	an Active Use on	the ground floor	within the following
5	areas:				
6	Geary from Masonic Avenue to 28t. between Palm Avenue and Parker Avenue	e, see § 263.20.	or parceis on the h	<u>iorin siae of Gea</u>	ry вошеvara_
7	(2) THIRD FLOOR RESIDENTIAL CON Boundaries: Applicable to NC-3 Districts	<u>s.</u>			a . <b>a</b> oo ao a
8	<u>Controls:</u> A residential use may be convert this Code, as a conditional use on the thir				
9	<u>Commission finds that:</u> (a) The structure in which the residen	tial use is to be co	nverted has been f	ound eligible for	listing on the
9	National Register of Historic Places;				
10	(b) The proposed Other Institution, La (c) No legally residing residential tend			ofit public benef	it corporation; and
11	(3) THIRD STREET SPECIAL USE DIST Boundaries: Applicable only to the portic		pet SUD as shown	on Sectional Ma	n 10 SU zoned NC-3
12	<u>Controls: Off-sale retail liquor sales as d</u> <u>Restaurants and Limited-Restaurants are</u>	efined in Section 2			
13	(4) MISSION STREET FORMULA RETA	IL RESTAURANT			
	<b>Boundaries:</b> Applicable only for the porti Street as mapped on Sectional Map 7 SU.	•	<u>Street NC-3 Distri</u>	ct between 15th	<u>Street and Randall</u>
14	Controls: Formula Retail Restaurants, Li		and Take-Out Fo	od are NP.	
15	(5) GEARY BOULEVARD FORMULA RE DRINKING SUBDISTRICT: Applicable				
16	and 28th Avenues as mapped on Sectiona retail eating and drinking uses are NP.	l Maps 3 SU and 4	SU. Formula Rei	tail pet supply sto	pres and formula
17	(6) FRINGE FINANCIAL SERVICE RES				
	includes, but is not limited to, properties y Street Alcohol Restricted Use District; the			° .	
18	Neighborhood Commercial District; the N	North of Market Re	esidential Special U	Use District and	the Assessor's Blocks
19	and Lots fronting on both sides of Mission Use District Maps SU11 and SU12; and i				
20	<u>boundaries.</u> Controls: Within the FFSRUD and its ¼ 1	<u>nile buffer, fringe</u>	financial services	are NP pursuant	to Section 249.35.
21	Outside the FFSRUD and its <sup>1</sup> / <sub>4</sub> mile buffe subsection 249.35(c)(3).	er, fringe financial	services are P sub	pject to the restric	ctions set forth in
22	(7) MISSION-HARRINGTON SPECIAL U Boundaries: Applicable only to the Mission		D as shown on Se	ctional Man SU	1
23	<u>Controls: Height 56-X; one unit allowed</u> setback requirements.				
	<u>serouck requirements.</u>				
24					

# <sup>25</sup> SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

Planning Commission BOARD OF SUPERVISORS

3		ZONING CONTROL TABLE			
4			<u>NC-S</u>		
4	Zoning Category	<u>§ References</u>	<u>Controls</u>		
5	<b>BUILDING STANDARDS</b>				
6	Massing and Setbacks				
0	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252,</u> <u>253.3, 260, 261.1, 270, 271. See</u>	<u>Varies, but generally 40-X.</u> <u>Lakeshore Plaza SUD requires C for</u>		
7		also Height and Bulk District	buildings above 26 feet (1). See		
8		<u>Maps</u>	<u>Height and Bulk Map Sheets HT02-</u> 05, HT07, and HT10-13 for more		
			information. Height sculpting		
9		0.000.00	required on Alleys per §261.1.		
10	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>NP</u>		
11	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Not Required.</u>		
12	Front Setback and Side Yard	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>		
13	Street Frontage and Public Realm				
14	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>		
15	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-		
15			grade parking setbacks, parking and loading entrances, active uses,		
16			ground floor ceiling height, street-		
17			<u>facing ground-level spaces,</u> <u>transparency and fenestration, and</u>		
			gates, railings, and grillwork.		
18			<u>Exceptions permitted for historic</u> buildings.		
19	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets, see §</u>		
-		0.155()	<u>145.4 for specific districts.</u>		
20	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see</u> <u>§155(r) for specific districts</u>		
21	<u>Miscellaneous</u>		L		
22	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>N/A</u>		
23	Planned Unit Development	<u>§ 304</u>	<u>C</u>		
	Awning, Canopy, or Marquee	<u>§§ 102, 136</u>	<u>P</u>		
24	<u>Signs</u>	<u>§§ 262, 602-604,</u> <u>607, 608, 609</u>	As permitted by Section § 607.1		
25					

## Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S

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1	General Advertising Signs	<u>§§ 262, 602.7 604.</u> 608, 609, 610, 611	<u>NP(1)</u>
2			
3	<u>Design Guidelines</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines
4			

5	Zoning Category	<u>§ References</u>	<u>Controls</u>
6	<b>RESIDENTIAL STANDARDS</b> A	AND USES	
7	Development Standards	88 125/1) 120	
7 8	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§ 135(d), 136</u>	<u>Generally, either 100 square feet if</u> <u>private, or 133 square feet if</u> <u>common.(1)</u>
9			
10	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157,</u> <u>159 - 161, 166, 204.5</u>	<u>A minimum of one automotive space</u> <u>for every Dwelling Unit required.</u> Certain exceptions permitted per
11			<u>§161. Bike parking required per</u> §155.2
12	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>
13			
14	<u>Use Characteristics</u>		-
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
15	Student Housing	<u>§ 102</u>	<u>P</u>
16	<u>Residential Uses</u> Dwelling Units	§§ 102, 207	P, 1 unit per 800 square feet lot area
47	<u>Dweiting Units</u>	<u>88 102, 207</u>	<u>, or the density permitted in the</u>
17			<u>nearest Residential District,</u> whichever is greater.(1)(4)
18			whichever is greater.(1)(4)
19	Senior Housing	<u>§§ 102, 202.2(f), 207</u>	<u><i>P, up to twice the number of dwelling</i></u> <u><i>units otherwise permitted as a</i></u>
20			principal use in the district and meeting all the requirements of §
21			202.2(f)(1). C up to twice the number of dwelling units otherwise permitted
22			as a principal use in the district and meeting all requirements of Section §
23			<u>202.2(f)(1), except for § 202.2(f)(1)(</u> <u>D)(iv), related to location.</u>
24	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot</u> area, or the density permitted in the
25			<u>nearest Residential District,</u> whichever is greater.(1)

	Accessory Dwelling Units	\$\$102, 207(c)(4)	P in Sup	ervisorial Dis	tricts 3 and 8	
1	Treessory Diretang Child	<u>XX102, 207(0)(1)</u>	extant or	extant on July 1, 2015, and buildings		
2			<u>undergoi</u>	ng seismic re	<u>trofit</u>	
	Homeless Shelters	<u>§§ 102, 208</u>		<u><i>P, density limits regulated by the</i></u>		
3			Administ	rative Code	<b>C</b> 4	
4	Loss of Dwelling Units		1st	Controls by 2nd	<u>3rd+</u>	
5	Residential Conversion	<u>§ 317</u>	<u>P</u>	NP	<u></u>	
6	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u><u>C</u></u>	<u><u> </u></u>	
7	Residential Conversion, Demolition, or Merger	<u>§ 317</u>		<u>-2 units Mana</u> ore units C	latory DR/Loss	
8			<u>oj e or m</u>	<u></u>		
9	Zoning Category	§ References		<u>Contro</u>	ls	
	NON-RESIDENTIAL STANDAL	RDS				
10	Development Standards					
11	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>	<u>1.8 to 1</u>		
12	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000</u> square feet and above			
13 14	Off-Street Parking Requirements	<u>\$\$ 145.1, 150, 151, 153 - 157,</u> <u>159 - 161, 166, 204.5</u>	<u>No car parking required if Occupied</u> <u>Floor Area is less than 5,000 square</u>			
15			5,000 squ parking	uare feet. See vaiver. Bike <u>p</u>	parking	
16	Off-Street Freight Loading	<u>§§ 150, 152, 153 - 155, 161,</u>		<u>per Section 1</u> wired if gross	<u>55.2.</u> floor area is	
17		<u>204.5</u>	less than	10,000 squar	<u>e feet.</u>	
	Commercial Use Characteristics		<u>Exceptio</u>	ns permitted j	<u>oer §101.</u>	
18	Drive-up Facility	<u>§102</u>	<u>C</u>			
19	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>			
00	Hours of Operation	<u>§102</u>	<u>P 6 a.m.</u>	- 2 a.m., C 2 a	a.m. 6 a.m.(1)	
20	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
21	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703</u>	P(b)		
22	Outdoor Activity Area	<u>§§102,145.2(a)</u>		<u><i>P if located in front; C if located elsewhere</i></u>		
23	<u>Walk-up Facility</u>	<u>§§102, 145.2(b)</u>	<u>P</u>			
24	<u>NON-RESIDENTIAL USES</u>		<u> </u> <u> </u> st	<u>Controls by</u> <u>2nd</u>	<u>Story</u> <u>3rd+</u>	
	Agricultural Use Category					
25	<u>And the second second</u>					

	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
1	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Automotive Use Category				
3	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<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>
5	<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Gas Station	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	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>
8	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
9	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Arts and Recreation	on Use Category			
10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Arts Activities	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
12	Entertainment, General	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
13	Movie Theater	<u>§§102, 202.4</u>	<u>P(1)</u>	<u>NP(1)</u>	<u>NP</u>
14	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>
15	Industrial Use Category				
16	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category				
17	Institutional Uses*	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP(1)</u>
18	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
20	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(3)</u>
22	Sales and Service Use Category	8102	<b>D</b>	D	ND
	<u>Retail Sales and Service Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	Adult Business	<u>§102</u> \$102	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Animal Hospital	<u>§102</u> <u>§</u> \$102, 202, 2(a)	$\underline{C}$	$\underline{C}$	<u>NP</u>
	<u>Bar</u>	<u>§§102, 202.2(a)</u>	$\frac{P(1)}{C(4)}$	$\underline{P(1)}$	$\underline{NP}$
25	<u>Hotel</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>

	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
1	Liquor Store	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
2	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>
3	<u>Mortuary</u>	<u>§102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>NP</u>
4	<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>
5	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
6	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
0	Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
7	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
8	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
0	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
9	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Take-Out Food	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
10	Tobacco Paraphernalia Store	<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>
10	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP(1)</u>
13	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Utility and Infrastructure Use Cat	<u>egory</u>			
14	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>* Not listed below</u>				
17	(1) LAKESHORE PLAZA SPECIAL USE				
	<b>Boundaries:</b> Applicable only for the Lake <b>Controls:</b> Special controls on various fea			_	
18	<u>Height controls per Section 253.3.</u>	unes una uses, una residential stati	aaras per Secia	<i>m</i> 700.1,	<u>unu speciui</u>
19	(2) NP for 13 or more children				
	(3) NP for 7 or more persons				
20	(4) BAYSHORE-HESTER SPECIAL USE			1	.1
21	<b>Boundaries:</b> Applicable only for the Bay. Sectional Map 10SU.	snore-Hester Special Use District N	C-S District as	mappea d	<u>on the</u>
	Controls: Hotels and Motels may be perr	nitted as a Conditional Use.			
22					
23	SEC. 714. BROADWAY NEIG	HBORHOOD COMMERCI	AL DISTRIC	CT.	
24	* * * *				
25					

1	Table 714. BROADW	YAY NEIGHBO	RHOOD COMMERCIAL DISTRICT
2		ZONING COM	NTROL TABLE
3		Γ	Broadway NCD
	Zoning Category	<u>§</u> References	<u>Controls</u>
4	<b>BUILDING STANDARDS</b>	References	
5	Massing and Setbacks		
6	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> 253.1, 260,	<u>40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40</u> <u>to 65 feet See Height and Bulk Map Sheet HT01 for</u> more information. Height sculpting required on Alleys
7		<u>261.1, 270,</u>	per §261.1.
8		271. See also <u>Height and</u> Bulk District	
9		<u>Maps</u>	
10	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
11	<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
12		<u>154(u)(e), 150</u>	Building: 25% of lot depth, but in no case less than 15 feet.
13	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
14		<u>132, 133</u>	
15	Street Frontage and Public Realm	8120.1	
16	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
10	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
17			ground floor ceiling height, street-facing ground-level
18			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
19			<u>historic buildings.</u>
20	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
21	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Columbus Avenue between Washington and North Point Streets, and on Broadway between
22			Embarcadero and Polk Street
23	<u>Miscellaneous</u>		
24	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u>
25	Planned Unit Development	<u>§ 304</u> § 126 1	
-	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>

### II. 714 DDAADWAY NEICHDADHAAD CAMMEDCIAI DISTDICT T

1 2	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
3 4	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
5 6	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
7			L]

8	Zoning Category	<u>§</u> References	<u>Controls</u>
9			
10	Development Standards Usable Open Space [Per Dwelling]	<u>§135, 136</u>	60 square feet if private, or 80 square feet if common
11	<u>Unit]</u>		
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> 157, 166, 204.5	<u>No car parking required (2).</u> P up to one car for each <u>two Dwelling or SRO Units; C up to 0.75 cars for</u> each Dwelling Unit, subject to the criteria and
13			procedures of Section 151.1(g); NP above 0.75 cars for each Dwelling Unit. Bike parking required per
14			<u>§155.2</u>
15	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
16			
17	<u>Use Characteristics</u>		
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
18	Student Housing	<u>§ 102</u>	<u>P</u>
19	<u>Residential Uses</u>		
20	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 400 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u> <u>whichever is greater.</u>
21	Senior Housing	<u>§§ 102,</u> 202.2(0) 207	<u><i>P</i></u> , up to twice the number of dwelling units otherwise
22		<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
23			twice the number of dwelling units otherwise permitted as a principal use in the district and
24			<u>meeting all requirements of Section § 202.2(f)(1),</u> <u>except for § 202.2(f)(1)( D)(iv), related to location.</u>
25			

1	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom pe</u> <u>density permitted</u> whichever is gre	l in the nearest R	<u>lot area, or the</u> Pesidential District,
2		88102			
3	<u>Accessory Dwelling Units</u>	<u>§§102,</u> 207(c)(4)	<u>P in Supervisoru</u> 2015, and buildi		<u>l 8 extant on July 1,</u> seismic retrofit
4	Homeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits</u>	regulated by the	Administrative Code
5	Loss of Dwelling Units			Controls by Ste	ory
6			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
9	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more
10					
11	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
12	NON-RESIDENTIAL STANDAR	DS AND USES	5		
13	Development Standards				
14	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
15	<u>Use Size</u>	<u>§§102, 121.2</u>		uare feet; C 3,00	0 square feet and
16	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	<u>above</u> <u>Car parking not</u> <u>Bike parking req</u>		set forth in § 151.1. 1 155.2.
17		<u>157, 166, 204.5</u>			
18	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	<u>None required if</u> square feet. Exc		is less than 10,000 1 per §161.
19		204.5			
20	Commercial Use Characteristics	8102	MD		
	<u>Drive-up Facility</u> Formula Retail	<u>§102</u> §§102, 303.1	<u>NP</u>		
21	<u>Formula Relati</u> Hours of Operation	<u>§§102, 303.1</u> <u>§102</u>	<u>C</u> <u>P 6 a.m 2 a.m.</u>	·C 2 am 6 an	2
22	Maritime Use	<u>§102</u>	<u>1 0 a.m 2 a.m.</u> NP	, C 2 u.m 0 u.n	<u>.</u>
22	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
23	Outdoor Activity Area	<u>§§102,145.2</u>	<i>P</i> if located in fr	ont; C if located	elsewhere
24	Walk-up Facility	<u>§102</u>	<u>P</u>	<u>, , , , , , , , , , , , , , , , , , , </u>	
25				Controls by S	tory

	Agricultural Use Category		1st	2nd	<i>3rd</i> +
1	<u>Agriculture, Neighborhood</u>	$\frac{-\frac{1}{8}}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	$\frac{\underline{202.2(c)}}{\underline{\$\$102,}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Greenhouse</u>	$\frac{\underline{202.2(c)}}{\underline{\$\$102,}}$ $\underline{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Automotive Use Category	<u>202.2(C)</u>			
5	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	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>
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>
9	Entertainment, Arts and Recreation		,		
10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Arts Activities	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Industrial Use Category		1	L	
16	<u>Industrial Uses</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category				
17	Institutional Uses* Child Care Facility	<u>§102</u>	<u>P</u>	$\underline{C}$	$\underline{C}$
18	<u></u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
19	<u>Hospital</u> <u>Medical Cannabis Dispensary</u>	<u>§102</u> <u>§§102,</u>	<u>NP</u> <u>DR</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
	Philanthropic Admin. Services	<u>202.2(e)</u> <u>§102</u>	NP	NP	NP
20	Public Facilities	<u>§102</u> §102	<u><u>C</u></u>	<u>C</u>	<u>C</u>
21	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>e</u> <u>P(3)</u>	$\underline{c}$ $\underline{P(3)}$
	Sales and Service Use Category		1-		
22	Retail Sales and Service Uses*	<u>§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	NP
23	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
24	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Mortuary	<u>§102</u>	NP	NP	<u>NP</u>
3	Motel	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)(5)</u>	<u>C(4)(5)</u>	<u>NP</u>
5	Restaurant, Limited	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)</u>	<u>C(4)</u>	<u>NP</u>
6	Services, Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
7	Services, Fringe Financial	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
1	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	NP
8	<u>Storage, Self</u>	<u>§102</u>	NP	NP	NP
0	Take-Out Food	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	NP
9	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP
10	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	NP
	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP
11	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP
12	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	Utility and Infrastructure Use Co	ategory			
13	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	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>
15	* Not listed below		-	-	
16	(1) BROADWAY OFF-STREEET PARI Boundaries: Broadway NCD.	<u>KING RESIDENTI</u>	<u>AL</u>		
	<b>Controls:</b> Installing a garage in an exist	sting residential bi	uilding of four or	· more units requi	res a mandatory
17	discretionary review by the Planning C	Commission; Section	on 311 notice is r	equired for a buil	
18	<u>units. In approving installation of the g</u> (a) the proposed garage opening/add	lition of off-street [	parking will not a		al" or "conversion of
10	residential unit," as those terms are de			1 11 1	.1 1. 1.1. C
19	<u>(b) the proposed garage opening/add</u> dwelling unit without increasing the flo				ease the livability of a
20	(c) the building has not had two or n				3) of the San Francisco
	Administrative Code, with each eviction				<u>en years;</u>
21	(d) the garage would not front on a proposed garage/addition of				Priority Policies of
22	<u>(e)</u> the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of <u>Section 101.1 of this Code.</u> (2) C required for 13 or more children				
23	(3) C required for seven or more person	ns.			
20	(4) Formula Retail NP for this use.				
24	<u>, ,</u>				
05					

1	(5) BROADWAY LIQUOR LICENSES FC Boundaries: Applicable to the Broadway				
0	<b>Boundaries:</b> Applicable to the Broadway Neighborhood Commercial District. <b>Controls:</b> 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 ariteria sat forth in Section 303, the Planning Commission finds that the restaurant is operating				
2	if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a				
3	<u>As a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a</u> <u>Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate</u> revocation.				
4	(6) FRINGE FINANCIAL SERVICE RES		<u>STRICT (FFSRUD).</u> but is not limited to, the Broadway Neighborhood		
5	Commercial District.				
6			<u>e financial services are NP pursuant to Section 249.35.</u> I services are P subject to the restrictions set forth in		
7	SEC. 715. CASTRO STREET N	NEIGHBORHO	OOD COMMERCIAL DISTRICT.		
8	* * * *				
9	Table 715. CASTRO ST	REET NEIGH	BORHOOD COMMERCIAL DISTRICT		
10			NTROL TABLE		
11			Castro NCD		
12	Zoning Category	<u>§</u> References	<u>Controls</u>		
	DUULDING GTANDADDG				
13	<b>BUILDING STANDARDS</b>				
13	BUILDING STANDARDS Massing and Setbacks				
14		<u>§§ 102, 105,</u> <u>106, 250—252,</u> 253,1, 260,	<u>40-X, 65-B. See Height and Bulk Map Sheet HT07 for</u> more information. Height Sculpting on Alleys per <u>§</u> 261.1		
	Massing and Setbacks	<u>106, 250—252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u> <u>271. See also</u>			
14 15	Massing and Setbacks	<u>106, 250—252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u>	more information. Height Sculpting on Alleys per §		
14 15 16 17 18	Massing and Setbacks	<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 per §		
14 15 16 17	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</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> <u>Maps</u>	more information. Height Sculpting on Alleys per §         261.1 <u>P</u> <u>Required at the Second Story and at each succeeding</u>		
14 15 16 17 18	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	106, 250—252,         253.1, 260,         261.1, 270,         271. See also         Height and         Bulk District         Maps         § 263.20	<u>more information. Height Sculpting on Alleys per §</u> 261.1 <u>P</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> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u>		
14 15 16 17 18 19	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	106, 250—252,         253.1, 260,         261.1, 270,         271. See also         Height and         Bulk District         Maps         § 263.20         § 130 § 134,	<u>more information. Height Sculpting on Alleys per §</u> 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</u>		
14 15 16 17 18 19 20 21 22	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	106, 250—252,         253.1, 260,         261.1, 270,         271. See also         Height and         Bulk District         Maps         § 263.20         § 130 § 134,	<u>more information. Height Sculpting on Alleys per §</u> 261.1 <u>P</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> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u>		
14 15 16 17 18 19 20 21	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u> <u>Rear Yard</u>	106, 250—252,         253.1, 260,         261.1, 270,         271. See also         Height and         Bulk District         Maps         § 263.20         § 130 § 134,         134(a)and(e)         § \$\\$130, 131,	<u>more information. Height Sculpting on Alleys per §</u> 261.1 <u>P</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.		
14 15 16 17 18 19 20 21 22	Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Ground Floor         Commercial         Rear Yard         Front Setback and Side Yard	106, 250—252,         253.1, 260,         261.1, 270,         271. See also         Height and         Bulk District         Maps         § 263.20         § 130 § 134,         134(a)and(e)         § \$\\$130, 131,	<u>more information. Height Sculpting on Alleys per §</u> 261.1 <u>P</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.		

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,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
3			historic buildings.
4			
_	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Market Street from Castro Street to the</u> <u>Embarcadero</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> <u>above</u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
0	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
10		604, 607, 607.1, 608, 600	
11		<u>608, 609</u>	
12	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
13		<u>611</u>	
14	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
15		<u>Industry</u> <u>Element</u>	
16			·

Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
RESIDENTIAL STANDARDS	AND USES	
Development Standards		
<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§135</u>	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> 150 - 161 - 166	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
	<u>159 - 161, 166,</u> <u>204.5</u>	<u>per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Not required
Use Characteristics		·
Single Room Occupancy	<u>§ 102</u>	<u>P</u>
Student Housing	<u>§ 102</u>	<u>P</u>
Residential Uses	1	

1	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 60</u> permitted in the whichever is gre	nearest Resider	ot area. or the density ntial District.
2	Senior Housing	<u>§§ 102,</u>	-		velling units otherwise
3	<u>Senior Housing</u>	<u>202.2(f), 207</u>	<u>permitted as a principal use in the district and</u> meeting all the requirements of § 202.2(f)(1). C up to		
4			twice the number of dwelling units otherwise permitted as a principal use in the district and		
5			meeting all requ	irements of Sec	<u>tion § 202.2(f)(1),</u> related to location.
6					
7	Group Housing	<u>§ 208</u>			<u>vare foot lot area, or</u> rest Residential
8			the density permitted in the nearest Residential District, whichever is greater.		
9	Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$			nd 8 extant on July 1. 3 seismic retrofit
10		207(0)(1)	<u>2015, una bunan</u>	ngs undergoing	<u>seismie renoju</u>
11	Homeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits</u>	regulated by th	<u>ae Administrative Code</u>
12	Loss of Dwelling Units			Controls by S	Story
12					
4.0			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	Residential Conversion	<u>§ 317</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13 14	Residential Conversion Residential Demolition	<u>§ 317</u> <u>§ 317</u>			
-			P           P           Loss of 1-2 units	<u>C</u> <u>C</u>	<u></u>
14	Residential Demolition <u>Residential Conversion, Demolition, or</u>	<u>§ 317</u>	<u>P</u> <u>P</u>	<u>C</u> <u>C</u>	<u>NP</u> <u>C</u>
14 15	Residential Demolition <u>Residential Conversion, Demolition, or</u>	<u>§ 317</u>	P           P           Loss of 1-2 units	<u>C</u> <u>C</u>	<u>NP</u> <u>C</u> R/Loss of 3 or more
14 15 16	<u>Residential Demolition</u> <u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u> <u>§ 317</u> <u>§ 317</u> <u>§</u> <u><b>R</b>eferences</u>	P P Loss of 1-2 units units C	<u>C</u> <u>C</u> Mandatory DF	<u>NP</u> <u>C</u> R/Loss of 3 or more
14 15 16 17	<u>Residential Demolition</u> <u>Residential Conversion, Demolition, or</u> <u>Merger</u> <u>Zoning Category</u>	<u>§ 317</u> <u>§ 317</u> <u>§ 317</u> <u>§</u> <u><b>R</b>eferences</u>	P P Loss of 1-2 units units C	<u>C</u> <u>C</u> Mandatory DF	<u>NP</u> <u>C</u> R/Loss of 3 or more
14 15 16 17 18	Residential Demolition <u>Residential Conversion, Demolition, or</u> <u>Merger</u> <u>Zoning Category</u> <u>NON-RESIDENTIAL STANDAR</u>	<u>§ 317</u> <u>§ 317</u> <u>§ 317</u> <u>§</u> <u><b>R</b>eferences</u>	P P Loss of 1-2 units units C	<u>C</u> <u>C</u> Mandatory DF	<u>NP</u> <u>C</u> R/Loss of 3 or more
14 15 16 17 18 19	Residential Demolition         Residential Conversion, Demolition, or         Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards	<u>§ 317</u> <u>§ 317</u> <u>§ 317</u> <u>§ References</u> RDS AND USE	P           P           Loss of 1-2 units units C           S           3.0 to 1           P to 1,999 squar	<u>C</u> <u>Mandatory DF</u> <u>Control</u>	NP       C       R/Loss of 3 or more       S         S         square feet to 3,999
14 15 16 17 18 19 20	Residential Demolition         Residential Conversion, Demolition, or         Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	\$ 317 \$ 317 \$ 317 <b>§</b> <b>References</b> <b>RDS AND USE</b> \$ 102, 123, 124 \$ 102, 121.2	P           P           Loss of 1-2 units units C           S           3.0 to 1           P to 1,999 squar square feet; NP(	<u>C</u> <u>C</u> <u>Mandatory DF</u> <u>Control</u> <u>Control</u> <u>re feet; C 2,000</u> <u>1) 4,000 square</u>	NP <u>C</u> R/Loss of 3 or more         'S         's         square feet to 3,999         e feet and above
14 15 16 17 18 19 20 21	Residential Demolition         Residential Conversion, Demolition, or         Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio	\$ 317 \$	P         P         Loss of 1-2 units         units C         S         S <u>3.0 to 1</u> P to 1,999 squar         square feet; NP(         No car parking r         less than 5,000 s	<u>C</u> <u>Mandatory DF</u> <u>Control</u> <u>Control</u> <u>1) 4,000 square</u> <u>required if Occur</u> <u>square feet. See</u>	NP       C       R/Loss of 3 or more       S         S         square feet to 3,999

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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		1		
3	Drive-up Facility	<u>§102</u>	<u>NP</u>		
	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.</u>	.; C 2 a.m 6 a.r	<u>n.</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>(b)</u>	
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	<u>elsewhere</u>
7	Walk-up Facility	<u>§102</u>	<u>P</u>		
0				Controls by S	tory
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	Agriculture, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Automotive Use Category	_			
13	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 228</u>	<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> <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	Arts Activities	<u>§102</u>	<u>C</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	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>
22	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	Industrial Use Category			1	
	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Institutional Use Category				
25	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>
1	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
3	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>
4	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
5	Sales and Service Use Category				1
6	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
7	Adult Business	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	<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>
11	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>C</u>	<u>NP</u>
12	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
13	<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>
14	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
16	Services, Financial	<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>
	Services, Health	<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>
10	<u>Services, Personal</u>	<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>
21	Take-Out Food	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
00	<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>
24	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
05	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
25	Utility and Infrastructure Use Cate	egory			

	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
1	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
2	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
0	* Not listed below							
3	(1) USE SIZE EXEMPTION							
4	<u>Use Size shall generally not exceed 4,000 square feet except that a Child Care Facility, School, Post-Secondary</u> <u>Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a</u>							
5	<u>Residential Care Facility as defined in Section 102 that is operated by a non-profit and is neighborhood-serving</u> may exceed 4,000 square feet by CU Authorization.							
6	(2) C required for 13 or more children (3) C required for seven or more persons.							
7	(4) CASTRO STREET LIQUOR LICENSI Boundaries: Applicable to the Castro Str			District				
8	Controls: A Restaurant, as defined in Sec Use on the ground level if, in addition to	the criteria set for	th in Section 30	03, the Planning	Commission finds that			
9	the Restaurant is operating as a Bona Fide Restaurant fail to operate as a Bona Fide shall be subject to immediate revocation.							
10	(5) FRINGE FINANCIAL SERVICE RES Boundaries: The FFSRUD and its 1/4 mi				hum Naighborhood			
11	Commercial District. Controls: Within the FFSRUD and its 1/4							
12	Outside the FFSRUD and its 1/4 mile but							
	<u>subsection 249.35(c)(3).</u>							
13								
13	SEC. 716. INNER CLEMENT S		HBORHOO	DD COMME	RCIAL DISTRICT.			
13 14	SEC. 716. INNER CLEMENT S	TREET NEIG	HBORHOC	D COMME	RCIAL DISTRICT.			
-	SEC. 716. INNER CLEMENT S	TREET NEIG	HBORHOC	D COMME	RCIAL DISTRICT.			
14	SEC. 716. INNER CLEMENT S * * * * <u>Table 716. INNER CLEMEN</u>							
14 15 16	* * * *		EIGHBORH	IOOD COM				
14 15 16 17	* * * *	T STREET N	EIGHBORH	IOOD COM				
14 15 16	* * * *	<u>T STREET N</u> ZONING CO	EIGHBORH	IOOD COM	MERCIAL DISTRICT			
14 15 16 17	* * * *	T <u>STREET N</u> ZONING CO	EIGHBORH	IOOD COM	MERCIAL DISTRICT			
14 15 16 17 18	* * * * <u>Table 716. INNER CLEMEN</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<u>T STREET N</u> <u>ZONING CO</u> <u>§</u> <u>References</u>	EIGHBORH	BLE	MERCIAL DISTRICT Inner Clement Controls			
14 15 16 17 18 19	* * * * <u>Table 716. INNER CLEMEN</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	<u>XT STREET N</u> <u>ZONING CO</u> <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u>	EIGHBORH	<u>100D COMN</u> <u>BLE</u> <u>40-X</u> <u>Map</u>	MERCIAL DISTRICT <u>Inner Clement</u> <u>Controls</u> . See Height and Bulk Sheet HT03 for more			
14 15 16 17 18 19 20	* * * * <u>Table 716. INNER CLEMEN</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	XT STREET N         ZONING CO         §         References         \$\$ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See	EIGHBORH	100D COMM BLE 40-X Map infor	MERCIAL DISTRICT <u>Inner Clement</u> <u>Controls</u>			
14 15 16 17 18 19 20 21	* * * * <u>Table 716. INNER CLEMEN</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	T STREET N         ZONING CO         §         References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See         also Height and Bulk	EIGHBORH	100D COMM BLE 40-X Map infor	MERCIAL DISTRICT <u>Inner Clement</u> <u>Controls</u> <u>See Height and Bulk</u> <u>Sheet HT03 for more</u> <u>mation. Height sculpting</u>			
14 15 16 17 18 19 20 21 21 22	* * * * <u>Table 716. INNER CLEMEN</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	XT STREET N         ZONING CO         §         References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height	EIGHBORH	100D COMM BLE 40-X Map infor	MERCIAL DISTRICT <u>Inner Clement</u> <u>Controls</u> <u>See Height and Bulk</u> <u>Sheet HT03 for more</u> <u>mation. Height sculpting</u>			

<u>Rear Yard</u>	<u>§§ 130, 134,</u>	<u>Required at the Second Story</u>
	<u>134(a)(e), 136</u>	<u>and at each succeeding level</u> or Story of the building, and
		the First Story if it contains of
		Dwelling Unit: 25% of lot
		<u>depth, but in no case less tha</u> <u>15 feet</u>
Front Setback and Side Yard	<u>§§130, 131,</u>	<u>Not Required.</u>
Tom Sciouck and Suce Tura	<u>132, 133</u>	<u>nor Requirea.</u>
Street Frontage and Public Re	<u>ealm</u>	
Streetscape and Pedestrian Improvements	<u>\$138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to
		above-grade parking setback
		parking and loading entrances, active uses, grout
		floor ceiling height, street-
		facing ground-level spaces,
		transparency and fenestratic
		<u>and gates, railings, and</u> grillwork. Exceptions
		permitted for historic
		buildings.
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</u> <u>5,000 square feet and above</u>
<u>Planned Unit Development</u>	<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>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section §</u> <u>607.1</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> <u>Commerce and</u>	<u>Subject to the Urban Design</u> <u>Guidelines</u>
	<u>Industry</u>	<u>Sumennes</u>
	<u>Element</u>	
Zoning Category	<u>Š</u>	<u>Controls</u>
	References	

	Development Standards		
1	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	<u>80 square feet if private, or</u>
2	<u>Unit]</u>		<u>100 square feet if common</u>
3	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> 159 - 161, 166,	<u>A minimum of one car parking</u> <u>space for every Dwelling Unit</u> <u>required. Certain exceptions</u>
4		<u>139 - 101, 100,</u> <u>204.5</u>	permitted per §161. Bike parking required per §155.2
5	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>
6	Use Characteristics		
7	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
7	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
8	<u>Residential Uses</u>	1	
9	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot</u> <u>lot area or the density</u> permitted in the nearest
10			<u>Residential District, whichever</u> is greater.
11	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u><i>P, up to twice the number of dwelling units otherwise</i></u>
12		<u>202.2(j), 207</u>	permitted as a principal use in the district and meeting all the
13			<u>requirements of § 202.2(f)(1).</u> C up to twice the number of
14			<u>dwelling units otherwise</u> permitted as a principal use in the district and meeting all
15			requirements of Section §
16			$\frac{202.2(f)(1), except for \$}{202.2(f)(1)(D)(iv), related to}$ location.
17	Group Housing	<u>§ 208</u>	P, 1 bedroom per 210 square
18			<u>foot lot area or the density</u> <u>permitted in the nearest</u> <u>Residential District, whichever</u>
19			is greater.
20	Accessory Dwelling Units	<u>\$\$102,</u> 207(c)(4)	<u>P in Supervisorial Districts 3</u> and 8 extant on July 1, 2015, and buildings undergoing
21			seismic retrofit
22	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by</u> the Administrative Code
23	Loss of Dwelling Units		Controls by Story
24			<u>1st 2nd 3rd+</u>
25	<u>Residential Conversion</u>	<u>§ 317</u>	$\underline{P}$ $\underline{NP}$ $\underline{NP}$

1	Residential Demolition	<u>§ 317</u>		<u>P</u>	<u>C</u>	<u>C</u>
2	<u>Residential Conversion, Demolition, or</u>	<u>§ 317</u>			units Mande	
3	<u>Merger</u>			DR/Loss of	f 3 or more u	<u>nits C</u>
3 4	Zoning Category	<u>§</u> References		(	Controls	
5	NON-RESIDENTIAL STANDAR		2			
6	Development Standards					
7	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>		<u>1.8 to 1</u>		
8	<u>Use Size</u>	<u>§102, 121.2</u>			99 square fe re feet and a	
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		No car par	king require	d i <u>f</u>
10		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u> 204.5		<u>than 5,000</u>	Floor Area is square feet. 51 for uses c	See
11				5,000 squa	<u>re feet. See §</u> 3 waiver. Bik	3 <u>161 for</u>
12					quired per Se	
13	Off-Street Freight Loading	<u>§§ 150, 152,</u> 153 - 155, 161,			ired if gross than 10,000	
14		204.5			tions permiti	_
15	Commercial Use Characteristics					
4.0	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>		<u>P 6 a.m 2</u> a.m.	<u>2 a.m.; C 2 a</u>	<u>1.m 6</u>
4.0	Maritime Use	<u>§102</u>		NP		
18	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>		See Section	n 703(b)	
19	Outdoor Activity Area	<u>§§102,145.2</u>		<u>P if located</u> located els	l in front; C ewhere	<u>if</u>
20	<u>Walk-up Facility</u>	<u>§102</u>		<u>P</u>		
21	Agricultural Use Category			<u>Cont</u> <u>1st</u>	rols by Sto 2nd	<u>ory</u> 3rd+
22	<u>Agriculture, Neighborhood</u>	<u>-</u> <u>§§102,</u> 202 2(-)		<u>P</u>	<u>P</u>	<u>P</u>
23	Agriculture, Large Scale Urban	<u>202.2(c)</u> <u>§§102,</u> 202.2(c)		<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Greenhouse</u>	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)		<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Automotive Use Category					

1	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Entertainment, Arts and Recreation	on Use Category			
6	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
-	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
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				
12	Industrial Uses	<u>§§102,</u> 202.2(d)	<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>
14	Child Care Facility	<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	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
16	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
47	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
18	Sales and Service Use Category				
19	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>C</u>	<u>NP</u>
00	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Bar</u>	<u>\$\$102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
22	<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>
23	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Motel	<u>§§102.</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

		202.2(a)				
1	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4</u>	) Δ	<u>VP</u>	<u>NP</u>
2	Restaurant, Limited	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	Δ	<u>VP</u>	<u>NP</u>
3	Services, Financial	<u>§102</u>	NP	Δ	VP_	NP
4	Services, Fringe Financial	<u>§102</u>	<u>NP(</u>	<u>(5)</u>	<u>VP(5)</u>	<u>NP(5)</u>
	Services, Limited Financial	<u>§102</u>	<u>P</u>	Δ	<u>VP</u>	<u>NP</u>
5	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	Δ	<u>VP</u>	<u>NP</u>
6	Take-Out Food	<u>§102</u>	<u>P</u>	Δ	<u>VP</u>	<u>NP</u>
0	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	Δ	<u>VP</u>	<u>NP</u>
7	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	Δ	<u>VP</u>	<u>NP</u>
8	Design Professional	<u>§102</u>	<u>P</u>	<u>(</u>	2	<u>NP</u>
0	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>(</u>	<u>-</u>	<u>NP</u>
9	Utility and Infrastructure Use Co	ategory				
10	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u><u>C</u></u>	<u>(</u>	2	<u>C</u>
10	Power Plant	<u>§102</u>	<u>NP</u>	Δ	VP_	<u>NP</u>
11	Public Utilities Yard	<u>§102</u>	<u>NP</u>	Δ	VP_	<u>NP</u>
40	* Not listed below					
12	(1) C required for 13 or more children					
13	(2) C required for seven or more person (3)INNER CLEMENT STREET LIQUO		<u>BARS</u>			
14	(a) In order to allow wine and/or be					<u>hard</u>
14	spirits) may be served for drinking on the Conditional Use on the ground level if,			-		nission
15	finds that:		ileria serjerin in section 202	1110 1 10111	<u>ung com</u>	<u>111551011</u>
4.0	(i) The Bar function is operated as	<u>s a wine and beer ba</u>	r with an ABC license type 42	l, which m	ay include	2
16	<u>incidental food services; and</u> (ii) The establishment maintains o	nly an ARC license t	whe 4? Other ABC license tw	nes excen	t those the	it are
17	included within the definition of a Rest					
	this Section.	~		1 51		
18	(b) Subsequent to the granting of a may consider immediate revocation of a					
19	longer comply with any of the above cr (4) INNER CLEMENT STREET LIQUO	iteria for any length	<u>of time.</u>	<u>i un estudi</u>	<i>usuneni n</i>	<u></u>
20	A Restaurant as defined in Section 102			<u>ı Conditior</u>	nal Use or	<u>1 the</u>
20	ground level if, in addition to the criter		•			
21	<u>Restaurant is operating as a Bona Fide</u> fail to operate as a Bona Fide Eating P		•			
22	subject to immediate revocation.		j time, me conational ose a	unonzun	on shan o	<u> </u>
22	(5) FRINGE FINANCIAL SERVICE RE					
23	<b>Boundaries:</b> The FFSRUD and its 1/4 Neighborhood Commercial District.	mile buffer includes	but is not limited to, the Inne	<u>er Clemeni</u>	<u>t Street</u>	
24	<b>Controls:</b> Within the FFSRUD and its Outside the FFSRUD and its 1/4 mile b					
25	subsection 249.35(c)(3).	· · · · · · · ·			<u>.</u>	

#### 1 SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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### Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

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# **ZONING CONTROL TABLE**

			Outer Clement
	Zoning Category	\$	<u>Controls</u>
		<u>References</u>	
	BUILDING STANDARDS		
	Massing and Setbacks	88.102.105	
	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	<u>40-X. See Height and Bulk Map Sheets HT03 and</u> <u>HT04 for more information. Height sculpting required</u>
		<u>260, 261.1,</u> <u>270, 271. See</u>	on Alleys per §261.1.
		<u>also Height</u>	
		<u>and Bulk</u> District Maps	
ļ	5 Foot Height Bonus for Ground Floor	<u>§ 263.20</u>	<u>P</u>
	Commercial		
	<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: 25% of lot depth, but in no case less than 15
		<u>134(u)(e), 130</u>	<u>feet</u>
	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
	Street Frontage and Public Realm		
	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
	<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>
			ground floor ceiling height, street-facing ground-leve spaces, transparency and fenestration, and gates,
			railings, and grillwork. Exceptions permitted for
			historic buildings.
	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
	<u>Miscellaneous</u>	•	
Ē	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
	Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
		<u>I</u>	1

1	Signs	<u>§§ 262, 602-</u> <u>604,</u>	As permitted by Section § 607.1
2		<u>607, 607.1,</u> <u>608, 609</u>	
3	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
4		<u>608, 609, 610,</u> <u>611</u>	
5	Design Guidelines	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
6		<u>Industry</u> <u>Element</u>	
7			
8	Zoning Category	<u>§</u> References	<u>Controls</u>
9	<u>RESIDENTIAL STANDARDS</u> A		
10	Development Standards		
11	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u> </u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
13		$\frac{151,160}{159-161,166,}$ $\frac{204.5}{204.5}$	per §161. Bike parking required per §155.2
14	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
15	Use Characteristics		
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
16	Student Housing	<u>§ 102</u>	<u>P</u>
17	<u>Residential Uses</u> <u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area, or the density</u>
18			permitted in the nearest Residential District, whichever is greater.
19			
20	Senior Housing	<u>§§ 102,</u> 202 2(0) 207	<u>P up to twice the number of dwelling units otherwise</u>

202.2(f), 207

<u>§ 208</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 permitted as a principal use in the district and

<u>meeting all requirements of Section § 202.2(f)(1),</u> <u>except for § 202.2(f)(1)(D)(iv), related to location.</u>

<u>*P*, 1 bedroom per 210 square foot lot area or the</u> density permitted in the nearest Residential District,

whichever is greater.

Group Housing

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21

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23

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	Accessory Dwelling Units	<u>§§102,</u>	P in Supervisori	al Districts 3 and	d 8 extant on July 1,	
1	Accessory Dwening Onus	$\frac{207(c)(4)}{207(c)(4)}$	2015, and buildings undergoing seismic retrofit			
2	Homeless Shelters	<u>§§ 102, 208</u>	<u><i>P</i>, density limits regulated by the Administrative Cod</u>			
3	Loss of Dwelling Units			Controls by St	orv	
4	Loss of Dwening Onus		<u>1st</u>	<u>Controls by St</u> <u>2nd</u>	<u>3rd+</u>	
5	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
6	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>	
7	Residential Conversion, Demolition, or	<u>§ 317</u>	-	Mandatory DR/	Loss of 3 or more	
8	<u>Merger</u>		<u>units C</u>			
9	Zoning Category	<u>§</u> References		<u>Controls</u>		
10	NON-RESIDENTIAL STANDAR		<u>S</u>			
11	Development Standards					
12	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>1.8 to 1</u>			
13	<u>Use Size</u>	<u>§§102, 121.2</u>	· ·	uare feet; C 2,50	00 square feet and	
14	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			pied Floor Area is	
15		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>	<u>less than 5,000 s</u> over 5,000 squa	* •	hart in §151 for uses for car parking	
16		<u>204.5</u>	waiver. Bike par	king required pe	r Section 155.2.	
17	Off-Street Freight Loading	<u>§§ 150, 152,</u>			<u>t is less than 10,000</u>	
18		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exc</u>	eptions permitted	<u>l per §101.</u>	
19	Commercial Use Characteristics	8103				
20	Drive-up Facility Formula Retail	<u>§102</u> §§102, 303.1	<u>NP</u> <u>C</u>			
20	Hours of Operation	<u>§102, 505.1</u> §102	<u>c</u> <u>P 6 a.m 11 p.m</u>	$m \cdot C = 11 \text{ nm} - 2$	a m	
21	Maritime Use	<u>§102</u> §102	<u>1 0 a.m 11 p.m</u> NP	, C 11 p.m. <sup>2</sup> Z	<u>u.m.</u>	
22	Open Air Sales	<u>§§102, 703(b)</u>	See Section 703	( <u>b)</u>		
23	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	elsewhere(4)	
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>			
24				Controls by S		
25	<u>Agricultural Use Category</u>	_	<u>1st</u>	<u>2nd</u>	<u>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	$\frac{\frac{\$\$102,}{202.2(c)}}{$	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
4	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<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>	NP
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>NP</u>
0	Entertainment, Arts and Recreation	on Use Category			
9 10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Arts Activities	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
11	Entertainment, General	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
10	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	NP	NP
12	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	<u>NP</u>
13	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>
14	Industrial Use Category				
15	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Institutional Use Category				
47	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
18	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Medical Cannabis Dispensary	<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>
20	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	Sales and Service Use Category				
22	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Bar</u>	<u>§§102.</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>

	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Liquor Store	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant, Limited</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
8	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Take-Out Food</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Utility and Infrastructure Use Car			1	
13	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>* Not listed below</u>				
16	(1) C required for 13 or more children (2) C required for seven or more person.			D) Down Invited 7	
17	(3) FRINGE FINANCIAL SERVICE RES <u>1/4 mile buffer includes, but is not limite</u> Controls: Within the FFSRUD and its 1/	d to, the Outer Cle	ment Street Neigh	borhood Commer	<u>cial District.</u>
18	Outside the FFSRUD and its 1/4 mile busection 249.35(c)(3).				
19	(4) Outdoor Activity Areas are permitted	l as a Principally F	Permitted U if they	existed prior to 1	<u>1985.</u>
20					
21	SEC. 718. UPPER FILLMORE	STREET NEI	GHBORHOO		CIAL DISTRICT.
22	* * * *				
23	<u>Table 718. UPPER FILLMO</u>	<u>RE STREET N</u>	<u>EIGHBORHO</u>	OD COMME	RCIAL DISTRICT
24		ZONING CO	NTROL TABL		
25		1 -		pper Fillmore	<u>e NCD</u>
20	Zoning Category	<u>§</u>		<u>Controls</u>	

	<u>References</u>		
<b>BUILDING STANDARDS</b>			
Massing and Setbacks			
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	40-X. See Height and Bulk Map Sheet HT02 for mor information. Height sculpting required on Alleys per	
	<u>260, 261.1,</u> <u>270, 271. See</u> also Height	<u>§261.1.</u>	
	and Bulk District Maps		
5 Foot Height Bonus for Ground Floor Commercial	<u>§ 263.20</u>	<u>NP</u>	
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story is 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> <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>	
<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>	
		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>	Not Required	
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>CU</u> required for the entirety of California Street.	
<u>Miscellaneous</u>		1	
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and above	
<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-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 600</u>	<u>As permitted by Section § 607.1</u>	
	<u>608, 609</u>		

24

1 2	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
3 4	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u>	Subject to the Urban Design Guidelines
5		<u>Element</u>	

6	Zoning Category	<u>§</u> References	<u>Controls</u>		
7	RESIDENTIAL STANDARDS AND USES				
8	Development Standards				
9	<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>		
10	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> 159 - 161, 166,	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u> per §161. Bike parking required per §155.2		
11		204.5			
12	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
13	Use Characteristics				
13	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
14	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
15	<u>Residential Uses</u>				
16	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area or the density</u> <u>permitted in the nearest Residential District,</u> <u>whichever is greater.</u>		
17					
18	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i>, up to twice the number of dwelling units otherwise</u> <u>permitted as a principal use in the district and</u> meeting all the requirements of § 202.2(f)(1). C up to		
19			twice the number of dwelling units otherwise permitted as a principal use in the district and		
20			meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
21					
22	Group Housing	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area or the</u> density permitted in the nearest Residential District,		
23			aensity permitted in the nearest Residential District, whichever is greater.		
24	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)	<u><i>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</i></u>		
25					

1	Homeless Shelters	<u>§§ 102, 208</u>	<u>P. density limits regulated by the Administrative Code</u>				
2	Loss of Dwelling Units		<u>Controls by Story</u>				
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
4	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
5	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
6	Residential Conversion, Demolition, or <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or more units C				
7							
8	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>				
9	<u>NON-RESIDENTIAL STANDAR</u>	<u>PDS AND USES</u>	<u>S</u>				
10	Development Standards						
11	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>				
12	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and</u> above				
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</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>				
14		<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.				
15							
16	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.				
17	Commercial Use Characteristics	201.5					
18	Drive-up Facility	<u>§102</u>	<u>NP</u>				
19	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
20	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>				
	<u>Maritime Use</u> <u>Open Air Sales</u>	<u>§102</u> §§102, 703(b)	<u>NP</u> See Section 703(b)				
21	Outdoor Activity Area	§§102,145.2	<i>P</i> if located in front; <i>C</i> if located elsewhere				
22	Walk-up Facility	<u>§102</u>	<u>P</u>				
23	Agricultural Use Category		Controls by Story				
24	<u>Agriculture, Neighborhood</u>	<u></u>	<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>		
25	Agriculture, Large Scale Urban	<u>202.2(c)</u> <u>§§102,</u>	<u>C</u>	<u>C</u>	<u>C</u>		

		<u>202.2(c)</u>				
1	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	Automotive Use Category					
3	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>	
4	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
F	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
6 7	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
1	Entertainment, Arts and Recreation Use Category					
8	Entertainment, Arts and Recreation <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
9	Arts Activities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	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>	
11	Movie Theater	<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>	
12	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	Industrial Use Category					
14	Industrial Uses	<u>§§102.</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
15	Institutional Use Category					
15	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
16	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	
47	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
17	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>	
18	Philanthropic Admin. Services	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
19	<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>	
20	Sales and Service Use Category					
21	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>	
22	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>	
23	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>	
24	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
25	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	

	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
1	Massage Establishment	<u>§102</u>	<u>C</u>	NP	<u>NP</u>	
2	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	NP	NP	
	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
3	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
4	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)(5)</u>	<u>NP</u>	<u>NP</u>	
5	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(5)</u>	<u>NP</u>	<u>NP</u>	
6	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
7	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
8	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
0	Take-Out Food	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>	
9	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	<u>Trade Shop</u>	<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>	
11	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
12	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
40	Utility and Infrastructure Use Cate	egory				
13	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	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>	
15	<u>* Not listed below</u>			·	·	
16	(1) C required for 13 or more children					
17	(2) C required for seven or more persons. (3) A new bar will be allowed with a Con		rization from the l	Planning Commis	ssion only in	
18	<u>conjunction with a Restaurant use.</u> (4) In considering a conditional use for a			-		
19	proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.					
20	(5)Formula Retail NP for this use					
21						
22	SEC. 719. HAIGHT STREET N	EIGHBORHO	OD COMMER	CIAL DISTR	RICT.	
23	* * * *					
24	<u>Table 719. HAIGHT ST</u>	<u>REET NEIGH</u>	BORHOOD C	<u>OMMERCIA</u>	<u>L DISTRICT</u>	
24	ZONING CONTROL TABLE					
25				_		

		Haight Street NCD
Zoning Category	8	<u>Controls</u>
PIULDING STANDAPDS	<u>References</u>	
BUILDING STANDARDS Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheets HT06 and
	<u>106, 250—252,</u>	HT07 for more information. Height sculpting required
	<u>260, 261.1,</u> <u>270, 271. See</u>	on Alleys per §261.1.
	<u>also Height</u> and Bulk	
	District Maps	
<u>5 Foot Height Bonus for Ground Floor</u> Commercial	<u>§ 263.20</u>	<u>NP</u>
Rear Yard	§ 130 § 134,	Required at Grade level and at each succeeding level
	<u>134(a)(e)</u>	or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	Required
<u>Improvements</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>	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 feet and above</u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<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>	
General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
	<u>608, 609, 610,</u> <u>611</u>	
<u> </u>	1	I

1	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	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 A	ND USES	
6	Development Standards	00125 126	
7	<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>
8	Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 157,</u> <u>159 - 161, 166,</u> 204.5	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u> per §161. Bike parking required per §155.2
9			
10	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>
11	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>
	Student Housing	<u>§ 102</u>	<u> </u>
12	Residential Uses	-	
13 14	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area or the density</u> permitted in the nearest Residential District, whichever is greater.
15 16 17 18 19	<u>Senior Housing</u>	<u>§§ 102.</u> 202.2(f), 207	P. up to twice the number of dwelling units 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 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.
20	Group Housing	<u>§ 208</u>	P, 1 bedroom per 210 square foot lot area or the
20		<u></u>	density permitted in the nearest Residential District, whichever is greater.
22	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)	<u><i>P in Supervisorial Districts 3 and 8 extant on July 1,</i></u> <u>2015, and buildings undergoing seismic retrofit</u>
23			
24	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u><i>P</i>, density limits regulated by the Administrative Code</u>
25	Loss of Dwelling Units		<u>Controls by Story</u>

1			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
2 3	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
4	Residential Conversion, Demolition, or Merger	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more		
5		e					
6	Zoning Category	<u>§</u> <u>References</u>	~	<u>Controls</u>			
7	NON-RESIDENTIAL STANDAR	RDS AND USE:	<u>S</u>				
8	<u>Development Standards</u>						
9	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>				
10	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 sq</u> above	uare feet; C 2,50	0 square feet and		
11	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> 159 - 161, 166,	No car parking required if Occupied Floor Area is less than 5,000 sq. ft. See chart in §151 for uses over				
12		<u>204.5</u>	5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2.				
13 14	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5		<sup>f</sup> gross floor area eptions permitted	is less than 10,000 per §161.		
15	Commercial Use Characteristics						
16	Drive-up Facility	<u>§102</u>	<u>NP</u>				
17	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
17	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>		
18	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
19	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(	<u>(b)</u>			
	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>		
20	Walk-up Facility	<u>§102</u>	<u>P</u>				
21	Agricultural Use Category		1st	Controls by S 2nd	tory 3rd+		
22	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>		
23	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>		
24	<u>Greenhouse</u>	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	Automotive Use Category	·	•	•			

1	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Private	<u>§§102, 142,</u> <u>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	<u>n Use Category</u>			
7	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Ũ	Movie Theater	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Industrial Use Category				
12	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Institutional Use Category	-			
14	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
15	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Job Training	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
16	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<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>
4.0	<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</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>
21	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Grocery, General</u>	<u>§102, 202.3</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
24	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
1	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
2	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
3	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4	<u>Pharmacy</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>		
5	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP(3)(4)</u>	<u>NP</u>	<u>NP</u>		
6	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>		
_	<u>Retail Sales and Service, General</u>	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>		
7	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
8	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>		
U	Services, Health	<u>§102</u>	<u>NP</u>	<u>C</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	Take-Out Food	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
11	Tobacco Paraphernalia Store	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>		
4.0	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
12	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
13	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>		
14	Utility and Infrastructure Use Cate	egory					
15	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
-	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
16	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
17	* Not listed below						
18	(1) C required for 13 or more children.						
10	(2) C required for seven or more persons.						
19	(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.						
20	<u>(4) HAIGHT STREET RESTAURANTS</u> <b>Boundaries:</b> Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol						

<u>Restricted Use Subdivision.</u>

- 21 <u>Controls: A Restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set</u> forth in Section 303, the Planning Commission has approved no more than a total of 3 Restaurants in accordance with this Section. Should a Restaurant permitted under this Section cease operation and complete a lawful change
- of use to another principally or conditionally permitted use, the Commission may consider a new Restaurant in accordance with the terms of this Section.
- 24
- 25

1	<u>(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</u> <b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Haight Street Neighborhood
2	<u>Commercial District.</u>
Ζ	<u>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.</u> Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in
3	subsection 249.35(c)(3).
4	(6) TOBACCO PARAPHERNALIA ESTABLISHMENTS – the special definition of "Tobacco Paraphernalia Establishments" applicable to the Haight Street Neighborhood Commercial District shall be repealed three years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it.
5	In the Haight Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco
U	Paraphernalia Establishment to be deemed discontinued shall be 18 months.
6	
7	
8	SEC. 720. HAYES-GOUGH EXCELSIOR OUTER MISSION NEIGHBORHOOD
9	COMMERCIAL <i>TRANSIT</i> DISTRICT.
10	The Hayes-Gough Neighborhood Commercial Transit District is located within walking
11	distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
12	edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market
13	Street. This mixed use commercial district contains a limited range of retail commercial activity, which
14	primarily caters to the immediate need of the neighborhood. The few comparison goods that it does
15	provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and
16	Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types
17	of retail activity are limited.
18	The Hayes Gough District controls are designed to allow for growth and expansion that is
19	compatible with the existing building and use scales. Building standards protect the moderate building
20	and use size and require rear yards at residential levels. To maintain the mixed use character of the
21	district, most commercial uses are permitted at the first and second stories and housing is strongly
22	encouraged at the third story and above. In order to encourage lively pedestrian oriented commercial
23	activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses
24	are directed to the ground story. Retail sales activity, especially neighborhood serving businesses, is
25	further promoted by restricting new ground-story medical, business and professional offices. To protect

1 continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is 2 required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required 3 on Hayes Street and portions of Octavia Boulevard. 4 Housing development in new buildings is encouraged above the second story, and is controlled 5 not by lot area but by physical envelope controls. Existing residential units are protected by limitations 6 on demolitions, mergers, subdivisions, and upper-story conversions. Given the area's central location 7 and accessibility to the downtown and to the City's transit network, accessory parking for residential 8 uses is not required. The code controls for this district are supported and augmented by design 9 guidelines and policies in the Market and Octavia Area Plan of the General Plan. 10 The Excelsior Outer Mission Street Neighborhood Commercial District is located along 11 Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer 12 Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and 13 housing on upper floors. The range of comparison goods and services offered is varied and often 14 includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-15 oriented and the commercial uses serve residents of the area as well as residents and visitors from 16 adjacent and other neighborhoods. 17 The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide 18 convenience goods and services to the surrounding neighborhoods as well as limited comparison 19 shopping goods for a wider market. Housing development in new buildings is encouraged above the 20 second story. Existing residential units are protected by limitations on demolitions and upper-story 21 conversions. Parking for residential and commercial uses is not required. Buildings range in height, 22 with height limits generally allowing up to four stories. Lots vary in size, generally small- or medium-23 sized with some very large parcels. 24

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1	Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL				
2	<u>DIST</u>	<u>rict zoninc</u>	G CONTROL TABLE		
3		1	Excelsior Outer Mission NCD		
	Zoning Category	<u>§ References</u>	<u>Controls</u>		
4	<b>BUILDING STANDARDS</b>				
5	<u>Massing and Setbacks</u> Height and Bulk Limits.	<u>§§ 102, 105,</u>	Generally 40-X. See Height and Bulk Map Sheets		
6	Treight and Buck Limits.	<u>106, 250—252,</u>	HT11 and HT12 for more information. Height		
0		<u>260, 261.1, 270,</u> 271. See also	<u>Sculpting on Alleys per § 261.1.</u>		
7		Height and Bulk			
8		<u>District Maps</u>			
9	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>P</u>		
10	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding		
-		<u>134(a)(e), 136</u>	<i>level or Story of the building, and at the First Story if</i> <i>it contains a Dwelling Unit: 25% of lot depth, but in</i>		
11			no case less than 15 feet		
12					
13	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.		
14	Street Frontage and Public Realm				
	<u>Streetscape and Pedestrian</u> Improvements	<u>§138.1</u>	<u>Required</u>		
15	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking		
16			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-		
17			level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted		
18			for historic buildings.		
19					
20	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.		
20	Vehicular Access Restrictions	<u>§ 155(r)</u>	None		
21	<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		
22	_	-	above		
	Planned Unit Development	<u>§ 304</u>	<u>C</u>		
23	Awning, Canopy or Marquee	<u>§ 136.1</u>			
24	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604.</u> <u>607, 607.1, 608.</u>	<u>As permitted by Section § 607.1</u>		
25		609			

## Table 720 EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL

1 2	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
3	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
4		<u>Industry</u> <u>Element</u>	
5			

6	Zoning Category	<u>§ References</u>	<u>Controls</u>				
7	<u>RESIDENTIAL STANDARDS A</u> <u>Development Standards</u>	<u>ND USES</u>					
8	<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				
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not required. P up to one car for each unit; NP above. Bike parking required per §155.2				
10		<u>157, 166, 204.5</u>					
11	Dwelling Unit Mix	<u>§ 207.6</u>	Not required				
12	<u>Use Characteristics</u>						
12	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
13	Student Housing	<u>§ 102</u>	<u>P</u>				
14	<u>Residential Uses</u>						
14	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area</u>				
15	<u>Senior Housing</u>	<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>				
16		<u>202.2(j), 207</u>	<u>meeting all the requirements of § 202.2(f)(1). C up to</u> twice the number of dwelling units otherwise				
17			permitted as a principal use in the district and				
			<i>meeting all requirements of Section § 202.2(f)(1),</i> <i>except for § 202.2(f)(1)( D)(iv), related to location.</i>				
18			cxcepijor x 202.201.1 x D Avy, related to totalion.				
19	<u> </u>						
• •	Group Housing	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area</u>				
20	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u><i>P</i></u> , in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit				
21		<u>207(C)(4)</u>	2019, una banangs anaergoing seisma renoja				
22	Homeless Shelters	<u>§§ 102, 208</u>	<u><i>P, density limits regulated by the Administrative</i></u> <u><i>Code</i></u>				
23	Loss of Dwelling Units		Controls by Story				
24	Loss of Dwennig Onus		$\frac{\underline{controls by Story}}{\underline{1st}}$				
25	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u> <u>C</u>				

1	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
2	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>		<u> </u>	
3						
4	Zoning Category	<u>§ References</u>		<u>Controls</u>		
5	NON-RESIDENTIAL STANDARDS AND USES					
6	Development Standards					
7	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>			
8	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 5,999 sq</u> above	uare <u>feet;</u> C 6,00	0 square feet and	
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>		required. Limits ing required per	set forth in Section Section 155.2.	
10		<u>157, 166, 204.5</u>				
11	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.			
12	Commercial Use Characteristics		<u> </u>			
13	Drive-up Facility	<u>§102</u>	<u>NP</u>			
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
14	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.m	<u>n.</u>	
15	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
10	<u>Open Air Sales</u>	<u>§§102, 703.2</u>	<u>See §703.2</u>			
16	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>	
17	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>			
10				Controls by St	tory	
18	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
19	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>	
20	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u> <u>NP</u>			
21	<u>Automotive Use Category</u> <u>Automotive Uses*</u>	<u>§§102, 142,</u>	<u>C</u>	NP	NP	
22	Automotive Uses	<u>156, 187.1,</u> <u>202.2(b), 228</u>			<u>111</u>	
23	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
24	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>	
25	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>
1	Entertainment, Arts and Recreation	n Use Category			
2	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Uses*</u>		_	_	
3	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
6	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Industrial Use Category			-	
8	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Institutional Use Category				
9	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR(1)</u>	<u>DR(1)</u>	<u>DR(1)</u>
11	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	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>P</u>
	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Grocery, General</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
16	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</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>C</u>	<u>NP</u>
18	<u>Liquor Store</u>	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
10	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
24	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<b>4</b> 7	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Take-Out Food	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP				
1	Non-Retail Sales and Service*	<u>§102</u>	<u></u>	NP	NP				
2	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>				
3	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
4	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>				
_	Utility and Infrastructure Use Category								
5	<b><u>Utility and Infrastructure*</u></b>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
6	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
7	<u>* Not listed below</u>								
8									
9									
10	<u>(1) MEDICAL CANNABIS DISPENSA</u> <u>Controls:</u>	RIES							
11	(a) A Medical Cannabis Dispensar allowed as a conditional use; provided	l, however, that a	ny amendments t	o regulations gove	erning the proximity of an				
12	<u>MCD to another MCD that are applica</u> will supersede the condition use requir				Outer Mission NCD and				
	(b) In addition to the requirements				ssion shall approve the				
13		<u>application and authorize the conditional use if the facts presented are such to establish that:</u> (i) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission							
14	(1) the MCD will bring measurable Street Neighborhood Commercial Dist		<u>efits ana ennance</u>	ements to the Exce	<u>istor Outer Mission</u>				
4.5	(ii) the MCD has prepared a park		tation manageme	nt plan sufficient	to address the anticipated				
15	impact of its patients, (iii) the MCD has demonstrated a	a commitment to r	naintaining publi	c safety by active	v engaging with the				
16	community prior to applying for the C	onditional Use, ir	cluding adequate	e security measure	es in the operation of				
17	their business and designating a comm	unity liaison to a	leal effectively wi	th current and futi	ure neighborhood				
17	<u>concerns.</u> (c) In addition to the above criteria	, in regard to a C	Conditional Use a	uthorization appli	cation, the Planning				
18	Commission shall consider the existing	g concentrations	of MCDs within t	he District.	, i i i i i i i i i i i i i i i i i i i				
19	(d) A Medical Cannabis Dispensar (e) A Medical Cannabis Dispensar								
19	disabilities as required under the Cali			····) • <b>,</b> •• •• •• ••					
20									
21									
22									
23									
24									
25									

1	(2) OFF-SALE LIQUOR ESTABLISHMENTS <u>Controls:</u> (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
2	<u>license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or</u> reconstruction.
3	(b) Liquor Store uses may relocate within the district with conditional use authorization.
	(c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the
4	<u>following good neighbor policies:</u> (i) Liquor establishments 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;
5	(ii) Advertisements in windows and clear doors are not permitted, and no more than 25% of the square footage
6	<u>of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage shall be</u> placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed
7	<u>view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior</u> public sidewalk or entrance to the premises.
8	(3) 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 Excelsior Outer Mission Street Neighborhood Commercial District.
9	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.
10	Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in <u>Section 249.35(c)(3).</u>
11	
12	
13	
14	
15	SEC. 721. <i>UPPER MARKET STREET <u>JAPANTOWN</u></i> NEIGHBORHOOD COMMERCIAL
15 16	DISTRICT.
17	The Upper Market Street Neighborhood Commercial District, on Market Street at Castro, is
18	situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper
19	Market Street is a multi-purpose commercial district that provides limited convenience goods to
20	adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number
20	of offices are located on Market Street within easy transit access to downtown. The width of Market
22	Street and its use as a major arterial diminish the perception of the Upper Market Street District as a
	single commercial district. The street appears as a collection of dispersed centers of commercial
23	activity, concentrated at the intersections of Market Street with secondary streets.
24	
25	

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1	This district is well served by transit and is anchored by the Castro Street Station of the Market
2	Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the
3	district, and the Castro Station serves as a transfer point between light rail and crosstown and
4	neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. Residential parking
5	is not required and generally limited. Commercial establishments are discouraged or prohibited from
6	building accessory off-street parking in order to preserve the pedestrian-oriented character of the
7	district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage
8	entries) to off-street parking and loading on Market Street to preserve and enhance the pedestrian-
9	oriented character and transit function.
10	The Upper Market Street district controls are designed to promote moderate-scale development
11	which contributes to the definition of Market Street's design and character. They are also intended to
12	preserve the existing mix of commercial uses and maintain the livability of the district and its
13	surrounding residential areas. Large-lot and use development is reviewed for consistency with existing
14	development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings,
15	most commercial uses are permitted with some limitations above the second story. In order to maintain
16	continuous retail frontage and preserve a balanced mix of commercial uses, ground-story
17	neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial
18	service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and
19	drive-up uses.
20	Housing development in new buildings is encouraged above the second story. Existing upper-
21	story residential units are protected by limitations on demolitions and upper-story conversions.
22	Accessory Dwelling Units are permitted on lots within the boundaries of Board of Supervisors District
23	8 pursuant to Subsection 207(c)(4) of this Code.
24	The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post
25	Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to

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2	The character of these streets is largely commercial, including large malls, although there are some
3	residential units above the ground story. Buildings are typically two- to four-stories, although there are
4	two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit
5	corridors. The commercial district provides convenience goods and services to the surrounding
6	neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and
7	<u>far.</u>
8	The Japantown Neighborhood Commercial District controls are designed to encourage and
9	promote development that enhances the walkable, commercial character of this area and to support its
10	local and regional role. New commercial development is required on the ground floor and permitted
11	above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating,
12	drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are
13	encouraged above the ground floor, along with housing and institutional uses
14	
15	
16	
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25	
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Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street.

1	Table 721. JAPANTO	WN NEIGHBO	RHOOD COMMERCIAL DISTRICT				
2	ZONING CONTROL TABLE						
3			Japantown NCD				
4	Zoning Category	<u>§ References</u>	Controls				
5	<b>BUILDING STANDARDS</b>						
	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u>	50-X, and 65-A along Fillmore Street. See Height				
6		<u>106, 250—252,</u>	and Bulk Map Sheet HT02 for more information.				
7		<u>260, 261.1, 270,</u> <u>271. See also</u>	<u>Along Buchanan Street between Post and Sutter, an</u> upper story setback of one foot for every foot above				
8		<u>Height and Bulk</u> District Maps	35 feet in height from the front property line is required . Height Sculpting on Alleys per § 261.1.				
9		<u> </u>	<u> </u>				
10	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>P</u>				
11	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwelling				
12		<u>134(a)(e), 136</u>	<u>Unit, and at each succeeding level or Story of the</u> <u>Building: 25% of lot depth, but in no case less than</u> <u>15 feet.</u>				
13	Front Setback and Side Yard	<u>§§130, 131, 132,</u>	Not Required.				
14	Street Frontage and Public Realm	<u>133</u>					
15	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>				
16	Street Frontage, Above Grade Parking Setback and Active Uses	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,				
17	<u>Seldack and Active Uses</u>		ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and				
18			gates, railings, and grillwork. Exceptions permitted for historic buildings.				
19							
20	<u>Street Frontage, Ground Floor</u> Commercial	<u>§ 145.4</u>	<u>Required on Buchanan Street between Post Street</u> and Sutter Street and Post Street between Fillmore				
21			Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.				
22							
23	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on the north side of Post Street from</u> <u>Webster Street to Laguna Street; the south side of</u>				
24			Post Street from Fillmore Street to Webster Street; and Buchanan Street from Post Street to Sutter				
25			<u>Street.</u>				

1	<u>Miscellaneous</u>				
I	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and		
2		0.204	<u>above</u>		
-	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>		
3	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>		
	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1. All Business Signs,		
4		<u>604,</u>	as defined in § 602.3 are also subject to the		
5		<u>607, 607.1, 608,</u> <u>609</u>	guidelines in the "Commission Guide for Formula Retail."		
5					
6	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u>	<u>NP</u>		
		<u>604,</u> 608, 609, 610,			
7		<u>611</u>			
8	Design Guidelines	General Plan	Subject to the Urban Design Guidelines		
0	Design Guidennes	Commerce and	Subject to the Orban Design Guidetines		
9		Industry			
-		<u>Element</u>			
10					

11	Zoning Category	<u>§ References</u>	<u>Controls</u>
12	<u>RESIDENTIAL STANDARDS A</u> <u>Development Standards</u>	<u>ND USES</u>	
13	<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>
14	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. P up to 0.75 cars per unit,
15		<u>157, 166, 204.5</u>	<u>C up to 1.00 cars per unit, NP above. Bike parking</u> required per § 155.2.
16	Use Characteristics		
17	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
18	Student Housing	<u>§ 102</u>	<u>P</u>
10	<u>Residential Uses</u>	1	
19	Dwelling Units	<u>§§ 102, 207</u>	<u>P, 1 unit per 400 square foot lot area</u>
20	<u>Senior Housing</u>	<u>§§ 102, 202.2(f),</u> <u>207</u>	<u>P up to twice the number of dwelling units otherwise</u> <u>permitted as a principal use in the district and</u> <u>meeting all the requirements of § 202.2(f)(1). C up to</u>
21			twice the number of dwelling units otherwise permitted as a principal use in the district and
22			<i>meeting all requirements of Section § 202.2(f)(1),</i> <i>except for § 202.2(f)(1)( D)(iv), related to location.</i>
23			
24	Group Housing	<u>§ 208</u>	P, 1 bedroom per 210 square foot lot area

1	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	<u><i>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</i></u>				
2	Homeless Shelters	<u>§§ 102, 208</u>	<i><u>P</u>, density limits regulated by the Administrative</i> <u>Code</u>				
3	Loss of Dwelling Units	I	<u>Controls by Story</u>				
4			<u>1st (1)</u>	<u>2nd</u>	<u>3rd+</u>		
5	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
6	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
7	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 unit. units C	s Mandatory DR/	Loss of 3 or more		
8		I	I				
9	Zoning Category	§ References		<b>Controls</b>			
10	NON-RESIDENTIAL STANDAR	DS AND USES	I				
11	Development Standards						
	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>				
12	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and</u>				
13 14	Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151.1, 153 -</u> <u>157, 166, 204.5</u>	<u>above</u> <u>Car parking not required. Maximum permitted as set</u> <u>forth in Section 151.1. Bike parking required per §</u> <u>155.2.</u>				
15	Off-Street Freight Loading	<u>\$\$ 150, 153 -</u> <u>155, 161, 204.5</u>		f gross floor area	tis less than 10,000		
16	Commercial Use Characteristics						
17	Drive-up Facility	<u>§102</u>	<u>NP</u>				
17	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
18	Hours of Operation	<u>§102</u>		.; C 2 a.m 6 a.m	<u>n.</u>		
19	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
20	Outdoor Activity Area	<u>§§102,145.2</u>		ront; C if located	<u>elsewhere</u>		
21	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	Controls by St	tom		
22	Agricultural Use Category		<u>1st (1)</u>	2nd	3rd+		
23	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>		
24	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	Automotive Use Category						

1	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>		
2	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
2	Automotive Sale/Rental	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
3	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>		
4	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
5	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
0	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
6	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
7	Entertainment and Recreation Use	<u>Category</u>					
8	Entertainment, Arts and Recreation <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Arts Activities	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>		
9	Entertainment, General	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>		
10	Entertainment, Nighttime	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>		
10	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</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>C</u>	<u>C</u>	<u>C</u>		
12	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						
14	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
15	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
16	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
16	Philanthropic Admin. Services	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
17	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
4.0	Sales and Service Use Category	1	1	1			
18	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>C</u>		
19	<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>		
20	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>C(2)</u>	<u>C(2)</u>		
21	<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>		
22	Liquor Store	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
23	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
20	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
24	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		

	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
Services, Financial	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>C(3)</u>
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>P</u>
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>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Take-Out Food	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Trade Shop	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
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>P</u>
Service, Non-Retail Professional	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>
Trade Office	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
Utility and Infrastructure Use (	Category			
Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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) The controls for the 1st story shall (2) No noise or music associated with Section 2001(t) of the Police Code by	these uses shall exceed			ise level defined in
(1) The controls for the 1st story shall	these uses shall exceed more than 8 dBC. permitted on the ground tited south of Post Stree	<u>l the low frequ</u> d floor within tt. D COMME	the District. Abo	ve the ground floor, new
(1) The controls for the 1st story shall (2) No noise or music associated with Section 2901(f) of the Police Code by (3) Only two Financial Services uses Financial Services uses are not permit SEC. 722. NORTH BEACH	these uses shall exceed more than 8 dBC. permitted on the ground tited south of Post Stree	l the low frequ d floor within t. D COMME	<u>the District. Abo</u> RCIAL DIST COMMERCL	ve the ground floor, new RICT. <u>AL DISTRICT</u>
(1) The controls for the 1st story shall (2) No noise or music associated with Section 2901(f) of the Police Code by (3) Only two Financial Services uses Financial Services uses are not permit SEC. 722. NORTH BEACH	these uses shall exceed more than 8 dBC. permitted on the ground itted south of Post Stree NEIGHBORHOOI <u>BEACH NEIGHB</u> <u>ZONING CON</u>	l the low frequ d floor within t. D COMME	the District. Abo RCIAL DIST	ve the ground floor, new RICT. <u>AL DISTRICT</u>
(1) The controls for the 1st story shal. (2) No noise or music associated with Section 2901(f) of the Police Code by (3) Only two Financial Services uses Financial Services uses are not permit SEC. 722. NORTH BEACH * * * * <u>Table 722. NORTH</u> <u>Zoning Category</u>	these uses shall exceed more than 8 dBC. permitted on the ground tted south of Post Stree NEIGHBORHOOI	l the low frequ d floor within t. D COMME	<u>the District. Abo</u> RCIAL DIST COMMERCL	ve the ground floor, new RICT. <u>AL DISTRICT</u>
(1) The controls for the 1st story shall (2) No noise or music associated with Section 2901(f) of the Police Code by (3) Only two Financial Services uses Financial Services uses are not permu SEC. 722. NORTH BEACH	these uses shall exceed more than 8 dBC. permitted on the ground itted south of Post Stree NEIGHBORHOOI <u>BEACH NEIGHB</u> <u>ZONING CON</u>	l the low frequ d floor within t. D COMME	the District. Abo RCIAL DIST COMMERCI BLE North Beac	ve the ground floor, new RICT. <u>AL DISTRICT</u>
(1) The controls for the 1st story shal. (2) No noise or music associated with Section 2901(f) of the Police Code by (3) Only two Financial Services uses Financial Services uses are not permit SEC. 722. NORTH BEACH * * * * <u>Table 722. NORTH</u> <u>Zoning Category</u>	these uses shall exceed more than 8 dBC. permitted on the ground itted south of Post Stree NEIGHBORHOOI <u>BEACH NEIGHB</u> <u>ZONING CON</u>	l the low frequ d floor within t. D COMME	the District. Abo RCIAL DIST COMMERCI BLE North Beac	ve the ground floor, new RICT. <u>AL DISTRICT</u>

1	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	40-X. See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per
2		<u>260, 261.1,</u> <u>270, 271. See</u> also Height	<u>§261.1.</u>
3		<u>and Bulk</u> <u>District Maps</u>	
4	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
5	Rear Yard	<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
6		<u>154(u)(e), 150</u>	<u>it contains a Dwelling Unit: 25% of lot depth, but in</u> <u>no case less than 15 feet</u>
7			
8	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
9	Street Frontage and Public Realm		
10	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
11	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
12			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
13			historic buildings.
14			
4 5	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
15 16	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Columbus Avenue between Washington</u> and North Point Streets
10	<u>Miscellaneous</u>	I	
17	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u>
18	Planned Unit Development	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	Signs	<u>§§ 262, 602-</u> <u>604,</u> 607, 607.1,	<u>As permitted by Section § 607.1</u>
21		<u>608, 609</u>	
22	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
23		<u>611</u>	



1	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines and historic resource consideration. Properties in this zoning				
2		<u>Industry</u> <u>Element</u>	district have been identified as potentially eligible for National Register or California Register.				
3							
4	Zoning Category	<u>§</u> References	<u>Controls</u>				
5	RESIDENTIAL STANDARDS A						
5	Development Standards						
6	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	60 square feet p	er unit if private,	or 80 square feet per		
7	<u>Unit]</u>		<u>unit if common</u>				
1	Off Street Parking Requirements	<u>§§ 145.1, 150,</u>			0.5 parking spaces		
8		<u>151.1, 153 -</u> 157, 166, 204, 5		i <u>g Unit; C up to (</u> ig Unit. (1)Per 15	0.75 parking spaces		
0		<u>157, 166, 204.5</u>		i <u>g Unii. (1)Per 1.</u> Istalling garages			
9				parking required			
10	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>				
	<u>Use Characteristics</u>						
11	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
12	Student Housing	<u>§ 102</u>	<u>P</u>				
	<u>Residential Uses</u>						
13	Dwelling Units	<u>§§ 102, 207</u>	P. 1 unit per 400 square foot lot area or the density				
14			permitted in the whichever is gre	<u>nearest Residenti ater.</u>	<u>tal District,</u>		
45	Senior Housing	<u>§§ 102,</u>	<i>P</i> up to twice the number of dwelling units otherwise				
15		<u>202.2(f), 207</u>		rincipal use in th			
16					<u>202.2(f)(1). C up to</u>		
				<u>r of dwelling unit</u> rincipal use in th			
17				irements of Section			
18			except for § 202.	.2(f)(1)( D)(iv), re	elated to location.		
19	Group Housing	§ 208	P 1 hedroom na	er 140 square foor	t lot area		
20	Accessory Dwelling Units	<u>§ 200</u> §§102,			8 extant on July 1,		
20	Lecessory Drenning Onus	$\frac{207(c)(4)}{207(c)(4)}$		ings undergoing s			
21							
22	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits</u>	regulated by the	Administrative Code		
23	Loss of Dwelling Units			Controls by Sto	<u>ory</u>		
24			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
25	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		

1	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
2	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or more units C				
3							
4	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>			
5	NON-RESIDENTIAL STANDAR	DS AND USES	<u>S</u>				
6	<u>Development Standards</u>						
7	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>				
8	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 1,999 squ 3,999 square fee</u>		0 square feet to tre feet and above.		
9 10	Off Street Parking Requirements	<u>§§ 150, 151,</u> <u>161</u>	Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2.				
11 12	Off-Street Freight Loading	<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.				
4.0	Commercial Use Characteristics						
13	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>				
14	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>NP</u>				
4 5	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>		
15	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
16	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section §703	<u>8(b)</u>			
47	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere		
17	<u>Walk-up Facility</u>	<u>§102</u>	<u>NP (2)</u>				
18				<u>Controls by S</u>	tory		
19	<u>Agricultural Use Category</u>		<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>		
20	Agriculture, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>		
21	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	Automotive Use Category						
23	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>		
24	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>		
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>
0	Entertainment, Arts and Recreation	n Use Category	<u> </u>		
3	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Uses*</u>				
-	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Entertainment, Nighttime	<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>
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>C</u>
	Industrial Use Category	L		L	
9	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Institutional Use Category	<u>202.2(u)</u>			
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
11	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
12	Hospital	<u>§102</u>	<u>NP</u>	NP	NP
	Medical Cannabis Dispensary	<u>§§102,</u>	<u>DR</u>	NP	<u>NP</u>
13	Dhilandanania Admin Camiana	<u>202.2(e)</u>	ND	ND	ND
14	Philanthropic Admin. Services Public Facilities	<u>§102</u>	<u>NP</u>	<u>NP</u> <u>C</u>	<u>NP</u> <u>C</u>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>C</u>		
15		<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
16	Sales and Service Use Category Retail Sales and Service Uses*	<i>§§102,</i>	D	<u>P</u>	NP
10	<u>Retait Sales and Service Uses ·</u>	$\frac{88102.}{202.2(a)}$ , 202.3	<u>P</u>	<u>r</u>	
17	Adult Business	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
18	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Bar	<u>§§102,</u> 202.2(a), 780.3	<u>C (5) (6)</u>	<u>NP</u>	<u>NP</u>
	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Kennel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<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>
24	<u>Restaurant</u>	<u>§§102,</u> 202.2(a), 780.3	<u>C(5)(6)</u>	<u>NP</u>	<u>NP</u>
25				•	

1	<u>Restaurant, Limited</u>	<u>\$\$102.</u> 202.2(a), 780.3	<u>C(5)</u>	<u>NP</u>	<u>NP</u>		
	Services, Financial	<u>§102, 781.6</u>	<u>C(7)</u>	<u>NP</u>	<u>NP</u>		
2	Services, Fringe Financial	<u>§102, 781.6</u>	<u>NP(8)</u>	<u>NP(8)</u>	<u>NP(8)</u>		
3	Services, Limited Financial	<u>§102</u>	<u>C(2)(7)</u>	<u>NP</u>	<u>NP</u>		
-	Services, Retail Professional	<u>§102</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>		
4	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
5	Take-Out Food	<u>§102</u>	<u>C(5)</u>	<u>NP</u>	<u>NP</u>		
Ū	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
6	<u>Trade Shop</u>	<u>§102, 790.124</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
7	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
'	Design Professional	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>		
8	Trade Office	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>		
9	Utility and Infrastructure Use Cate	egory	·				
9	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
10	Power Plant	<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>		
11	<u>* Not listed below</u>						
12	(1) NORTH BEACH OFF-STREET PARK	KING, RESIDENTI	AL (Section 155(t	))			
13	<u>Boundaries: North Beach NCD</u> Controls:						
13	(a) Installing a garage in an existing r						
14	<u>Discretionary Review by the Planning Co</u> units. In approving installation of the gar		*	•	ng of less than four		
15	(i) the proposed garage opening/add				" or "conversion of		
15	residential unit," as those terms are defin			1 11 1	.1 1. 1.1.		
16	( <i>ii</i> ) the proposed garage opening/ad dwelling unit without increasing the floor	0 00		ubstantially decre	ease the livability of a		
17	(iii) the building has not had two or	more "no-fault" ev	ictions, as defined				
17	Francisco Administrative Code, with each				e past ten years <u>,</u>		
18	( <i>iv</i> ) the garage would not front on a ( <i>v</i> ) the proposed garage/addition of				riority Policies of		
4.0	Section 101.1 of this Code.						
19	(b) Prior to the Planning Commission hearing, or prior to issuance of notification under Section $311(c)(2)$ of						
20	this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination						
	that the project complies with (4) and (5) above.						
21	(2)NORTH BEACH WALK UP FACILITIES: Walk-up automated bank teller machines (ATMs) are not permitted.						
22	(3) C required for 13 or more children. (4) C required for seven or more persons.						
	<u> </u>	-					
23							
24							
05							

1	(5) NORTH BEACH SPECIAL USE D					
•	and Bars may be permitted as a condit					
2	303, the Planning Commission finds th	<u>at the Restaurant, Lin</u>	nited-Restaurant, Take-	Out Food or Bar does not		
3	<u>occupy:</u> (a.) a space that is currently or was	s last occupied by a B	asic Neighborhood Sal	e or Service or by a permitted		
0	principal use under Section 722 (North Beach Controls); or					
4	(b) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722					
	(North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of					
5	this Code.		NTC. A Destaurant Hes			
0	(6) NORTH BEACH LIQUOR LICENS 47, 49 or 75 as a conditional use on th					
6	Planning Commission finds that the Re			•		
7	790.142. Should a Restaurant fail to op		•	•		
'	authorization shall be subject to immed					
8	(7) NORTH BEACH FINANCIAL SER PROFESSIONAL SERVICE SUBDIST		<u>ANCIAL SERVICE, AN</u>	<u>D BUSINESS OR</u>		
_	<b>Boundaries:</b> Applicable only for portic		h NCD south of Greenw	vich Street as mapped on		
9	Sectional Map SU01.	nis of the Horn Deale	in the sound of creen	<u>ten siteer as mapped en</u>		
10	Controls: Financial Services and Limit			<u>Retail Professional Services,</u>		
10	Design Professional, and Trade Office		•			
11	(8) FRINGE FINANCIAL SERVICE RI Boundaries: The FFSRUD and its 1/4			e North Reach Neighborhood		
	Commercial District.	mile ouffer menues,	<i>out is not untited to, in</i>	<u>e norm Beach Neighborhooa</u>		
12	Controls: Within the FFSRUD and its					
40	Outside the FFSRUD and its 1/4 mile l	buffer, fringe financia	l services are P subject	to the restrictions set forth in		
13	<u>subsection 249.35(c)(3).</u>					
14						
15	SEC. 723. POLK STREET NI	EIGHBORHOOD	COMMERCIAL	DISTRICT.		
4.0	* * * *					
16						
17	Table 723. POLK ST	REET NEIGHB	ORHOOD COMM	ERCIAL DISTRICT		
18		ZONING CO	<u>VTROL TABLE</u>			
10				<u>Polk Street NCD</u>		
19	Zoning Category	<u>§</u>		<u>Controls</u>		
20		<u>References</u>				
	<b>BUILDING STANDARDS</b>					
21	Massing and Setbacks					
22	Height and Bulk Limits.	<u>§§ 102, 105,</u>		<u>65-A, 80-A, and 130-E. See</u>		
22		<u>106, 250—252,</u>		Height and Bulk Map Sheet		
23		<u>260, 261.1,</u> <u>270, 271. See</u>		<u>HT02 for more information.</u> <u>Height sculpting required on</u>		
		also Height		Alleys per §261.1.		
24		and Bulk		, / <b>/ /</b>		
05		District Maps				
25						

	5 Foot Height Bonus for Ground Floor	<u>§ 263.20</u>	NP
1	<u>Commercial</u>	<u>., 100,100</u>	<u></u>
2	<u>Rear Yard</u>	<u>§ 130 § 134,</u> <u>134(a)(e)</u>	<u>Required at the lowest Story</u> <u>containing a Dwelling Unit.</u>
3			<u>and at each succeeding level</u> <u>or Story of the Building; 25%</u> <u>of lot depth, but in no case less</u>
4			than 15 feet
5	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	<u>Not Required.</u>
6	Street Frontage and Public Realm		
7	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
8	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to</u> <u>above-grade parking setbacks,</u> parking and loading
9			entrances, active uses, ground floor ceiling height, street-
10			facing ground-level spaces, transparency and fenestration,
11			and gates, railings, and grillwork. Exceptions
12			<u>permitted for historic</u> <u>buildings.</u>
13	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
14	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>CU required for the entirety of</u> <u>California Street.</u>
45	<u>Miscellaneous</u>		
15	Lot Size (Per Development)	<u>§§102, 121.1</u>	<u>P up to 9,999 square feet; C</u> <u>10,000 square feet and above</u>
16	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
17	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
18	Signs	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section §</u> <u>607.1</u>
19		<u>608, 609</u>	
20	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
21		<u>611</u>	
22 23	Design Guidelines	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	<u>Subject to the Urban Design</u> <u>Guidelines</u>
24			
25	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>\$\$135, 136</u>	<u>60 square feet per unit ij</u> private, or 80 square fee unit if common
Off-Street Parking Requirements	<u> </u>	<u>A minimum of one car pospace for every Dwelling</u>
	<u>159 - 161, 166,</u> <u>204.5</u>	<u>required. Certain except</u> permitted per §161. Bike
Dwelling Unit Mix	<u>§ 207.6</u>	<u>parking required per §1.</u> <u>Not required</u>
	Use Characteristi	· · · ·
Single Room Occupancy	<u>§ 102</u>	<u></u>
Student Housing	<u>§ 102</u>	<u>P</u>
<u>Residential Uses</u>	- 1	
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 400 square</u> lot area; or the density
		permitted in the nearest Residential District, whi
		<u>is greater.</u>
<u>Senior Housing</u>	<u>\$\$ 102.</u> 202.2(f), 207	<u>P, up to twice the numbe</u> dwelling units otherwise
		permitted as a principal the district and meeting requirements of § 202.2
		<u>C up to twice the numbe</u> dwelling units otherwise
		permitted as a principal the district and meeting
		requirements of Section 202.2(f)(1), except for §
		<u>202.2(f)(1)( D)(iv), relat</u> <u>location.</u>
Residential Density, Group Housing	<u>§ 208</u>	<u>P, 1 bedroom per 140 s</u> foot lot area or the dens
		permitted in the nearest Residential District, whi
Accessory Dwelling Units	<u>§§102,</u>	<u>is greater.</u> Accessory Dwelling Uni
	<u>207(c)(4)</u>	<u>§§102, 207(c)(4) P in</u> Supervisorial Districts 3
Homeless Shelters	<u>§§ 102, 208</u>	<u>extant on July 1, 2015.</u> <u>P, density limits regulate</u> the Administrative Code
		ine Administrative Code
Loss of Dwelling Units		<u>Controls by Story</u>
		<u>1st</u> <u>2nd</u>

1	<u>Residential Conversion</u>	<u>§ 317</u>		<u>P</u>	<u>C</u>	<u>NP</u>
2	<u>Residential Demolition</u>	<u>§ 317</u>		<u>P</u>	<u>C</u>	<u>C</u>
3	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or more units C			
4		0				
5	Zoning Category	<u>§</u> <u>References</u>			<u>Controls</u>	
6	NON-RESIDENTIAL STANDAR	RDS AND USES				
7	Development Standards					
8	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>		<u>2.5 to 1</u>		
9	<u>Use Size</u>	<u>§§102, 121.2</u>			199 square fe ure feet and c	
10	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 157,		No car par	rking require Floor Area i	d if
11		<u>159 - 161, 166,</u> <u>204.5</u>		than 5,000 square feet. See chart in §151 for uses over		
12					ure feet. See	
13				<u>car parking waiver. Bike</u> parking required per Section 155.2.		
14	Off-Street Freight Loading	<u>§§ 150, 152,</u>			ired if gross	
15		<u>153 - 155, 161,</u> <u>204.5</u>			s than 10,000 ptions permit	
10	Commercial Use Characteristics			<u>,,                                    </u>		
16	Drive-up Facility	<u>§102</u>		<u>NP</u>		
17	<u>Formula Retail</u>	<u>§§102, 303.1</u>		<u>C</u>		
18	Hours of Operation	<u>§102</u>		<u>P 6 a.m 2</u> <u>a.m.</u>	2 a.m.; C 2	<u>a.m 6</u>
	Maritime Use	<u>§102</u>		<u>NP</u>		
19	Open Air Sales	<u>§§102, 703(b)</u>		See Section 703(b)		
20	Outdoor Activity Area	<u>§§102,145.2</u>		<u>P if located in front; C if</u> located elsewhere		
21	Walk-up Facility	<u>§102</u>	<u>P</u>			
22	Agricultural Use Category			<u>Cont</u> <u>1st</u>	trols by Sta 2nd	<u>ory</u> 3rd+
23	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)		<u>P</u>	<u>P</u>	<u>P</u>
24	Agriculture, Large Scale Urban	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)		<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)		<u>NP</u>	<u>NP</u>	<u>NP</u>

	Automotive Use Category				
1	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Automotive Repair	<u>§102</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>
	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Private	<u>§§102, 142,</u> 156	<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 Recreati	on Use Category			
7	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Arts Activities	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
9	Entertainment, General	<u>§102</u>	<u>C</u>	NP	NP
9	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
10	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	NP
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Industrial Use Category				
13	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Institutional Use Category				
14	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
10	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Medical Cannabis Dispensary	<u>§§102.</u> 202.2(e)	<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	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.0	<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				
20	<b>Retail Sales and Service Uses*</b>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>
21	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>
22	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Massage, Foot/Chair	<u>§102</u>	<u><u>P</u></u>	<u>NP</u>	<u>NP</u>	
1	<u>Mortuary</u>	<u>§102</u>	NP	NP	NP	
2	Motel	<u>\$\$102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
3	<u>Restaurant</u>	$     \frac{202.2(a)}{\$\$102,} \\     202.2(a) $	<u>C(3)</u>	<u>NP</u>	<u>NP</u>	
4	Restaurant, Limited	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>	
5	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
0	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>	
6	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	NP	
7	Storage, Self	<u>§102</u>	NP	NP	NP	
1	Take-Out Food	<u>§102</u>	<u>P</u>	NP	NP	
8	Tobacco Paraphernalia Store	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>	
0	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	NP	
9	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP	
10	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
11	Utility and Infrastructure Use C	Category				
12	Utility and Infrastructure*	<u>§102</u>	<u><u>C</u></u>	<u>C</u>	<u>C</u>	
	Power Plant	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>	
13	Public Utilities Yard	<u>§102</u>	NP	NP	NP	
14	* Not listed below					
••	(1) C required for 13 or more children	<u>ı.</u>				
15	(2) C required for seven or more pers					
16	(3) POLK STREET LIQUOR LICENS					
16	47, 49 or 75 as a conditional use on the Planning Commission finds that the R					
17	to operate as a Bona Fide Eating Plac					
	immediate revocation.				D 11	
18	(4) FRINGE FINANCIAL SERVICE R					
19	<sup>1</sup> /4 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 District.					
13	<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.					
20	Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set forth in					
	subsection $249.35(c)(3)$ .	TADIICIIMENTO DD	OUDITION Tobacco Davanh	un alia Establia	1	
21	(5) TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION– Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-quarter mile of the					
<b>1</b> 1	boundaries of that Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia					
22	Establishments" applicable to the Polk Street Neighborhood Commercial District shall be repealed six years after					
23	its initial effective date, unless the Boo Street Neighborhood Commercial Dis					
24	Establishment to be deemed discontin					
25						

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

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## Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

## ZONING CONTROL TABLE

5			Sacramento Street NCD
6	Zoning Category	<u>§</u> References	<u>Controls</u>
7	<b>BUILDING STANDARDS</b>		
8	Massing and Setbacks		
0	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	<u>40-X. See Height and Bulk Map Sheets HT02 and</u> HT03 for more information. Height sculpting
9		260, 261.1,	required on Alleys per §261.1.
10		<u>270, 271. See</u> also Height	
11		and Bulk	
11	5 Foot Height Bonus for Ground Floor	<u>District Maps</u> § 263.20	NP
12	<u>Commercial</u>	<u>x 200.20</u>	····
13	<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
		<u>134(u)(e), 130</u>	<u>15 feet</u>
14	Front Setback and Side Yard	§§130, 131,	Not Required.
15		<u>132, 133</u>	
16	Street Frontage and Public Realm	F	
-	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
17	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
18			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-
19			level spaces, transparency and fenestration, and
-			gates, railings, and grillwork. Exceptions permitted for historic buildings.
20			<u>for misione buildings.</u>
21	Street Frontage, Ground Floor	§ 145.4	Not Required
22	Commercial	<u></u>	
22	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
23	<u>Miscellaneous</u>	88 102 121 1	
24	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>
25	Planned Unit Development	<u>§ 304</u>	<u>C</u>
20	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>

1	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> 607, 607.1,	<u>As permitted by Section § 607.1</u>
2		<u>608, 609</u>	
3	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
4		<u>608, 609, 610,</u> <u>611</u>	
5	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
6		<u>Industry</u> <u>Element</u>	
7		Liemeni	
8	Zoning Category	<u>§</u>	<u>Controls</u>
0		<u>References</u>	
9	RESIDENTIAL STANDARDS A	<u>ND USES</u>	
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 13	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> <u>159 - 161, 166,</u> 204.5	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> <u>permitted per §161. Bike parking required per</u> §155.2
14	Dwelling Unit Mix	<u>\$ 207.6</u>	Not required
14		<u>x 207.0</u>	Norregarea
15	<u>Use Characteristics</u> Single Room Occupancy	8 102	D
		<u>§ 102</u>	<u>P</u>
16	Student Housing	<u>§ 102</u>	<u>P</u>
17	<u>Residential Uses</u>	88.102.207	
18	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area or the density</u> <u>permitted in the nearest Residential District,</u> <u>whichever is greater.</u>
19	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i>, up to twice the number of dwelling units otherwise</u> permitted as a principal use in the district and
20		202.2(1), 207	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), arcapt for § 202.2(f)(1)(D)(iv) related to logation
22			except for § 202.2(f)(1)(D)(iv), related to location.
23	Group Housing	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area.</u>

1	Accessory Dwelling Units	<u>§§102,</u> <u>207(c)(4)</u>	<u>Accessory Dwelling Unit §§102, 207(c)(4) P in</u> <u>Supervisorial Districts 3 and 8 extant on July 1,</u> 2015.				
2	Homeless Shelters	§§ 102, 208	<i>P</i> , density limits regulated by the Administrative				
3	<u>Tometess Shellers</u>	<u>xx 102, 200</u>	<u>Code</u>				
4	Loss of Dwelling Units		I	Controls by Sto	ory		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
e	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
6 7	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
1	Residential Conversion, Demolition, or	<u>§ 317</u>	Loss of 1-2 units	Mandatory DR/	Loss of 3 or more		
8	Merger	-	<u>units Č</u>	•	•		
9		8					
10	Zoning Category	<b>References</b>	~	<u>Controls</u>			
11	<u>NON-RESIDENTIAL STANDAR</u>	<u>DS AND USES</u>	<u>S</u>				
12	Development Standards						
13	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>				
14	<u>Use Size</u>	<u>§§102, 121.2</u>	P up to 2,499 sq above	uare feet; C 2,50	00 square feet and		
15	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			pied Floor Area is		
10		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>			<u>chart in §151 for</u> §161 for car parking		
16		204.5	waiver. Bike par				
17	Off-Street Freight Loading	<u>§§ 150, 152,</u>			a is less than 10,000		
18		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exc</u>	eptions permitted	<u>l per §161.</u>		
19	Commercial Use Characteristics						
	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 12 a.m</u>	<i>n.; C</i> 12 <i>a.m</i> 6	<u>a.m.</u>		
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
22	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703	<u>(b)</u>			
23	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P</u>				
	Walk-up Facility	<u>§102</u>	<u>P</u>				
24				<u>Controls by S</u>	tory		
25	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>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), 228	<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> </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 Use Category				
9 10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Arts Activities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	NP	NP
12	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	NP
13	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>
14	Industrial Use Category				
15	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Institutional Use Category				
47	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
18	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Medical Cannabis Dispensary	<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>
20	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	Sales and Service Use Category				
22	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>C</u>	<u>NP</u>
23	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<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>		
1	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
2	Kennel	<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>		
3	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4	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>		
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</u>	<u>NP</u>	<u>NP</u>		
7	Restaurant, Limited	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>		
8	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
9	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>		
0	<u>Services, Health</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP</u>	<u>NP</u>		
10	Services, Instructional	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
11	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
	<u>Services, Personal</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
12	Services, Retail Professional	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>		
10	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
13	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
14	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
4 5	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	Design Professional	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>		
16	<u>Trade Office</u>	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>		
	Utility and Infrastructure Use	<u>Category</u>					
17	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
18	<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>		
19	* Not listed below						
20	(1) C required for 13 or more childre (2) C required for seven or more pers						
21		(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Sacramento Street					
22	<u>Neighborhood Commercial District.</u> <u>Controls: Within the FFSRUD and it</u>						
23	forth in subsection 249.35(c)(3).	249.35. Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set					
24	(4) Retail Professional Service, Designues on the first story or below if no re				ed to a Health Service		
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# <sup>25</sup> SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

	RFFT NF1(-HF	<u>BORHOOD COMMERCIAL DISTRICT</u>
	ZUNING CUI	NTROL TABLE
		<b>Union Street NCD</b>
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> <u>270, 271, See</u>	40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.
	<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	
<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>NP</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 if</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u> <u>no case less than 15 feet</u>
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>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> <u>ground floor ceiling height, street-facing ground-level</u> <u>spaces, transparency and fenestration, and gates,</u> <u>railings, and grillwork. Exceptions permitted for</u> <u>historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	None
<u>Miscellaneous</u>	<u>.</u>	·
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>
	1	
Planned Unit Development	<u>§ 304</u>	<u>C</u>

	a:	88.262.602	
1	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
2		<u>607, 607.1,</u> <u>608, 609</u>	
3	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
4		<u>608, 609, 610,</u> <u>611</u>	
5	Design Guidelines	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
6		<u>Industry</u> Element	
7			
0	Zoning Category	8	Controls

8	Zoning Category	<u>§</u> References	<u>Controls</u>				
9	RESIDENTIAL STANDARDS A						
10	Development Standards						
11	<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>				
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u>	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted				
13		<u>159 - 161, 166,</u> <u>204.5</u>	per §161. Bike parking required per §155.2				
14	Dwelling Unit Mix	<u>§ 207.6</u>	Not required				
15	<u>Use Characteristics</u>						
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
16	Student Housing	<u>§ 102</u>	<u>P</u>				
17	<u>Residential Uses</u> Dwelling Units	§§ 102, 207	P, 1 unit per 600 square foot lot area or the density				
18	<u>Dwenng Onus</u>	<u>xx 102, 207</u>	permitted in the nearest Residential District, whichever is greater.				
19	Senior Housing	<u>§§ 102,</u> 202.2(0, 207	P, up to twice the number of dwelling units otherwise				
20		<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				
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							
24	<u>Group Housing</u>	<u>§ 208</u>	<u>P. 1 bedroom per 210 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u>				
25			whichever is greater.				

	A	88103		al Distaire 2 and	10 million Inter 1		
1	<u>Accessory Dwelling Units</u>	<u>§§102,</u> <u>207(c)(4)</u>	<u><i>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</i></u>				
2	Homeless Shelters	<u>§§ 102, 208</u>	<i>P, density limits regulated by the Administrative Cod</i>				
3							
4	Loss of Dwelling Units		•	Controls by St	<u>ory</u>		
<b>-</b>			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
5	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
6	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>		
7	Residential Demotition	<u>× 517</u>	<u>-</u>	<u>c</u>	<u> </u>		
8	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more		
0		L					
9	Zoning Category	<u>§</u>		<b>Controls</b>			
10		<u>References</u>		<u>controts</u>			
11	NON-RESIDENTIAL STANDAR	RDS AND USES	<u>S</u>				
	<u>Development Standards</u>						
12	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>3.0 to 1</u>				
13		<u>124</u>	5.0101				
14	<u>Use Size</u>	<u>§§102, 121.2</u>	· · ·	uare feet; C 2,50	0 square feet and		
14	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	above No car parking required if Occupied Floor Area is				
15		<u>151, 153 - 157,</u>	less than 5,000 s	square feet. See c	hart in §151 for uses		
16		<u>159 - 161, 166,</u> 204.5					
		201.5	waiver. Bike parking required per Section 155.2.				
17	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required it	f gross floor area	is less than 10,000		
18		<u>153 - 155, 161,</u>		eptions permitted			
19		<u>204.5</u>					
19	Commercial Use Characteristics	·					
20	Drive-up Facility	<u>§102</u>	<u>NP</u>				
21	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
21	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.r	<u>n.</u>		
22	Maritime Use	<u>§102</u>	<u>NP</u>	(1)			
23	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703				
	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>		
24	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	0 1 1 0			
25				<u>Controls by S</u>	tory		

4	Agricultural Use Category		lst	2nd	<i>3rd</i> +
1	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Greenhouse</u>	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Automotive Use Category	202.2(0)			
5	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	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>
9	Entertainment, Arts and Recreation	on Use Category	2		
10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Arts Activities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	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	-		F	-
17	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
18	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
19	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
20	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
00	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
22	Sales and Service Use Category	T	T =	I =	1
23	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2</u> (a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>
24	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>
25	Bar	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

4		<u>202.2(a)</u>			
1	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</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>C</u>	<u>NP</u>	<u>NP</u>
1	Massage Establishment	<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>
5	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
3	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
)	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
,	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
	Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</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>P</u>	<u>C</u>
	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Take-Out Food	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	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>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>P</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	Utility and Infrastructure Use	<u>Category</u>			
	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>* Not listed below</u>				

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

- 23
- 24
- 25

1	(3) UNION STREET RESTAURANTS: Applicability: The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § 178(c) of the Planning Code.
2	Controls: The Planning Commission may approve a Restaurant if, in addition to meeting the criteria set forth in
Ζ	<u>Section 303, 1: the use is located on the ground floor, and 2: the Planning Commission finds that an additional</u> <u>Restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood</u>
3	Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Restaurants
4	to conditional use authorizations required by Planning Code § 178, including but not limited to significant alterations, modifications, and intensifications of use. No new alcoholic beverage license type 47 or 49 shall be
4	permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant
5	located within the Union Street NCD to another Restaurant, new or existing, located within the Union Street NCD
0	is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303. (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
6	<b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood
7	Commercial District.
	<u>Controls:</u> 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
8	forth in subsection 249.35(c)(3).
9	
U	
10	
11	SEC. 726. <i>VALENCIA STREET <u>PACIFIC AVENUE</u> NEIGHBORHOOD COMMERCIAL</i>
12	<i>TRANSIT</i> DISTRICT.
13	The Valencia Street Commercial Transit District is located near the center of San Francisco in
14	the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and
15	includes a portion of 16th Street extending west toward Dolores Street. The commercial area provides
16	a limited selection of convenience goods for the residents of sections of the Mission and Dolores
17	Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings
18	and appliance outlets. The commercial district also has several automobile-related businesses. Eating
19	and drinking establishments contribute to the street's mixed use character and activity in the evening
20	hours. A number of upper-story professional and business offices are located in the district, some in
21	converted residential units.
22	The Valencia Street District has a pattern of large lots and businesses, as well as a sizable
23	number of upper-story residential units. Controls are designed to permit moderate-scale buildings and
24	uses, protecting rear yards above the ground story and at residential levels. New neighborhood serving
25	commercial development is encouraged mainly at the ground story. While offices and general retail

sales uses may locate at the second story of new buildings under certain circumstances, most
 commercial uses are prohibited above the second story. In order to protect the balance and variety of
 retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment
 uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up
 facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any
 new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses

8 Housing development in new buildings is encouraged above the ground story. Housing density 9 is not controlled by the size of the lot but by requirements to supply a high percentage of larger units 10 and by physical envelope controls. Existing residential units are protected by prohibitions on upperstory conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central 11 12 location and accessibility to the City's transit network, accessory parking for residential uses is not 13 required. Accessory Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) 14 of this Code. 15 The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of 16 Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-17 scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience 18 19 goods to the adjacent neighborhoods. 20 The Pacific Avenue Neighborhood Commercial District controls are designed to promote a 21 small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood 22 residential character. These controls are intended to preserve livability in a largely low-rise 23 development residential neighborhood, enhance solar access on a narrow street right-of-way and 24 protect residential rear vard patterns at the ground floor. Accessory dwelling units are permitted within

25 *the district pursuant to subsection 207(c)(4) of this Code.* 

1	Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT				
2		ZONING CO	NTROL TABLE		
3			Pacific Avenue NCD		
	Zoning Category	<u>§</u> Boforonoog	<u>Controls</u>		
4	<b>BUILDING STANDARDS</b>	<u>References</u>			
5	Massing and Setbacks				
6	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	<u>40-X. See Height and Bulk Map Sheets HT01and</u> <u>HT02 for more information. Height sculpting required</u>		
7		<u>260, 261.1,</u> <u>270, 271. See</u>	<u>on Alleys per §261.1.</u>		
8		<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>			
9	<u>5 Foot Height Bonus for Ground Floor</u> Commercial	<u>§ 263.20</u>	<u>NP</u>		
10	Rear Yard	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at Grade level and at each succeeding level</u> or Story: 45% of lot depth		
11	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.		
12	Street Frontage and Public Realm	<u>132, 133</u>			
13	Streetscape and Pedestrian	<u>§138.1</u>	Required		
14	<u>Improvements</u>				
15	<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> ground floor ceiling height, street-facing ground-level		
16			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for		
17			historic buildings.		
18	Ground Floor Commercial	<u>§ 145.4</u>	Not Required		
19	Vehicular Access Restrictions	<u>§ 155(r)</u>	None		
20	<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		
20		<u>§ 102, 121.1</u>	<u>above</u>		
21	Planned Unit Development	<u>§ 304</u>	<u>C</u>		
22	Awning, Canopy or Marquee Signs	<u>§ 136.1</u> <u>§§ 262, 602-</u>	<u>P</u> As permitted by Section § 607.1		
23		<u>604,</u> <u>607, 607.1,</u>	<u></u>		
24		608, 609			

1 2	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
3	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
4		<u>Industry</u> <u>Element</u>	
5			

6	Zoning Category	<u>§</u> References	<u>Controls</u>				
7	RESIDENTIAL STANDARDS A						
8	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				
9							
10	<u>Off-Street Parking Requirements</u>	<u>§§ 151, 161</u>	<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</u>				
11							
12	Dwelling Unit Mix	<u>§ 207.6</u>	Not required				
	<u>Use Characteristics</u>						
13	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
14	Student Housing	<u>§ 102</u>	<u>P</u>				
45	<u>Residential Uses</u>	88 102 207	D. Louis and 1000 second food laterage on the louist				
15 16	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 1,000 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u> <u>whichever is greater.</u>				
17							
18	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i>, up to twice the number of dwelling units otherwise</u> <u>permitted as a principal use in the district and</u> meeting all the requirements of § 202.2(f)(1). C up to				
19			twice the number of dwelling units otherwise permitted as a principal use in the district and				
20			<u>meeting all requirements of Section § 202.2(f)(1),</u> <u>except for § 202.2(f)(1)(D)(iv), related to location.</u>				
21							
22	Group Housing	<u>§ 208</u>	<u><i>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District,</i></u>				
23			whichever is greater.				
24	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u><i>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</i></u>				
25							

1	Homeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>			
2	Loss of Dwelling Units			Controls by Ste	ory	
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
4	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
5	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
6	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more	
7	0					
8	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
9	<u>NON-RESIDENTIAL STANDAR</u>	<u>PDS AND USES</u>	<u>S</u>			
10	Development Standards					
11	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.5 to 1</u>			
12	<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			
13 14 15	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 2,000 square feet. See chart in §151 for uses over 2,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2.			
16 17	Off-Street Freight Loading	<u> </u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
18	Commercial Use Characteristics					
	Drive-up Facility	<u>§102</u>	<u>NP</u>			
19	Formula Retail Hours of Operation	<u>§§102, 303.1</u> §102	<u>C</u> P6a.m 10 p.n	n: C 10 n m - 2 i	a.m.; NP 2 a.m. to 6	
20		<u>X102</u>	<u>a.m.</u>	<u>, C 10 p.m. 2 (</u>	<u>a.m., 141 2 a.m. 10 0</u>	
21	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
22	Outdoor Activity Area	<u>§§102,145.2</u> §102	<u><i>P if located in fr</i></u>	ont; C if located	<u>elsewhere</u>	
23	Walk-up Facility	<u>§102</u>	<u>P</u>	Controls by C	tom	
24	Agricultural Use Category		<u>1st</u>	<u>Controls by S</u> <u>2nd</u>	<u>3rd+</u>	
25	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	

1	<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
2	Greenhouse	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
3	Automotive Uses*	<u>§§102, 187.1,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4		<u>202.2(b),</u> <u>202.5, 228</u>			
5	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
0	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Entertainment, Arts and Recreation	<u>n Use Category</u>			
10	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Industrial Use Category				
13	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.4	Institutional Use Category				
14	Institutional Uses*	<u>§§102.</u> 202.2(e)	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Child Care Facility</u>	<u>§102</u>	<u>C(1)</u>	<u>NP</u>	<u>NP</u>
16	Public Facilities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Residential Care Facility	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
17	Sales and Service Use Category				
18	<b>Retail Sales and Service Uses</b> *	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>
19	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Kennel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>		
2	Restaurant, Limited	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>		
•	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
3	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>		
4	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
_	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
5	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
6	Take-Out Food	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
•	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
7	<u>Trade Shop</u>	<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>P</u>	<u>C</u>	<u>NP</u>		
9	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
10	Utility and Infrastructure Use Ca	<u>tegory</u>					
10	<b><u>Utility and Infrastructure*</u></b>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
11	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
12	Public Utilities Yard§102NPNP						
13 14 15 16 17	<ul> <li>(1) NP for 13 or more children</li> <li>(2) NP for seven or more persons. (3) C required if use sells alcohol</li> <li>(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</li> <li>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Pacific Avenue Neighborhood Commercial District.</li> <li>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	SEC. 727. <u>RESERVED.</u> 24TH (	STREET MISS	ION NEIGHB	<del>ORHOOD CO</del>	MMERCIAL		
19	TRANSIT DISTRICT.						
20	The 24th Street Mission Neighborhood Commercial Transit District is situated in the Inner						
21	Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed use district						
22	provides convenience goods to its immediate neighborhood as well as comparison shopping goods and						
23	services to a wider trade area. The street has a great number of Latin American restaurants, grocery						
24	stores, and bakeries as well as oth	er gift and seco	ndhand stores.	Most commerc	<del>ial businesses are open</del>		
25							

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.

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 buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground story and at residential levels are protected. Most commercial uses are encouraged at the ground story, while service uses are permitted with some limitations at the second story. Special controls are necessary to preserve the unique mix of convenience and specialty commercial uses. In order to*

*maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are* 

*prohibited, and limitations apply to the development and operation of ground-story full-service* 

*restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and* 

*encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active,* 

*pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set* 

*back or below ground.* 

*Housing development in new buildings is encouraged above the ground story. Housing density* 

*is not controlled by the size of the lot but by requirements to supply a high percentage of larger units* 

*and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story* 

- 18 conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central
- *location and accessibility to the City's transit network, accessory parking for residential uses is not*
- *required*.

## SEC. 728. 24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

\* \* \* \*

# Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT

# **ZONING CONTROL TABLE**

5			24th Street - Noe Valley NCD
6	Zoning Category	§ References	<u>Controls</u>
	<b>BUILDING STANDARDS</b>		
7	Massing and Setbacks	-	
8	Height and Bulk Limits.	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 270, 271.</u>	<u>Varies, but generally 40-X. See Height and Bulk</u> <u>Map Sheet HT07 for more information. Height</u> <u>sculpting required on Alleys per §261.1.</u>
9		<u>See also Height</u>	<u>sculpting required on Atteys per §201.1.</u>
10		<u>and Bulk District</u> <u>Maps</u>	
11	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>§ 263.20</u>	<u>P</u>
12	<u>Rear Yard</u>	<u>§ 130 § 134,</u>	Required at Grade level and at each succeeding
13		<u>134(a)(e)</u>	level or Story: 25% of lot depth, but in no case less than 15 feet
14	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.
15	Street Frontage and Public Realm	_	
16	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
17	<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</u>
18			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,
19			and gates, railings, and grillwork. Exceptions permitted for historic buildings.
20			
21	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
22	<u>Miscellaneous</u>		
23	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>
24	Planned Unit Development	<u>§ 304</u>	<u>C</u>
2- <del>1</del>	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>

1	<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>
2	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
3		<u>604,</u> <u>608, 609, 610,</u> <u>611</u>	
4	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
5	<u>Design Guidetines</u>	<u>Commerce and</u> <u>Industry Element</u>	Subject to the Orban Design Guidetines
6			

7							
	Zoning Category	<u>§ References</u>	<u>Controls</u>				
8	RESIDENTIAL STANDARDS AND USES						
9	Development Standards						
10	<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>				
11	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u>				
12		<u>159 - 161, 166,</u> <u>204.5</u>	<u>permitted per §161. Bike parking required per</u> <u>§155.2</u>				
13	Dwelling Unit Mix	<u>§ 207.6</u>	Not required				
	<u>Use Characteristics</u>						
14	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
15	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>				
4.0	<u>Residential Uses</u>						
16 17	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u> <u>whichever is greater.</u>				
18	Senior Housing	<u>§§ 102, 202.2(f),</u> 207	<u><i>P, up to twice the number of dwelling units</i></u> otherwise permitted as a principal use in the district				
19			and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise				
20			permitted as a principal use in the district and meeting all requirements of Section § 202.2(f)(1),				
21			except for § 202.2(f)(1)(D)(iv), related to location.				
22	Group Housing	§ 208	<i>P</i> , 1 bedroom per 210 square foot lot area, or the				
23	Group Housing	<u> </u>	<u>density permitted in the nearest Residential District.</u> whichever is greater.				
24							

	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>			l 8 extant on July
1			<u>1, 2015, and bui</u>	<u>ldings undergoin</u>	eg seismic retrofit
2	Homeless Shelters	<u>§§ 102, 208</u>	P, density limits	regulated by the	Administrative
3			<u>Code</u>		
4	Loss of Dwelling Units			Controls by Sto	
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	Residential Conversion, Demolition, or	<u>§ 317</u>	Loss of 1-2 units	Mandatory DR/	Loss of 3 or more
8	<u>Merger</u>	<u></u>	<u>units Č</u>	······· •	
9					
	Zoning Category	<u>§ References</u>		<u>Controls</u>	
10	<u>NON-RESIDENTIAL STANDAR</u>	<u>PDS AND USES</u>			
11	Development Standards				
12	Floor Area Ratio	<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 sq</u> above	uare feet; C 2,50	0 square feet and
14	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 157,	No car parking	required if Occup Square feet. See c	pied Floor Area is
15		<u> 159 - 161, 166,</u>	uses over 5,000	square feet. See	<u>§161 for car</u>
16		<u>204.5</u>	parking waiver. 155.2.	<u>Bike parking req</u>	uired per Section
17	Off-Street Freight Loading	<u>§§ 150, 152, 153</u>			<i>is less than 10,000</i>
18		<u>- 155, 161, 204.5</u>	<u>square feet. Exc</u>	eptions permitted	<u>l per §161.</u>
10	<u>Commercial Use Characteristics</u>				
19	Drive-up Facility	<u>§102</u>	<u>NP</u>		
20	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>	<u> </u>	
21	<u>Hours of Operation</u> <u>Maritime Use</u>	<u>§102</u> §102	<u>P 6 a.m 2 a.m.</u> NP	; C 2 a.m 6 a.r	<u>n.</u>
21	<u>Open Air Sales</u>	<u>§102</u> §§102, 703(b)	<u>NF</u> <u>See 703(b)</u>		
22	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	elsewhere
23	Walk-up Facility	<u>§102</u>	<u>P</u>	<u>, c ij iocuicu</u>	
24		l		Controls by St	ory
	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
25	<u>Agriculture, Neighborhood</u>	<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>
1	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Automotive Use Category				
3	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Entertainment, Arts and Recreatio			•	
7	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	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>
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Industrial Use Category	1	1	1	
13	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Institutional Use Category	1	1 -		-
14	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
15	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
47	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Public Facilities	<u>§102</u>	<u>C</u>	$\underline{C}$	<u>C</u>
18	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
10	Sales and Service Use Category Retail Sales and Service Uses*	88102 202 2(m)	D	C	MD
19	<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>
20	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Massage, Foot/Chair	<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>

	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
1	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>		
2	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>		
	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
3	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>		
4	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>		
	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
5	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
6	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
Ū	Take-Out Food	<u>§102</u>	<u>P(4)</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 Cat	<u>egory</u>					
10	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
11	Power Plant§102NPNP						
12	Public Utilities Yard§102NPNP						
12	* Not listed below						
13	(1) C required for 13 or more children						
14	(2) C required for seven or more persons. (3) 24th STREET – NOE VALLEY LIQUOR LICENSES FOR RESTAURANTS						
14	<b>Boundaries:</b> Applicable to the 24th Stree			cial District.			
15	Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level						
10	if, in addition to the criteria set forth in Section 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						
16	length of time, the conditional use authorization shall be subject to immediate revocation.						
17	(4) 24TH STREET – NOE VALLEY SPECIALTY RETAIL USES						
4.0	<b>Boundaries:</b> Only the area within the 24th Street – Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within <sup>1</sup> /4 mile of this District asset forth in Code §§ 710.10						
18	and 186.						
19	<u>Controls: Formula Retail Limited-Restaurants are NP.</u> (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)						
20	<b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District.						
21	<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						
22	subsection 249.35(c)(3).						
23							
24							
25							

	ZONING CON	TROL TABLE
		West Portal NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> 261 1, 270, 271	26-X. See Height and Bulk Map Sheets HT06 ar HT12 for more information. Height sculpting
	261.1, 270, 271. See also Height and Bulk District	required on Alleys per §261.1.
	<u>Maps</u>	
5 Foot Height Bonus for Ground Floor Commercial	<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 succeeding</u> <u>level or Story: 25% of lot depth, but in no case</u> less than 15 feet
Front Setback and Side Yard	<u> </u>	<u>Not Required.</u>
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parkin</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>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
Miscellaneous		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet a above
Planned Unit Development	<u>§ 304</u>	
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>

# 1 SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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1 2	<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>
3 4	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
5 6	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry Element</u>	Subject to the Urban Design Guidelines
7			

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Zoning Category         § References         Controls           RESIDENTIAL STANDARDS AND USES         Development Standards         Development Standards           Usable Open Space [Per Dwelling         \$\$135, 136         100 square feet if private, or 133 square feet if private, or 133 square feet if common           Off-Street Parking Requirements         \$\$145,1,150, 151, 153 - 157, 159 - 161, 166, 204.5         A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$\$15,2           Dwelling Unit Mix         \$207.6         Not required           Use Characteristics         \$\$102         P           Single Room Occupancy         \$102         P           Residential Uses         \$\$207.6         Not required           Dwelling Units         \$\$102         P           Residential Uses         \$\$207.6         Not required           Dwelling Units         \$\$102         P           Residential Uses         \$\$202,207         P(4), 1 unit per 800 square foot lot area, or the density permitted as a principal use in the district whichever is greater.           Senior Housing         \$\$\$102, 202.207, 207         P(4), up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of \$\$202.2(f(1), L up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of \$\$202.2(f(1), L up to twic	-		
Development Standards           Usable Open Space [Per Dwelling Unit]         \$\$135, 136         100 square feet if private, or 133 square feet if common           Off-Street Parking Requirements         \$\$145,1, 150, 151, 153, -157, 159, -161, 166, 204,5         A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155,2           Dwelling Unit Mix         \$207,6         Not required           Use Characteristics         \$102         P           Student Housing         \$102         P           Student Housing         \$102         P           Dwelling Units         \$2102         P           Student Housing         \$102         P           Student Housing         \$102         P           Student Housing         \$102         P           Student Housing         \$207,6         Not required foot lot area, or the density permitted in the nearest Residential District, whichever is greater,           Dwelling Units         \$\$ 102, 207         P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all the requirements of \$ 202,2(f(1), L up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of \$ 202,2(f(1), C up to twice the	Zoning Category	§ References	Controls
Usable Open Space [Per Dwelling Unit]       \$\$135, 136       100 square feet if private, or 133 square feet if common         Off-Street Parking Requirements       \$\$145,1,150, 151,153 - 157, 159 - 161,166, 204.5       A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$152.2         Dwelling Unit Mix       \$ 207.6       Not required         Use Characteristics       \$ Single Room Occupancy       \$ 102       P         Student Housing       \$ 102       P         Dwelling Units       \$ 207.6       Not required         Dwelling Units       \$ 102       P         Student Housing       \$ 102       P         Senior Housing       \$ 102, 207.207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       \$ 102, 202.2(f). 207       P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all requirements of \$ 202.2(f)(1). except for \$ 202.2(f)(1)(D)(iv), related to location.         Group Housing       \$ 208       P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential	<b>RESIDENTIAL STANDARDS</b>	AND USES	
Unit1       common         Off-Street Parking Requirements       \$\$ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5       A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2         Dwelling Unit Mix       \$ 207.6       Not required         Use Characteristics       \$102       P         Single Room Occupancy       \$ 102       P         Student Housing       \$ 102       P         Dwelling Units       \$ 207.6       Not required         Dwelling Units       \$ 102       P         Senior Housing       \$ 102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       \$\$ 102, 202.2(f), 207       P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all requirements of \$ 202.2(f)(1), except for \$ 202.2(f)(1)(D)(iy), related to location,         Group Housing       \$ 208       P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential	Development Standards		
Image: Section Housing       151, 153 - 157, 159 - 161, 166, 204.5       Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2         Dwelling Unit Mix       \$207.6       Not required         Use Characteristics       102       P         Single Room Occupancy       \$102       P         Student Housing       \$102       P         Residential Uses       P         Dwelling Units       \$\$102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       \$\$102, 202.2(f), 207       P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all 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 \$\$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 \$\$202.2(f)(1). except for \$ 202.2(f)(1)(1)(D)(iv), related to location.         Group Housing       \$208       P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential		<u>§§135, 136</u>	
159 - 161, 166, 204.5       permitted per \$161. Bike parking required per \$155.2         Dwelling Unit Mix       \$ 207.6         Use Characteristics         Single Room Occupancy       \$ 102         P         Student Housing       \$ 102         Dwelling Units       \$ 102         P         Residential Uses         Dwelling Units       \$ 102, 207         P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       \$ 102, 202.2(f), 207         P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all requirements of \$ 202.2(f)(1), except for \$ 202.2(f)(1)(D)(iv), related to location.         Group Housing       \$ 208         P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential	Off-Street Parking Requirements		
204.5       \$155.2         Dwelling Unit Mix       \$207.6         Not required         Use Characteristics         Single Room Occupancy       \$102         P         Student Housing       \$102         P         Residential Uses         Dwelling Units       \$\$102, 207         P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       \$\$102, 202.2(f).         P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all 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 \$ 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 \$ 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 \$ 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 \$ 202.2(f)(1). (C up to twice the number of the due as a principal use in the district and meeting all requirements of \$ 202.2(f)(1). (C up to twice the number of the due as a principal use in the district and meeting all requirements of \$ 202.2(f)(1). (C up tot is cotherwise permitted as a principal use in the district and			
Use Characteristics       § 102       P         Single Room Occupancy       § 102       P         Student Housing       § 102       P         Residential Uses       Dwelling Units       §§ 102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       §§ 102, 202.2(f), 207       P(4), up to twice the number of dwelling units 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 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.         Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential			
Use Characteristics         Single Room Occupancy       § 102       P         Student Housing       § 102       P         Residential Uses       P         Dwelling Units       §§ 102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       §§ 102, 202.2(f), 207       P(4), up to twice the number of dwelling units 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 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.         Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential	Develling Unit Min	\$ 207.6	Net we will a l
Single Room Occupancy       § 102       P         Student Housing       § 102       P         Residential Uses       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Dwelling Units       §§ 102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       §§ 102, 202.2(f), 207       P(4), up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 207         Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential		<u>§ 207.0</u>	<u>Not required</u>
Student Housing       § 102       P         Residential Uses       P         Dwelling Units       §§ 102. 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       §§ 102, 202.2(f).       P(4), up to twice the number of dwelling units 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 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.         Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential		8 102	p
Residential Uses         Dwelling Units       §§ 102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       §§ 102, 202.2(f). 207       P(4), up to twice the number of dwelling units 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 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.         Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential			
Dwelling Units       §§ 102, 207       P(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.         Senior Housing       §§ 102, 202.2(f), 207       P(4), up to twice the number of dwelling units 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 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.         Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential		<u>§ 102</u>	
Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential		88 102 207	P(A) 1 unit per 800 square foot lot area or the
Senior Housing       \$\$ 102, 202.2(f).       P(4), up to twice the number of dwelling units 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 permitted as a principal use in the district and meeting all requirements of S 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 S 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 S 202.2(f)(1), except for \$ 202.2(f)(1)(D)(iv), related to location.         Group Housing       \$ 208       P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential	Dwenning Onus	<u>xy 102, 207</u>	
207otherwise 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 dwellin 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.Group Housing§ 208P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential			District, whichever is greater.
district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwellin units otherwise permitted as a principal use in t district and meeting all requirements of Section 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.Group Housing§ 208P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential	Senior Housing		
Group Housing§ 208P(4), 1 bedroom per 275 square foot lot area, o the density permitted in the nearest Residential		<u>207</u>	
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.Group Housing§ 208P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential			
Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, of the density permitted in the nearest Residential			units otherwise permitted as a principal use in a
Group Housing       § 208       P(4), 1 bedroom per 275 square foot lot area, of the density permitted in the nearest Residential			
Group Housing     § 208     P(4), 1 bedroom per 275 square foot lot area, o       the density permitted in the nearest Residential			
the density permitted in the nearest Residential			
	Group Housing	<u>§ 208</u>	
District, whichever is greater.			• • •
			District, whichever is greater.

1	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>		orial Districts 3 d d buildings under	
2	Homeless Shelters	<u>§§ 102, 208</u>	P(4), density lim	its regulated by a	the
3			Administrative C	<u>Code</u>	
4	Loss of Dwelling Units	•		Controls by Stor	<u>y</u>
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
5	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	Residential Demolition	<u>§ 317</u>	P	<u>C</u>	<u>C</u>
7			_	-	_
	Residential Conversion, Demolition, or	<u>§ 317</u>		Mandatory DR/	Loss of 3 or more
8	<u>Merger</u>		<u>units C</u>		
9				~ .	
10	Zoning Category	<u>§ References</u>		<u>Controls</u>	
	<u>NON-RESIDENTIAL STANDAR</u>	<u>PDS AND USES</u>			
11	Development Standards				
12	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
13	<u>Use Size</u>	<u>§§102, 121.2</u>		uare feet; C 2,50 quare feet and al	<u>0 to 3,999 square</u>
14				-	
	Off-Street Parking Requirements	<u> </u>		<u>required if Occup</u> square feet. See c	<u>pied Floor Area is</u>
15		<u>151, 155 - 157,</u> <u>159 - 161, 166,</u>		square feet. See S square feet. See §	
16		<u>204.5</u>		<u>Bike parking req</u>	uired per Section
17			<u>155.2.</u>		
17	Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u>		f gross floor area	
18		<u>155, 161, 204.5</u>	<u>10,000 square fe</u> <u>§161.</u>	eet. Exceptions pe	ermitted per
19	Commercial Use Characteristics				
	Drive-up Facility	<u>§102</u>	<u>NP</u>		
20	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
21	<u>Hours of Operation</u>	<u>§102</u>		, NP 2:00 a.m	<u>6:00 a.m.</u>
00	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
22	Open Air Sales	<u>§§102, 703(b)</u>	<u>See 703(b)</u>		
23	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>
24	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	Controla ha Ct	
	Agnicultural Use Categoriu			Controls by Sto	
25	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
1	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
3	Automotive Uses*	<u>§§102, 142, 156,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4		$\frac{187.1, 202.2(b),}{228}$			
5	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
-	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	Entertainment, Arts and Recreation	n Use Category			
8	Entertainment and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Industrial Use Category				
	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Institutional Use Category	-			
12	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>
13	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	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>
15	Residential Care Facility	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
10	Sales and Service Use Category				
16 17	<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	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	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>
19	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
04	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	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>
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>C</u>	<u>NP</u>	<u>NP</u>
	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	Services, Fringe Financial	<u>§102</u>	NP	NP	<u>NP</u>	
1	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	NP	
2	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>	
	Services, Retail Professional	<u>§102</u>	<u>C(3)</u>	<u>P</u>	<u>NP</u>	
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
4	Take-Out Food	<u>§102</u>	<u>C</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</u>	<u>NP</u>	<u>NP</u>	
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
C	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>	
7	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>	
8	Utility and Infrastructure Use (					
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</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>	
11 12 13	<u>* Not listed below</u> (1) C required for 13 or more children. (2) C required for seven or more persons. (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. (4) NP on 3rd Story and above.					
14 15	(4) NP on 3rd Story and above.	č				
15 16	•	č				
15	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET	NEIGHBORHOOI	) COMMER	CIAL DIST	RICT.	
15 16 17	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * *	NEIGHBORHOOI	O COMMER ORHOOD CO	CIAL DISTF	RICT.	
15 16 17 18	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u>	NEIGHBORHOOE	O COMMER ORHOOD CO	CIAL DISTE OMMERCIA <u>LE</u> <u>Inner Sunse</u>	RICT. <u>AL DISTRICT</u> et <u>NCD</u>	
15 16 17 18 19	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u>	NEIGHBORHOOI	O COMMER ORHOOD CO	CIAL DISTE OMMERCIA	RICT. <u>AL DISTRICT</u> et <u>NCD</u>	
15 16 17 18 19 20 21	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	NEIGHBORHOOE	O COMMER ORHOOD CO	CIAL DISTE OMMERCIA <u>LE</u> <u>Inner Sunse</u>	RICT. <u>AL DISTRICT</u> et <u>NCD</u>	
15 16 17 18 19 20	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u>	NEIGHBORHOOE SUNSET NEIGHBO ZONING CON	D COMMER ORHOOD CO TROL TABL	CIAL DISTE OMMERCIA LE Inner Sunsa Contro	RICT. <u>AL DISTRICT</u> et <u>NCD</u>	
15 16 17 18 19 20 21	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	NEIGHBORHOOI SUNSET NEIGHBO ZONING CON § References <u>§ 8 102, 105,</u> 106, 250–252,	D COMMER ORHOOD CO TROL TABL	CIAL DISTE OMMERCIA <u>LE</u> <u>Inner Sunse</u> <u>Contro</u> nerally 40-X. S T05 and HT06 j	RICT. AL DISTRICT et NCD ols fee Height and Bulk for more information.	
15 16 17 18 19 20 21 22 23	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	NEIGHBORHOOE SUNSET NEIGHBO ZONING CON \$ References \$ 102, 105, 106, 250-252, 260, 261.1, 270,	D COMMER ORHOOD CO TROL TABL	CIAL DISTE OMMERCIA <u>LE</u> <u>Inner Sunse</u> <u>Contro</u> nerally 40-X. S T05 and HT06 j	RICT. AL DISTRICT et NCD ols	
15 16 17 18 19 20 21 22	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	NEIGHBORHOOI SUNSET NEIGHBO ZONING CON § References <u>§ 8 102, 105,</u> 106, 250–252,	D COMMER ORHOOD CO TROL TABL	CIAL DISTE OMMERCIA <u>LE</u> <u>Inner Sunse</u> <u>Contro</u> nerally 40-X. S T05 and HT06 j	RICT. AL DISTRICT et NCD ols fee Height and Bulk for more information.	
15 16 17 18 19 20 21 22 23	(4) NP on 3rd Story and above. SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER S</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	NEIGHBORHOOI SUNSET NEIGHBO ZONING CON <u>§ References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also</u>	D COMMER ORHOOD CO TROL TABL	CIAL DISTE OMMERCIA <u>LE</u> <u>Inner Sunse</u> <u>Contro</u> nerally 40-X. S T05 and HT06 j	RICT. AL DISTRICT et NCD ols fee Height and Bulk for more information.	

<u>5 Foot Height</u> <u>Commercial</u>	Bonus for Ground Floor	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>		<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback	and Side Yard	<u>\$\$130, 131, 132,</u> <u>133</u>	Not Required.
	<u>tage and Public Realm</u>		
<u>Streetscape an</u> <u>Improvements</u>		<u>§138.1</u>	<u>Required</u>
-	ge Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
	· · · · · · · · · · · · · · · · · · ·	<u> </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>	Not Required
Vehicular Acc	ess Restrictions	<u>§ 155(r)</u>	None
Miscellaneo	DUS	l	
Lot Size (Per I	Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit	•	<u>§ 304</u>	<u>C</u>
	py or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>		<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1, 608,</u> 609	<u>As permitted by Section § 607.1</u>
General Adver	rtising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
Design Guidel	lines	General Plan	Subject to the Urban Design Guidelines
-		Commerce and	
		<u>Industry</u> <u>Element</u>	
		·	
		§ References	<i>Controls</i>
Zoning Cate			Controls
RESIDENT	TIAL STANDARDS A		<u>controis</u>
<b>RESIDENT</b> Developmen			<u>100 square feet per unit if private, or 133 square feet</u>

esidential Conversion, Demolition, or erger	<u>§ 317</u>	Loss of 1-2 units units C	Mandalor y DIV.	Loss of 5 or me
sidential Conversion, Demolition. or	§ 317	LOSS OF 1-2 UNITS	Manual of y DIV.	<u>Loss of</u> 5 or me
		Logg of 1.2 units	Mandatory DR/	Loss of 2 on ma
esidential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
esidential Conversion	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
oss of Dwelling Units			Controls by Sto	<u>ory</u>
omeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits</u> <u>Code</u>	regulated by the	Administrative
			<u>_</u>	,,
ccessory Dwelling Units	<u>§§102, 207(c)(4)</u>			
roup Housing	<u>§ 208</u>			
		permitted as a p	rincipal use in th	e district and
nior Housing	<u>§§ 102, 202.2(f),</u> <u>207</u>			
<u>velling Units</u>	<u>šš 102, 207</u>	permitted in the	nearest Resident	
esidential Uses				
udent Housing	<u>§ 102</u>	<u>P</u>		
	\$ 102	Р		
velling Unit Mix	<u>§ 207.6</u>	Not required		
	204.5	<u>§155.2</u>		
	<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>			
	se Characteristics agle Room Occupancy adent Housing assidential Uses velling Units nior Housing oup Housing cessory Dwelling Units meless Shelters sidential Conversion	151, 153 - 157, 159 - 161, 166, 204.5velling Unit Mix\$ 207.6se Characteristicsregle Room Occupancy\$ 102ident Housing\$ 102settential Usesvelling Units\$ 102, 207nior Housing\$ 102, 202.2(f), 207oup Housing\$ 208cessory Dwelling Units\$ \$102, 207(c)(4)meless Shelters\$ \$ 102, 208sidential Conversion\$ 317	151, 153 - 157, 159 - 161, 166, 204.5       Dwelling Unit repermitted per \$1 \$155.2         velling Unit Mix       \$ 207.6       Not required         se Characteristics       \$ 102       P         udent Housing       \$ 102       P         ssidential Uses       \$ 102       P         velling Units       \$ 102       P         ssidential Uses       **       **         velling Units       \$ 102, 202.2(f), 207       P, 1 unit per \$00 permitted in the whichever is gree         nior Housing       \$ 102, 202.2(f), 207       P, up to twice the permitted as a p         uet Housing       \$ 208       P, 1 bedroom pe density permitted whichever is gree         oup Housing       \$ 208       P, 1 bedroom pe density permitted whichever is gree         cessory Dwelling Units       \$ \$ 102, 207(c)(4)       P in Supervisoria 2015, and buildi         meless Shelters       \$ \$ 102, 208       P, density limits Code         vss of Dwelling Units       1st	151, 153 - 157, 159 - 161, 166, 204.5       Dwelling Unit required. Certain permitted per \$161. Bike parking \$155.2         velling Unit Mix       \$207.6       Not required         se Characteristics       \$102       P         rgle Room Occupancy       \$102       P         seidential Uses       \$102       P         relling Units       \$\$102       P         our Housing       \$\$102       \$207         our Housing       \$\$208       P, 1 bedroom per 275 square foo density permitted in the nearest P         whichever is greater.       \$\$102, 207(c)(4)       P in Supervisorial Districts 3 and 2015, and buildings undergoing .         our Housing       \$\$102, 207(c)(4)       P in Supervisorial Districts 3 and 2015, and buildings undergoing .         meless Shelters       \$\$102, 208       P, den

Development Standards

4	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
1	<u>Use Size</u>	<u>§§102, 121.2</u>		uare feet; C 2,50	0 square feet and
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>above</u> No car parking i	required if Occup	pied Floor Area is
3		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>	less than 5,000 s uses over 5,000	square feet. See c square feet. See §	<u>hart in §151 for</u> §161 for car
4		<u>204.5</u>	parking waiver. 155.2.	<u>Bike parking req</u>	<u>uired per Section</u>
5	Off-Street Freight Loading	<u>§§ 150, 152, 153</u> - 155, 161,		<sup>c</sup> gross floor area eptions permitted	<u>is less than 10,000</u> per §161.
6		204.5			<u></u>
-	Commercial Use Characteristics				
7	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
8	<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>n.</u>
9	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
10	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	<u>elsewhere</u>
11	Walk-up Facility	<u>§102</u>	<u>P</u>		
12				Controls by St	<u>ory</u>
12	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	Agriculture, Neighborhood	<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>
14	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Automotive Use Category				
16	Automotive Uses*	<u>\$\$102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	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>
19	Parking Lot, Private	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Entertainment, Arts and Recreation		ND	ND	ND
22	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	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>
25	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

	Industrial Use Category				<u>NP</u>
2	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category				
3	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
4	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>
5	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
6	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Ĩ	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
8	Sales and Service Use Category				
Ŭ	<u>Retail Sales and Service Uses*</u>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
9	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<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>NP</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>NP</u>	<u>NP</u>	<u>NP</u>
13	<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>
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>
	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<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(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>
19	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>
20	<u>Take-Out Food</u>	<u>§102</u>	<u>P</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>
21	<u>Trade Shop</u>	<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>
<u></u>	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Utility and Infrastructure Use Cate	egory			
	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	<u>Power Plant</u>	<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>	
I	* Not listed below					
2	(1) C required for 13 or more c					
3	<u>(2) C required for seven or mor</u> (FFSRUD)	-				
4	Boundaries: The FFSRUD and Commercial District.	d its 1/4 mile buffer ind	cludes, but is not l	limited to, the Inne	er Sunset Neighborhood	<u>d</u>
5	<u>Controls: Within the FFSRUD</u> Outside the FFSRUD and its 1/					
6	subsection 249.35(c)(3).	<u></u>			<u> </u>	<u></u>
7						
8	SEC. 731. <i>NCT-3 – MOI</i>	DERATE-SCALE	NORIEGA ST	REET-NEIGH	IBORHOOD	
9	COMMERCIAL TRANSP					
10			1 , , 1 •	1 1		1 C
11	NCT-3 Districts are			- ·	U U	·
12	varying scale concentrated	near transit servic	<del>ces. The NCT-3</del>	<del>Districts are r</del>	n <del>ixed use districts t</del>	<del>hat</del>
	support neighborhood-serv	<del>ing commercial us</del>	<del>es on lower flo</del>	ors and housin	<del>g above. These dist</del>	t <del>ricts are</del>
13	well-served by public trans	<del>it and aim to maxi</del>	<del>mize residentia</del>	<del>l and commerc</del>	vial opportunities of	<del>n or near</del>
14	major transit services. The	district's form can	be either lined	<del>ır along transit</del>	-priority corridors,	-
15	concentric around transit s	tations, or broader	<del>r areas where t</del>	ransit services	<del>criss-cross the</del>	
16	neighborhood. Housing der	nsity is limited not	<del>by lot area, bu</del>	t by the regula	t <del>ions on the built er</del>	<del>welope o</del>
17	buildings, including height,	. bulk. setbacks. ar	<del>Id lot coverage</del>	. and standard	<del>s for residential use</del>	<del>25.</del>
18	including open space and e		5		·	
19		•				-
20	and generally limited. Com	<del>emercial establishn</del>	<del>ients are disco</del>	<del>uraged or prok</del>	<i>ubited from buildin</i>	8
21	accessory off-street parking	<del>g in order to prese</del> t	r <del>ve the pedestr</del>	<del>ian-oriented ch</del>	<del>aracter of the distr</del>	<del>ict and</del>
	prevent attracting auto traf	fic. There are prol	ubitions on acc	<del>cess (i.e. drivev</del>	<del>vays, garage entrie</del> :	<del>s) to off-</del>
22	street parking and loading	on critical stretche	es of NC and tr	<del>ansit streets to</del>	preserve and enha	<del>nce the</del>
23	pedestrian-oriented charac					
24						
25						

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 providing
3	convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of
4	the longest linear commercial streets in the City, some of which have continuous retail development for
5	many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-
6	scaled commercial streets, although the districts 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	<i>Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.</i>
19	The Noriega Street Neighborhood Commercial District is located in the Outer Sunset
20	neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
21	Noriega Street between 19th and 27th and 30th through 33rd Avenues.
22	The District provides a selection of convenience goods and services for the residents of the
23	Outer Sunset District. There are a high concentration of restaurants, drawing customers from
24	throughout the City and the region. There are also a significant number of professional, realty, and

*business offices as well as financial institutions.* 

		use patterns and to maintain a harmony of us		
development that is consistent with	its existing land	use patternis and to maintain a narmony of us		
support the District's vitality. The b	ouilding standard	s allow small-scale buildings and uses, prote		
rear yards above the ground story and at residential levels. In new development, most commercial use				
are permitted at the first two stories	s, although certai	in limitations apply to uses at the second story		
Special controls are necessary to pr	reserve the equili	brium of neighborhood-serving convenience		
comparison shopping businesses an	nd to protect adja	cent residential livability. To protect continue		
frontage, drive-up uses are prohibit	ted and active, pe	edestrian-oriented ground floor uses generally		
be provided, unless such uses are a	uthorized by Con	ditional Use. These controls are designed to		
encourage the street's active retail	frontage, and loc	al fabrication and production of goods.		
Table 731. NORIEGA ST	TREET NEIGHI	BORHOOD COMMERCIAL DISTRICT		
	- <b>//////////////////</b> //////////////////			
	<u>ZOMING COM</u>	<u>TROL TABLE</u>		
	<u>ZOMING CON</u>	<u>TROL TABLE</u> <u>Noriega Street NCD</u>		
Zoning Category	<u>\$ References</u>			
		<u>Noriega Street NCD</u>		
Zoning Category BUILDING STANDARDS Massing and Setbacks		<u>Noriega Street NCD</u>		
BUILDING STANDARDS		<u>Noriega Street NCD</u>		
BUILDING STANDARDS Massing and Setbacks	<u>§ References</u>	<u>Noriega Street NCD</u> <u>Controls</u>		
BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <u>§§ 102, 105,</u>	<u>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u>		
BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <u>§§ 102, 105,</u> 106, 250–252, 260, 261.1, 270, 271. See also	<u>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u>		
BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <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>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u>		
BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <u>§§ 102, 105,</u> 106, 250–252, 260, 261.1, 270, 271. See also	<u>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u>		
BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	<u>§ References</u> <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>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u> <u>required on Alleys per §261.1.</u>		
BUILDING STANDARDSMassing and SetbacksHeight and Bulk Limits.5 Foot Height Bonus for Ground Floor	<u>§ References</u> <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>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u>		
BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Ground Floor         Commercial	<u>§ References</u> <u>§ References</u> <u>§ 8 102, 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>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u> <u>required on Alleys per §261.1.</u> <u>P</u>		
BUILDING STANDARDSMassing and SetbacksHeight and Bulk Limits.5 Foot Height Bonus for Ground Floor	§ References         §§ 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,	<u>Noriega Street NCD</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT05 and</u> <u>HT06 for more information. Height sculpting</u> <u>required on Alleys per §261.1.</u> <u>P</u> <u>Required at the Second Story and at each succeeding</u>		
BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Ground Floor         Commercial	<u>§ References</u> <u>§ References</u> <u>§ 8 102, 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>	Noriega Street NCD <u>Controls</u> Varies. See Height and Bulk Map Sheets HT05 and         HT06 for more information. Height sculpting         required on Alleys per \$261.1. <u>P</u> Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story		
BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Ground Floor         Commercial	§ References         §§ 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,	Noriega Street NCD <u>Controls</u> Varies. See Height and Bulk Map Sheets HT05 and         HT06 for more information. Height sculpting         required on Alleys per §261.1. <u>P</u> Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story		
BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Ground Floor         Commercial         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), 136	Noriega Street NCD <u>Controls</u> Varies. See Height and Bulk Map Sheets HT05 and         HT06 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		
BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Ground Floor         Commercial	§ References         §§ 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,	Noriega Street NCD <u>Controls</u> Varies. See Height and Bulk Map Sheets HT05 and HT06 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		

The Noriega Street Neighborhood Commercial District controls are designed to promote

	Streetscape and Pedestrian	<i>§138.1</i>	Required
1	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§150.1</u>	<u>kequirea</u>
2	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>
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			
	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 9,999 square feet; C 10,000 square feet and
8		0.00/	<u>above</u>
	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
10	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
11		607, 607.1, 608,	
		<u>609</u>	
12	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
13		<u>608, 609, 610,</u> 611	
14	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
15		<u>Industry</u>	
10		<u>Element</u>	
16			

17	Zoning Category	<u>§ References</u>	<u>Controls</u>		
10	RESIDENTIAL STANDARDS AND USES				
18	Development Standards				
19	Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 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		
21		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u> 204.5	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2		
22					
00	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
23	Use Characteristics				
24	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
	Student Housing	<u>§ 102</u>	<u>P</u>		
25	<u>Residential Uses</u>				

1	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	permitted in the	nearest Residenti	urea, or the density al District,	
2			<u>whichever is gre</u>			
3	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i>, up to twice the number of dwelling units</u> otherwise permitted as a principal use in the district			
4			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),			
5					elated to location.	
6						
7	Group Housing	<u>§ 208</u>	<u><i>P. 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District,</i></u>			
8			whichever is greater.			
9	Accessory Dwelling Unit	$\frac{\$\$102,}{207(c)(4)}$	<u><i>P</i> in Supervisorial Districts 3 and 8 extant on July 1,</u> 2015, and buildings undergoing seismic retrofit			
10		207(0)(7)	<u>2015, una omna</u>	ings under going s	etsnite retroju	
11	Homeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative</u> <u>Code</u>			
12	Loss of Dwelling Units		Controls by Story			
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
15	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>	
16	Residential Conversion, Demolition, or Merger	<u>§ 317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or more units C			
17						
18	Zoning Category	<u>§ References</u>	<u>Controls</u>			
19	<u>NON-RESIDENTIAL STANDAR</u>	DS AND USES				
20	Development Standards					
21	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			

<u>§§102, 121.2</u>

<u>§§ 145.1, 150,</u>

<u>151, 153 - 157,</u>

<u>159 - 161, 166,</u>

204.5

above

<u>155.2.</u>

25

**Off-Street Parking Requirements** 

Use Size

P up to 3,999 square feet; C 4,000 square feet and

No car parking required if Occupied Floor Area is

less than 5,000 square feet. See chart in §151 for

parking waiver. Bike parking required per Section

uses over 5,000 square feet. See §161 for car

1	Off-Street Freight Loading	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.				
2	Commercial Use Characteristics	ommercial Use Characteristics					
3	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>	<u><i>P</i></u> if located in front; <i>C</i> if located elsewhere				
_	Walk-up Facility	<u>§102</u>	<u>P</u>				
7			Controls by Story				
8	Agricultural Use Category		<u>1st</u>	2 <i>nd</i>	<u>3rd+</u>		
-	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
9	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>		
10	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Automotive Use Category						
11	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
12	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
13	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>		
14	Gas Station	<u>§§102, 187.1,</u> 202.2(b), 228	<u>C</u>	<u>NP</u>	<u>NP</u>		
15	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>C</u>	<u>C</u>		
16	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
17	Parking Lot, Public	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
17	Entertainment, Arts and Recreation	Use Category					
18	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
19	Arts Activities	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
20	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>		
21	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
22	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>		
23	Industrial Use Category						
24	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Institutional Use Category						
25	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		

1Hospital\$102NPNPNP2Medical Cannabis Dispensary\$\$102, 202,2(c)CNPNP3Public Eacilities\$102CCC4Residential Care Facility\$102PP(2)P(2)5Retail Sales and Service Uses*\$\$102, 202, 20PP(2)P(2)5Retail Sales and Service Uses*\$\$102, 202, 20PNPNP6Adiut Business\$\$102, 20, 20CNPNPNP7Animal Hospital\$\$102, CNPNPNP8Hotel\$\$102, CNPNPNP8Hotel\$\$102, CNPNPNP9Kennel\$\$102, CNPNPNP10Massage Establishment\$\$102, CNPNP11Massage Establishment\$\$102, CNPNP12Massage FootChair\$\$102, NPNPNP13Restaurant\$\$102, 202,2(a), NPNPNP14Services, Financial\$\$102, PNPNP15Services, Financial\$\$102, PNPNP16Services, Financial\$\$102, PNPNP17Take-Out Food\$\$102, PNPNP18Tobacci Retronal\$\$102, PNPNP19Non-Retail Sales and Service*\$\$102, PNPNP10Hosel\$\$102, PNPNP11Meel </th <th></th> <th>Child Care Facility</th> <th><u>§102</u></th> <th><u>P</u></th> <th><u>P(1)</u></th> <th><u>P(1)</u></th>		Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
LPhilanthropic Admin. Services§ 102NPNPNP $3$ Public Facilities§ 102CCCC $4$ Residential Care Facility§ 102PP (2)P (2) $5$ Retail Sales and Service Uses*§ 102PP (2)P (2) $5$ Retail Sales and Service Uses*§ 102NPNPNP $6$ Adult Business§ 102NPNPNP $7$ Animal Hospital§ 102CNPNP $8ar$ § 102, 202.2(a)CNPNP $8ar$ § 102CNPNP $10$ Massage Establishment§ 102CNP $10$ Massage Establishment§ 102CNPNP $11$ Mortuary§ 102NPNPNP $12$ Mortuary§ 102NPNPNP $13$ Restaurant§ 8102, 202.2(a)NPNPNP $14$ Services, Frinancial§ 102PNPNP $15$ Services, Irinancial§ 102PNPNP $16$ Services, Irinancial§ 102PNPNP $17$ Take-Out Food§ 102PNPNP $18$ Tobacco Paraphermatia Store§ 102PNPNP $19$ Non-Retail Sales and Service*§ 102PNPNP $10$ Mortuary§ 102PNPNP $11$ Take-Out Food <td< td=""><td>1</td><td><u>Hospital</u></td><td><u>§102</u></td><td><u>NP</u></td><td><u>NP</u></td><td><u>NP</u></td></td<>	1	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Philanthropic Admin. Services\$102NPNPNPPublic Facilities\$102CCCCResidential Care Facility\$102P $P(2)$ $P(2)$ Sales and Service Uses\$\$102P $P(2)$ $P(2)$ Sales and Service Uses\$\$102P $P(2)$ $P(2)$ Adult Buxiness\$\$102NPNPNPAdult Buxiness\$\$102NPNPNPBar\$\$102CNPNPBar\$\$102CNPNPBar\$\$102CNPNPIduor Store\$\$102CNPNPIduor Store\$\$102CNPNPIduor Store\$\$102CNPNPIduor Store\$\$102CNPNPIduor Store\$\$102NPNPNPIduor Store\$\$102NPNPNPIduor Store\$\$102NPNPNPIduor Store\$\$102NPNPNPIduor Store\$\$102NPNPNPIduel\$\$102202.2(a)NPNPNPIduel\$\$102202.2(a)NPNPNPIduel\$\$102202.2(a)PNPNPIduel\$\$102PNPNPNPIduel\$\$102PNPNPNPIduel\$\$102PNPNPNPIduel\$\$102<	2	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Linker LinkingLinkLinkLinkLinkLinkLinkLinkAResidential Care Facility $\$lo2$ $P$ $P22$ $P22$ $P22$ Sales and Service Uses* $\$lo2$ $P$ $P$ $P$ $P22$ 6Adult Business $\$lo2$ $P$ $P$ $P$ 7Animal Hospital $\$lo2$ $C$ $NP$ $NP$ 8Hotel $\$lo2$ $C$ $NP$ $NP$ 9Kennel $\$lo2$ $C$ $NP$ $NP$ 10Massage Establishment $\$lo2$ $C$ $NP$ $NP$ 11Massage Foot/Chair $\$lo2$ $C$ $NP$ $NP$ 12Morel $\$lo2$ $NP$ $NP$ $NP$ 13Restaurant $\$lo2$ $P$ $NP$ $NP$ 14Services, Financial $\$lo2$ $P$ $NP$ $NP$ 15Services, Financial $\$lo2$ $P$ $NP$ $NP$ 16Services, Financial $\$lo2$ $P$ $NP$ $NP$ 17Take-Out Food $\$lo2$ $P$ $NP$ $NP$ 18Tobacco Paraphematia Store $\$lo2$ $P$ $NP$ $NP$ 19Non-Retail Sales and Service* $\$lo2$ $P$ $P$ $NP$ 20Design Professional $\$lo2$ $P$ $P$ $NP$ 21Utility and Infrastructure Use Category $VP$ $NP$ $NP$ 22Paraphematia Starc $\$lo2$ $NP$ $NP$ $NP$ 23 <t< td=""><td></td><td>Philanthropic Admin. Services</td><td><u>§102</u></td><td><u>NP</u></td><td><u>NP</u></td><td><u>NP</u></td></t<>		Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Sales and Service Use CategoryMathematical Sales and Service Uses* $$$102$ $P$ $P$ $NP$ Adult Business $$102$ $NP$ $NP$ $NP$ Adult Business $$102$ $C$ $NP$ $NP$ Mainal Hospital $$102$ $C$ $NP$ $NP$ Bar $$$102$ $C$ $NP$ $NP$ Idiguer Store $$$102$ $$02$ $NP$ $NP$ Massage Establishment $$$102$ $P$ $NP$ $NP$ 11 $Massage Establishment$$102$02NPNP12Morel$$$102, 202.2(a)NPNPNP13Restaurant$$$102, 202.2(a)P(3)NPNP14Services, Friancial$$102PCNP15Services, Friancial$102PNPNP16Services, Personal$102PNPNP<$	3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Sales and Service Use CategoryRetail Sales and Service Uses* $$$102, 202.5$ PPNPNPAdult Business $$102$ NPNPNPNPBar $$102, 202.2(a), 202.2(a)$ CNPNPNPBar $$$102, 202.2(a), C$ NPNPNPNPBar $$$102, 202.2(a), C$ NPNPNPBar $$$102, 202.2(a), C$ NPNPNPBar $$$102, 202.2(a), C$ NPNPBar $$$102, C$ NPNPIdeor Store $$$102, C$ NPNP10Massage Establishment $$$102, C$ NPNP11Massage, Foot/Chair $$$102, D2, 2(a), PPNPNP12Motel$$$102, 202.2(a), PPNPNP13Restaurant, Limited$$102, 202.2(a), PPNPNP14Services, Fringe Financial$102, PCNP15Services, Fringe Financial$102, PNPNP16Services, Personal$102, PNPNP18Tobacco Paraphernalia Store$102, PNPNP19Non-Retail Salos and Service*$102, PNPNP20Design Professional$102, PNPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure Vse Category22Utility and Infrastructure Wse CategoryUtility and Infrastructure % $102, NPNP23Public Unlities Yard$	4	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
Immune the term $202.2(a), 202.5$ LLLL6Adult Business $\$102$ NPNPNPNP7Animal Hospital $\$102$ CNPNPNP8Hotel $\$102$ CNPNPNP8Hotel $\$102$ CNPNPNP9Kennel $\$102$ CNPNPNP10Massage Establishment $\$102$ CNPNP11Massage Establishment $\$102$ PNPNP12Motical $\$102, 202.2(a)$ NPNPNP13Restaurant $\$8102, 202.2(a)$ NPNPNP14Services, Financial $\$102$ PNPNP15Services, Limited Financial $\$102$ PNPNP16Services, Limited Financial $\$102$ PNPNP17Take-Out Food $\$102$ PNPNP18Tobacco Paraphernalia Store $\$102$ PPNP20Design Professional $\$102$ PPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure* $\$102$ NPNP22Public Utilities Yard $\$102$ NPNPNP23Utility and Store $\$102$ NPNPNP		Sales and Service Use Category				
6Adult Business\$102NPNPNP7Animal Hospital\$102CNPNPBar\$\$102, 202.2(a)CNPNP8Hotel\$102CNPNP9Kennel\$102CNPNP10Massage Establishment\$102CNPNP11Massage Establishment\$102PNPNP11Massage Establishment\$102PNPNP12Mottal\$102PNPNP13Restaurant\$\$102, 202.2(a)NPNPNP14Services, Financial\$102PCNP15Services, Financial\$102PCNP16Services, Finage Financial\$102PNPNP17Take-Out Food\$102PCNP18Tobacco Paraphermalia Store\$102PNPNP19Non-Retail Sales and Service*\$102PNPNP20Trade Shop\$102PNPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure*\$102PNP23Eublic Utilities Yard\$102NPNPNP	5	Retail Sales and Service Uses*		<u>P</u>	<u>P</u>	<u>NP</u>
7Animal Hospital\$102CNPNPBar\$\$102, 202, 2(a)CNPNP8Hotel\$102CCC9Kennel\$102CNPNP10Massage Establishment\$102CNPNP11Massage Establishment\$102PNPNP11Massage Foot/Chair\$102PNPNP12Motel\$\$102, 202, 2(a)NPNPNP13Restaurant\$\$102, 202, 2(a)P(3)NPNP14Services, Financial\$102PNPNP15Services, Fringe Financial\$102PNPNP16Services, Fringe Financial\$102PNPNP17Take-Out Food\$102PNPNP18Tobacco Paraphernalia Store\$102P(3)NPNP19Non-Retail Sales and Service*\$102PNPNP20Design Professional\$102PNPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure Use CategoryUtilities Yard\$102NPNP23Public Utilities Yard\$102NPNPNPNPNP	6	Adult Business		NP	NP	NP
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8Hotel\$102CCC9Kennel\$102CNPNP10Massage Establishment\$102CNPNP10Massage Foot/Chair\$102PNPNP11Massage, Foot/Chair\$102PNPNP11Massage, Foot/Chair\$102PNPNP12Motel\$\$102, 202.2(a)NPNPNP13Restaurant\$\$102, 202.2(a)P(3)NPNP14Services, Financial\$102PNPNP15Services, Financial\$102PNPNP16Services, Financial\$102PNPNP17Take-Out Food\$102PNPNP18Tobacco Paraphernalia Store\$102P(4)C(4)NP19Non-Retail Sales and Service*\$102PPNP20Design Professional\$102PPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure Vse CategoryUtility and Infrastructure Vse Category23Public Utilities Yard\$102NPNPNP	1	· · · ·				
9Liquor Store $\$ 102$ CNPNP10Massage Establishment $\$ 102$ CNPNP11Massage, Foot/Chair $\$ 102$ PNPNP11Massage, Foot/Chair $\$ 102$ PNPNP12Motel $\$ 102$ NPNPNP13Restaurant $\$ \$ 102, 202.2(a)$ P(3)NPNP14Services, Financial $\$ 102$ PCNP15Services, Fringe Financial $\$ 102$ PNPNP16Services, Personal $\$ 102$ PCNP17Take-Out Food $\$ 102$ PNPNP18Tobacco Paraphernalia Store $\$ 102$ P(4)C(4)NP19Non-Retail Sales and Service* $\$ 102$ NPNPNP20Design Professional $\$ 102$ PPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure* $\$ 102$ NPNP23Public Utilities Yard $\$ 102$ NPNPNP	8	Hotel	<u>§102</u>		<u>C</u>	
Liquor Store $\$102$ $C$ $NP$ $NP$ 10Massage Establishment $\$102$ $C$ $NP$ $NP$ 11Massage, Foot/Chair $\$102$ $P$ $NP$ $NP$ 11Massage, Foot/Chair $\$102$ $P$ $NP$ $NP$ 12Motel $\$102$ $NP$ $NP$ $NP$ 13Restaurant $\$102$ , $202.2(a)$ $P(3)$ $NP$ $NP$ 14Services, Financial $\$102$ $P$ $NP$ $NP$ 15Services, Finge Financial $\$102$ $P$ $NP$ $NP$ 16Services, Personal $\$102$ $P$ $NP$ $NP$ 17Take-Out Food $\$102$ $P(3)$ $NP$ $NP$ 18Tobacco Paraphernalia Store $\$102$ $P(4)$ $C(4)$ $NP$ 19Non-Retail Sales and Service* $\$102$ $P$ $P$ $NP$ 20Design Professional $\$102$ $P$ $P$ $NP$ 21Utility and Infrastructure Use Category $P$ $P$ $NP$ 23Public Utilities Yard $\$102$ $NP$ $NP$ $NP$	0	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
Image: Fourier for the second seco	9	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
111Mortuary\$102NPNPNP12Motel $\$102, 202.2(a)$ NPNPNP13Restaurant $\$8102, 202.2(a)$ P(3)NPNP13Restaurant $\$8102, 202.2(a)$ P(3)NPNP14Services, Financial $\$102$ PCNP15Services, Fringe Financial $\$102$ PNPNP16Services, Limited Financial $\$102$ PCNP17Take-Out Food $\$102$ PNPNP18Tobacco Paraphernalia Store $\$102$ P(4)C(4)NP19Non-Retail Sales and Service* $\$102$ PPNP20Design Professional $\$102$ PPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure * $\$102$ NPNP23Ublic Utilities Yard $\$102$ NPNPNP	10	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
Mortuary\$102NPNPNP12Motel $\$102$ , $202.2(a)$ NPNPNP13Restaurant $\$102$ , $202.2(a)$ $P(3)$ NPNP14Services, Financial $\$102$ $P$ CNP14Services, Finge Financial $\$102$ $P$ NPNP15Services, Fringe Financial $\$102$ $P$ NPNP16Services, Personal $\$102$ $P$ CNP17Take-Out Food $\$102$ $P$ NPNP18Tobacco Paraphernalia Store $\$102$ $P(4)$ $C(4)$ NP19Non-Retail Sales and Service* $\$102$ $P$ $P$ NP20Design Professional $\$102$ $P$ $P$ NP21Utility and Infrastructure Use Category $P$ $P$ $NP$ NP23Ublic Utilities Yard $\$102$ $NP$ $NP$ $NP$	11	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13Restaurant $\$\$102, 202.2(a)$ $P(3)$ $NP$ $NP$ 14Services, Financial $\$102$ $P$ $C$ $NP$ 14Services, Financial $\$102$ $P$ $C$ $NP$ 15Services, Fringe Financial $\$102$ $P$ $NP$ $NP$ 16Services, Personal $\$102$ $P$ $C$ $NP$ 17Take-Out Food $\$102$ $P$ $NP$ $NP$ 18Tobacco Paraphermalia Store $\$102$ $P(3)$ $NP$ $NP$ 19Non-Retail Sales and Service* $\$102$ $P$ $P$ $NP$ 20Design Professional $\$102$ $P$ $P$ $NP$ 21Utility and Infrastructure Use Category $P$ $P$ $NP$ 22Power Plant $\$102$ $NP$ $NP$ $NP$ 23Public Utilities Yard $\$102$ $NP$ $NP$ $NP$	11	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13 $\overline{Restaurant. Limited}$ $\overline{\$\$102. 202.2(a)}$ $\overline{P(3)}$ $NP$ $NP$ 14 $\overline{Services, Financial}$ $\$102$ $P$ $C$ $NP$ 15 $\overline{Services, Fringe Financial}$ $\$102$ $P$ $NP$ $NP$ 15 $\overline{Services, Limited Financial}$ $\$102$ $P$ $NP$ $NP$ 16 $\overline{Services, Personal}$ $\$102$ $P$ $C$ $NP$ 17 $\overline{Storage, Self}$ $\$102$ $P$ $C$ $NP$ 17 $\overline{Take-Out Food}$ $\$102$ $P(3)$ $NP$ $NP$ 18 $\overline{Tobacco Paraphernalia Store}$ $\$102$ $P(4)$ $C(4)$ $NP$ 19 $Non-Retail Sales and Service*$ $\$102$ $P$ $P$ $NP$ 20 $\underline{Design Professional}$ $\$102$ $P$ $P$ $NP$ 21 $\underline{Utility and Infrastructure Use Category$ $Utility and Infrastructure*$ $\$102$ $NP$ $NP$ 23 $\underline{Public Utilities Yard}$ $\$102$ $NP$ $NP$ $NP$	12	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Restaurant, Limited\$\$102, 202.2(a) $P(3)$ $NP$ $NP$ 14Services, Financial\$102 $P$ $C$ $NP$ 15Services, Fringe Financial\$102 $P$ $NP$ $NP$ 16Services, Personal\$102 $P$ $C$ $NP$ 16Services, Personal\$102 $P$ $C$ $NP$ 17Take-Out Food\$102 $P(3)$ $NP$ $NP$ 18Tobacco Paraphernalia Store\$102 $P(4)$ $C(4)$ $NP$ 19Non-Retail Sales and Service*\$102 $P(4)$ $C(4)$ $NP$ 20Design Professional\$102 $P$ $P$ $NP$ 21Utility and Infrastructure Use Category $VP$ $NP$ $NP$ 22Public Utilities Yard\$102 $NP$ $NP$ $NP$ 23Public Utilities Yard\$102 $NP$ $NP$ $NP$	10	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
Services, Fringe Financial\$102PNPNP15Services, Limited Financial\$102PNPNP16Services, Personal\$102PCNP17Storage, Self\$102NPNPNP17Take-Out Food\$102P(3)NPNP18Tobacco Paraphernalia Store\$102CNPNP19Non-Retail Sales and Service*\$102NPNPNP20Design Professional\$102PPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure*\$102NPNP23Public Utilities Yard\$102NPNPNP	13	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
15 $\overline{Services, Limited Financial}$ $\underline{\$102}$ $\underline{P}$ $N\underline{P}$ $N\underline{P}$ 16 $\overline{Services, Personal}$ $\underline{\$102}$ $\underline{P}$ $\underline{C}$ $N\underline{P}$ 17 $\overline{Storage, Self}$ $\underline{\$102}$ $N\underline{P}$ $N\underline{P}$ $N\underline{P}$ 17 $\overline{Take-Out Food}$ $\underline{\$102}$ $\underline{P(3)}$ $N\underline{P}$ $N\underline{P}$ 18 $\overline{Tobacco Paraphernalia Store}$ $\underline{\$102}$ $\underline{P(4)}$ $C(4)$ $N\underline{P}$ 19 $Non-Retail Sales and Service*$ $\underline{\$102}$ $\underline{P}$ $\underline{P}$ $\underline{NP}$ 20 $\underline{Design Professional}$ $\underline{\$102}$ $\underline{P}$ $\underline{P}$ $\underline{NP}$ 21 $\underline{Utility and Infrastructure Use Category$ $\underline{Vtility and Infrastructure*}$ $\underline{\$102}$ $\underline{NP}$ $\underline{NP}$ 23 $\underline{Public Utilities Yard$ $\underline{\$102}$ $NP$ $NP$ $NP$	14	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Services, Limited Financial $$102$ $F$ $NF$ $NF$ 16Services, Personal $$102$ $P$ $C$ $NP$ 17Storage, Self $$102$ $NP$ $NP$ $NP$ 17Take-Out Food $$102$ $P(3)$ $NP$ $NP$ 18Tobacco Paraphernalia Store $$102$ $C$ $NP$ $NP$ 19Non-Retail Sales and Service* $$102$ $P(4)$ $C(4)$ $NP$ 20Design Professional $$102$ $P$ $P$ $NP$ 21Utility and Infrastructure Use Category $P$ $P$ $NP$ 22Power Plant $$102$ $NP$ $NP$ $NP$ 23Public Utilities Yard $$102$ $NP$ $NP$ $NP$	4 5	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10Storage, Self $\$102$ NPNPNP17Take-Out Food $\$102$ $P(3)$ NPNP18Tobacco Paraphernalia Store $\$102$ CNPNP18Tobacco Paraphernalia Store $\$102$ CNPNP19Non-Retail Sales and Service* $\$102$ NPNPNP20Design Professional $\$102$ PPNP21Utility and Infrastructure Use CategoryUtility and Infrastructure* $\$102$ NPNP22Power Plant $\$102$ NPNPNP23Public Utilities Yard $\$102$ NPNPNP	15	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17 $\overline{Take-Out Food}$ $\$102$ $P(3)$ $NP$ $NP$ 18 $\overline{Tobacco Paraphernalia Store}$ $\$102$ $C$ $NP$ $NP$ 18 $\overline{Trade Shop}$ $\$102$ $P(4)$ $C(4)$ $NP$ 19 $Non-Retail Sales and Service*$ $\$102$ $P(4)$ $C(4)$ $NP$ 20 $\underline{Design Professional}$ $\$102$ $P$ $P$ $NP$ 20 $\underline{Design Professional}$ $\$102$ $P$ $P$ $NP$ 21 $\underline{Utility and Infrastructure Use Category$ $Utility and Infrastructure*$ $\$102$ $C$ $C$ 22 $\underline{Utility and Infrastructure*}$ $\$102$ $NP$ $NP$ $NP$ 23 $\underline{Public Utilities Yard}$ $\$102$ $NP$ $NP$ $NP$	16	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Idde Coll Flot $102$ $1137$ $NL$ $NL$ 18 $\overline{Tobacco Paraphernalia Store}$ $\$102$ $C$ $NP$ $NP$ 19 $\overline{Trade Shop}$ $\$102$ $P(4)$ $C(4)$ $NP$ 19 $\overline{Non-Retail Sales and Service*}$ $\$102$ $NP$ $NP$ $NP$ 20 $\overline{Design Professional}$ $\$102$ $P$ $P$ $NP$ 21 $\underline{Utility and Infrastructure Use Category$ $Utility and Infrastructure*$ $\$102$ $P$ $P$ 22 $\underline{Vtility and Infrastructure*}$ $\$102$ $NP$ $NP$ $NP$ 23 $\underline{Public Utilities Yard}$ $\$102$ $NP$ $NP$ $NP$	47	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18 $\square$ $\square$ $\square$ $\square$ $\square$ $\square$ $\square$ 19 $\underline{Non-Retail Sales and Service*}$ $\$102$ $P(4)$ $C(4)$ $NP$ 19 $\underline{Non-Retail Sales and Service*}$ $\$102$ $NP$ $NP$ $NP$ 20 $\underline{Design Professional}$ $\$102$ $P$ $P$ $P$ 20 $\underline{Drade Office}$ $\$102$ $P$ $P$ $NP$ 21 $\underline{Utility and Infrastructure Use Category$ $Utility and Infrastructure*$ $\$102$ $C$ $C$ $C$ 22 $\underline{Vtility and Infrastructure*}$ $\$102$ $NP$ $NP$ $NP$ 23 $\underline{Public Utilities Yard}$ $\$102$ $NP$ $NP$ $NP$	17	Take-Out Food	<u>§102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
19Non-Retail Sales and Service* $\$102$ NPNP20 $Design Professional$ $\$102$ $P$ $P$ $NP$ 20 $Trade Office$ $\$102$ $P$ $P$ $NP$ 21 $Utility$ and Infrastructure Use Category $Utility$ and Infrastructure* $\$102$ $C$ $C$ 22 $Design Professional$ $\$102$ $NP$ $NP$ 23 $Public Utilities Yard$ $\$102$ $NP$ $NP$	18	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Design Professional\$102PPImage: Design Professional\$102PPImage: Image:		<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
20Trade Office§102PPNP21Utility and Infrastructure Use Category22Utility and Infrastructure*§102CCPower Plant§102NPNPNP23Public Utilities Yard§102NPNPNP	19	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Trade Office§102PPNP21Utility and Infrastructure Use Category22Utility and Infrastructure*§102CCPower Plant§102NPNP23Public Utilities Yard§102NPNP	20	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Other Highest Here Use Callegory22Utility and Infrastructure*§102CCPower Plant§102NPNP23Public Utilities Yard§102NPNP		<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22Power Plant§102NPNP23Public Utilities Yard§102NPNP	21	Utility and Infrastructure Use Cate				
Power Plant\$102NPNP23Public Utilities Yard\$102NPNP	22		<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
			-			
	23	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>\* Not listed below</u> (1) C required for 13 or more children

(2) C required for seven or more persons. (3)Formula Retail NP for this use

2

3

8

13

# SEC. 732. *PACIFIC AVENUE* <u>IRVING STREET</u> NEIGHBORHOOD COMMERCIAL DISTRICT.

*The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi purpose, small scale mixed use neighborhood shopping district on a narrow street that provides limited convenience goods to the adjacent neighborhoods.* 

- The Pacific Avenue Neighborhood Commercial District controls are designed to promote a998910101010101112121212131416171819191010111212131415161718191910101112121314151617181919101011121213141516171819191919101011121314141516171819<t
- the district pursuant to Subsection 207(c)(4) of this Code.

14 <u>The Irving Street Neighborhood Commercial District is located in the Outer Sunset</u>
 15 <u>neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of</u>
 16 <u>Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods</u>
 17 <u>and services for the residents of the Outer Sunset District. There are a high concentration of</u>

18
 *restaurants, drawing customers from throughout the City and the region. There are also a significant* 
 19
 *number of professional, realty, and business offices as well as financial institutions.*

# 20 <u>The Irving Street Neighborhood Commercial District controls are designed to promote</u> 21 <u>development that is consistent with its existing land use patterns and to maintain a harmony of uses that</u> 22 <u>support the District's vitality. The building standards allow small-scale buildings and uses, protecting</u> 23 <u>rear yards above the ground story and at residential levels. In new development, most commercial uses</u> 24 are permitted at the first two stories, although certain limitations apply to uses at the second story.

1 <u>Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and</u>

2 <u>comparison shopping businesses and to protect adjacent residential livability. These controls are</u>

3 <u>designed to encourage the street's active retail frontage, and local fabrication and production of</u>

- 4 goods.
- 5

6

### Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

#### ZONING CONTROL TABLE

7			Irving Street NCD
8	Zoning Category	<u>§ References</u>	<u>Controls</u>
0	BUILDING STANDARDS		
9	<u>Massing and Setbacks</u>		
10	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	<u>Varies. See Height and Bulk Map Sheet HT05 for</u> <u>more information. Height sculpting required on</u>
11		<u>260, 261.1, 270,</u> <u>271. See also</u>	<u>Alleys per §261.1.</u>
12		<u>Height and Bulk</u> District Maps	
13	<u>5 Foot Height Bonus for Ground Floor</u> Commercial	<u>§ 263.20</u>	<u>P</u>
14	Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
15		<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
16			<u>no case less than 15 feet</u>
17	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
18	Street Frontage and Public Realm		
19	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
20	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
21			<u>setbacks, parking and loading entrances, active uses,</u> <u>ground floor ceiling height, street-facing ground-</u> <u>level spaces, transparency and fenestration, and</u>
22			gates, railings, and grillwork. Exceptions permitted for historic buildings.
23			
24	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
25	<u>Miscellaneous</u>		

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 and above</u>
0	Planned Unit Development	<u>§ 304</u>	<u>C</u>
2	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
3	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
		<u>604,</u> 607, 607.1, 608,	
4		<u>609</u>	
5	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
U		<u>604,</u>	
6		<u>608, 609, 610,</u> <u>611</u>	
-			
1	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
8		Industry	
U		Element	
9			

10	Zoning Category	§ References	<u>Controls</u>
11	RESIDENTIAL STANDARDS A	ND USES	
12	<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 feet
13	Unit]	88 145 1 150	<u>per unit if common</u>
14	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 157,</u> <u>159 - 161, 166,</u>	<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</u>
15		<u>204.5</u>	
16	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Not required
-	<u>Use Characteristics</u>		
17	Single Room Occupancy Student Housing	<u>§ 102</u> § 102	<u>P</u> <u>P</u>
18	Residential Uses	<u>§ 102</u>	<u>L</u>
19	Dwelling Units	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density</u>
20			permitted in the nearest Residential District, whichever is greater.
21	Senior Housing	§§ 102, 202.2(f),	<i>P</i> , up to twice the number of dwelling units otherwise
22	<u>Senior Housing</u>	<u>207</u>	permitted as a principal use in the district and 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			

1	<u>Group Housing</u>	<u>§ 208</u>		d in the nearest	<u>ot lot area, or the</u> Residential District <u>,</u>
2	Accessory Dwelling Unit	<u>§§102,</u>	-		nd 8 extant on July 1,
3	<u>Accessory Dwenng Onu</u>	$\frac{387102}{207(c)(4)}$	2015, and buildi		
4	Homeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits</u>	regulated by th	e Administrative
5			Code		
6	Loss of Dwelling Units			<u>Controls by St</u>	tory
7			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
9		0.017			
10	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	<u>s Mandatory DR</u>	P/Loss of 3 or more
11		1			
11	Zoning Category	<u>§ References</u>		<u>Controls</u>	-
12	NON-RESIDENTIAL STANDAL	RDS AND USES			
13	Development Standards				
14	Floor Area Ratio	<i>§§ 102, 123,</i>	<u>2.5 to 1</u>		

1 1			
14	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>
15	Use Size	<u>124</u> §102, 121.2	P up to 3,999 square feet; C 4,000 square feet and
		<u>x102, 121.2</u>	<u>above</u>
16	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	No car parking required if Occupied Floor Area is
17		<u>151, 153 - 157,</u> <u>159 - 161, 166,</u>	less than 5,000 square feet. See chart in <u>§151 for</u> uses over 5,000 square feet. See §161 for car parking
.,		204.5	waiver. Bike parking required per Section 155.2.
18			
19	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if gross floor area is less than 10,000
19	Off-Street Freight Loading	<u>88 150, 152,</u> <u>153 - 155, 161,</u>	square feet. Exceptions permitted per §161.
20		204.5	
	Commercial Use Characteristics		
21	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
22	<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.; C 2 a.m 6 a.m.</u>
23	Maritime Use	<u>§102</u>	<u>NP</u>
24	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>
24	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in front; C if located elsewhere
25	Walk-up Facility	<u>§102</u>	<u>P</u>
		1	1

4			<u>Controls by Story</u>		
1	Agricultural Use Category		1st	2nd	3rd+
2	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
0	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Automotive Use Category			•	
_	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Gas Station	<u>§§102, 187.1,</u> 202.2(b), 228	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	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>
10	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Entertainment, Arts and Recreation			1	
12	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Arts Activities	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<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>
16	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Industrial Use Category				
	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Institutional Use Category			I	
19	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(1)</u>	<u>P(1)</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>C</u>	<u>NP</u>	<u>NP</u>
21	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(2)</u>	<u>P(2)</u>
20	Sales and Service Use Category				
24	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
_	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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(3)</u>	<u>NP</u>	<u>NP</u>
0	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
7	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
0	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Take-Out Food	<u>§102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
11	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
12	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	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>
14	Utility and Infrastructure Use Cat	egory			
15	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	* Not listed below	•	•	•	

- 17 (1) C required for 13 or more children.
- 18 (2) C required for seven or more persons.
- (3)Formula Retail NP for this use
- 19 (4) Subject to Formula Retail Controls
- 20

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

- 21 **TRANSIT DISTRICT.**
- 22

23

- The Upper Market Street Neighborhood Commercial Transit District is located on Market Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-
- purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but
- 25

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. 6 This district is well served by transit and is anchored by the Market Street subway (with stations 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 9 service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary 10 bicycle corridor. Housing 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 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 14 accessory off-street parking in order to preserve the pedestrian-oriented character of the district and 15 prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-16 street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-17 oriented character and transit function. 18 The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to 19 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

1	service uses are limited. Ground floor-commercial space is required along Market and Church Streets.
2	Most automobile and drive-up uses are prohibited or conditional.
3	Housing development in new buildings is encouraged above the second story. Existing upper-
4	story residential units are protected by limitations on demolitions and upper-story conversions.
5	Accessory Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this
6	<del>Code.</del>
7	The Taraval Street Neighborhood Commercial District is located in the Outer Sunset
8	neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
9	Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods
10	and services for the residents of the Outer Sunset District. There are a high concentration of
11	restaurants, drawing customers from throughout the City and the region. There are also a significant
12	number of professional, realty, and business offices as well as financial institutions.
13	The Taraval Street Neighborhood Commercial District controls are designed to promote
14	development that is consistent with its existing land use patterns and to maintain a harmony of uses that
15	support the District's vitality. The building standards allow small-scale buildings and uses, protecting
16	rear yards above the ground story and at residential levels. In new development, most commercial uses
17	are permitted at the first two stories, although certain limitations apply to uses at the second story.
18	Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
19	comparison shopping businesses and to protect adjacent residential livability. These controls are
20	designed to encourage the street's active retail frontage, and local fabrication and production of goods.
21	
22	
23	
24	
25	

Table 733. TARAVAL S	TREET NEIGH	BORHOOD COMMERCIAL DISTRICT		
ZONING CONTROL TABLE				
		Taraval Street NCD		
Zoning Category	§ References	<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, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u>	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.		
<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</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 Second Story and at each</u> <u>succeeding level or Story of the building, and at the</u> <u>First Story if it contains a Dwelling Unit: 25% of</u> <u>lot depth, but in no case less than 15 feet</u>		
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>		
<u>Street Frontage Requirements</u>	<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>	Not Required.		
Vehicular Access Restrictions	<u>§ 155(r)</u>	None		
<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>		
<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1, 608,</u>	<u>As permitted by Section § 607.1</u>		

1		<u>609</u>	
2	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
3		<u>604.</u> <u>608, 609, 610,</u>	
4	<u>Design Guidelines</u>	<u>611</u> <u>General Plan</u>	Subject to the Urban Design Guidelines
5		<u>Commerce and</u> <u>Industry</u>	
6		<u>Element</u>	

Zoning Category	<u>§ References</u>	<u>Controls</u>				
RESIDENTIAL STANDARDS AND USES						
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</u> feet per unit if common				
	0.0.145.1.150					
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> 151, 153 - 157,	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions				
	<u> 159 - 161, 166,</u>	permitted per §161. Bike parking required per				
	<u>204.5</u>	<u>§155.2</u>				
Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>				
<u>Use Characteristics</u>	-					
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>				
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>				
<u>Residential Uses</u>						
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density</u> permitted in the nearest Residential District,				
		whichever is greater.				
Senior Housing	§§ 102, 202.2(f),	<u><i>P</i></u> , up to twice the number of dwelling units				
	<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				
		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.				
Group Housing	<u>§ 208</u>	P, 1 bedroom per 275 square foot lot area, or the				
		density permitted in the nearest Residential District,				
		whichever is greater.				

		1	1			
1	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)			<u>l 8 extant on July</u> g seismic retrofit	
2						
	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u><i>P, density limits regulated by the Administrative</i></u> <u><i>Code</i></u>			
3			<u></u>			
4	Loss of Dwelling Units			Controls by Sto		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
6	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>	
7	Residential Conversion, Demolition, or	<u>§ 317</u>	Loss of 1.2 units	Mandatory DR/	Loss of 3 or more	
8	<u>Merger</u>	<u>x 517</u>	units C	Mandulory DRA	Loss of 5 of more	
9		1	I			
	Zoning Category	<u>§ References</u>		<u>Controls</u>		
10	NON-RESIDENTIAL STANDAR	DS AND USES				
11	Development Standards					
12	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>			
13		<u>124</u>	D up to 2 000 as	ugua facto C 1 00	0 aguang foot and	
14	<u>Use Size</u>	<u>§102</u>	above	•	0 square feet and	
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 157,		<u>required if Occup</u> equare feet. See c	<u>pied Floor Area is</u> hart in \$151 for	
15		<u>159 - 161, 166,</u>	uses over 5,000	square feet. See §	3161 for car	
16		<u>204.5</u>	parking waiver. Bike parking required per Section 155.2.			
17	Off-Street Freight Loading	<u>§§ 150, 153 -</u>	None required it	f gross floor area	is less than 10,000	
10		<u>155, 161, 204.5</u>	· ·	eptions permitted		
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	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>	
21	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
22	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
22	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	elsewhere	
23	Walk-up Facility	<u>§102</u>	<u>P</u>			
24			<u>(</u>	Controls by St	ory	
25	Agricultural Use Category	88102 202 2( )	<u>1st 2nd 3rd+</u>			
20	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</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				
	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Automotive Repair</u>	<u>§102</u>	<u>C</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	Gas Station	<u>§§102, 187.1,</u> 202.2(b), 228	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	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>
8	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
9	Entertainment, Arts and Recreation				
10	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Arts Activities	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Industrial Use Category				
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Institutional Use Category				
17	<u>Institutional Uses*</u>	<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(1)</u>	<u>P(1)</u>
18	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
21	Sales and Service Use Category		-		
22	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
00	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<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>
25	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Massage Establishment	<u>§102</u>	<u>C</u>	NP	NP
2	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
	Mortuary	<u>§102</u>	NP	NP	NP
3	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
5	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
0	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Take-Out Food	<u>§102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
9	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
10	<u>Non-Retail Sales and Service*</u>	<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>NP</u>
12	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Utility and Infrastructure Use Cat		L ~		-
13	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>* Not listed below</u>				
16	(1) C required for 13 or more children				
10	(2) C required for seven or more persons (3)Formula Retail NP for this use	<u>.</u>			
17	(4) Subject to Formula Retail Controls				
18					
	SEC. 733A. NCT-1 – NEIGHBOH	RHOOD COMM	IERCIAL TRA	NSIT CLUST	<del>ER DISTRICT.</del>
19		1	1 . 11 1	1 1	
20	NC-1 Districts are intended	<del>-to serve as loca</del>	<del>i neignbornood</del>	<del>i snopping aisi</del>	<del>tricts, proviaing</del>
	convenience retail goods and service	<del>ces for the immed</del>	diately surroun	ding neighbor	hoods primarily during
21	Intima have NCT 1 Districts	1			
22	daytime hours. NCT-1 Districts are	<del>- iocatea near ma</del>	<del>ijor transtt ser</del>	vices. They are	<del>e smatt mixea-use</del>
23	clusters, generally surrounded by r	<del>esidential distric</del>	ets, with small-s	<del>scale neighbor</del>	hood-serving
23	commercial uses on lower floors an	<del>id housing above</del>	e. Housing den	sity is limited r	<del>10t by lot area, but by</del>
24	the regulations on the built envelop	<del>e of buildings. ir</del>	<del>icluding height</del>	<del>, bulk, setback</del>	<del>s, and lot coverage.</del>
25				,, <i>sere even</i>	,

1	and standards for residential uses, including open space and exposure, and urban design guidelines.
2	There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on
3	critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-
4	oriented character and transit function. Residential parking is not required and generally limited.
5	Commercial establishments are discouraged from building excessive accessory off-street parking in
6	order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.
7	NCT-1 Districts are generally characterized by their location in residential neighborhoods. The
8	commercial intensity of these districts varies. Many of these districts have the lowest intensity of
9	commercial development in the City, generally consisting of small clusters with three or more
10	commercial establishments, commonly grouped around a corner; and in some cases short linear
11	commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.
12	Building controls for the NCT-1 District promote low-intensity development which is compatible with
13	the existing scale and character of these neighborhood areas. Commercial development is limited to
14	one story. Rear yard requirements at all levels preserve existing backyard space.
15	NCT-1 commercial use provisions encourage the full range of neighborhood-serving
16	convenience retail sales and services at the first story provided that the use size generally is limited to
17	3,000 square feet. However, commercial uses and features which could impact residential livability are
18	prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels,
19	and late-night activity; eating and drinking establishments are restricted, depending upon the intensity
20	of such uses in nearby commercial districts.
21	Existing residential units are protected by prohibitions of conversions above the ground story
22	and limitations on demolitions.
23	* * * *
24	
25	

# SEC. 734. NCT-2 - SMALL-SCALE JUDAH STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

3 NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-4 5 serving commercial uses on lower floors and housing above. These Districts are well-served by public 6 transit and aim to maximize residential and commercial opportunities on or near major transit 7 services. The District's form is generally linear along transit-priority corridors, though may be 8 concentric around transit stations or in broader areas where multiple transit services criss-cross the 9 neighborhood. Housing 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 residential uses, 10 including open space and exposure, and urban design guidelines. There are prohibitions on access 11 12 (e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial 13 and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are 14 15 discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-16 oriented character of the district and prevent attracting auto traffic. 17 NCT-2 Districts are intended to provide convenience goods and services to the surrounding 18 neighborhoods as well as limited comparison shopping goods for a wider market. The range of 19 comparison goods and services offered is varied and often includes specialty retail stores, restaurants, 20 and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings, 21 which approximate or slightly exceed the standard development pattern. Rear yard requirements above 22 the ground story and at residential levels preserve open space corridors of interior blocks. 23 Most new commercial development is permitted at the ground and second stories. 24 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment 25 uses, however, are confined to the ground story. The second story may be used by some retail stores,

1	personal services, and medical, business and professional offices. Parking and hotels are monitored at
2	all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
3	livability within and around the district, and promote continuous retail frontage.
4	Housing development in new buildings is encouraged above the ground story. Existing
5	residential units are protected by limitations on demolition and upper-story conversions.
6	The Judah Street Neighborhood Commercial District is located in the Outer Sunset
7	neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
8	Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods
9	and services for the residents of the Outer Sunset District. There are a high concentration of
10	restaurants, drawing customers from throughout the City and the region. There are also a significant
11	number of professional, realty, and business offices as well as financial institutions.
12	The Judah Street Neighborhood Commercial District controls are designed to promote
13	development that is consistent with its existing land use patterns and to maintain a harmony of uses that
14	support the District's vitality. The building standards allow small-scale buildings and uses, protecting
15	rear yards above the ground story and at residential levels. In new development. most commercial uses
16	are permitted at the first two stories, although certain limitations apply to uses at the second story.
17	Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
18	comparison shopping businesses and to protect adjacent residential livability. These controls are
19	designed to encourage the street's active retail frontage, and local fabrication and production of
20	<u>goods.</u>
21	
22	
23	
24	
25	

1	Table 734. JUDAH ST	REET NEIGHI	BORHOOD COMMERCIAL DISTRICT	
2	ZONING CONTROL TABLE			
2			Judah Street NCD	
3	Zoning Category	8	<u>Controls</u>	
4	BUILDING STANDADDS	<u>References</u>		
5	<u>BUILDING STANDARDS</u> Massing and Setbacks			
6	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys	
7		<u>260, 261.1,</u> <u>270, 271. See</u>	<u>per §261.1.</u>	
8		also Height and Bulk District Mana		
9	<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	<u>District Maps</u> <u>§ 263.20</u>	<u>P</u>	
10				
11	<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> <u>it contains a Dwelling Unit:</u> 25% of lot depth, but in	
12			no case less than 15 feet	
13				
14	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.	
15	Street Frontage and Public Realm			
	Streetscape and Pedestrian Improvements	<u>§138.1</u>	Required	
6	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u>	
7			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level	
8			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for	
19			historic buildings.	
20	Ground Floor Commercial	<u>§ 145.4</u>	Not Required	
21	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>	
	<u>Miscellaneous</u>	·		
22	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> <u>above</u>	
23	Planned Unit Development	<u>§ 304</u>	<u>C</u>	
24	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>	

# Table 724 HUDA & STREET NEICURARUAAD COMMERCIAL DISTRICT

1 2	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
3 4	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
5 6	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
7			

8	Zoning Category	<u>§</u> References	<u>Controls</u>
9	<u>RESIDENTIAL STANDARDS A</u>		
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>§§ 151, 161,</u> <u>166</u>	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted
13			per §161. Bike parking required per §155.2
14	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
15	Use Characteristics		
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
16	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
17	<u>Residential Uses</u>		
	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density</u>
18			permitted in the nearest Residential District, whichever is greater.
19			
20	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i></u> , up to twice the number of dwelling units otherwise permitted as a principal use in the district and
21			<u>meeting all the requirements of § 202.2(f)(1). C up to</u> <u>twice the number of dwelling units otherwise</u>
22			permitted as a principal use in the district and meeting all requirements of Section § 202.2(f)(1),
23			except for § 202.2(f)(1)(D)(iv), related to location.
24			

1	<u>Group Housing</u>	<u>§ 208</u>		d in the nearest R	<u>t lot area, or the</u> residential District,
2	Assessment Develling Unit	88102	whichever is gre		19 and and any Index 1
3	<u>Accessory Dwelling Unit</u>	<u>§§102,</u> 207(c)(4)		al Districts 3 and ngs undergoing s	<u>8 extant on July 1,</u> eismic retrofit
4	Homeless Shelters	<u>§§ 102, 208</u>	P, density limits	regulated by the	Administrative Code
5					
6	Loss of Dwelling Units	I	I	Controls by Sto	<u>pry</u>
7			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
9					
10	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more

1	Zoning Category	<u>\$</u>	<u>Controls</u>
2	<u>NON-RESIDENTIAL STANDA</u>	<u>References</u>	
3		ADS AND USE.	<u>5</u>
4	<u>Development Standards</u>		
5	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>P up to 3,999 square feet; C 4,000 square feet and above</u>
,	Off-Street Parking Requirements	<u>§§ 150, 151,</u> <u>161</u>	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.
	Off Street Englisht Londing	88 150 152	
	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.
	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>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>
	Maritime Use	<u>§102</u>	<u>NP</u>
	<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</i> if located in front; <i>C</i> if located elsewhere</u>

	Walk-up Facility	<u>§102</u>	<u>P</u>		]
1		Controls by Story			
2	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
3	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
5	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Automotive Use Category				
6	Automotive Uses*	<u>§§102,</u> 202.2(b)	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Gas Station	<u>§§102, 187.1,</u> 202.2(b), 228	<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>
12	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> 156	<u>C</u>	<u>C</u>	<u>C</u>
13	Entertainment, Arts and Recreation				
14	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Arts Activities	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
16	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>
17	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	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>
19	Industrial Use Category				
20	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Institutional Use Category	Γ		Γ	
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
22	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
23	Hospital	<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>
24	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<u>C</u>	<u>NP</u>	<u>NP</u>
25	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>
1	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
2	Sales and Service Use Category				
3	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<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>
7	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
U	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
10	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
13	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	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>
15	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Take-Out Food	<u>§102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</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>P</u>	<u>NP</u>
19	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	Utility and Infrastructure Use Cate				
	<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>
22	* Not listed below				

23 (1) C required for 13 or more children

(1) C required for 15 of more children
(2) C required for seven or more persons.
(3)Formula Retail NP for this use
(4) Subject to Formula Retail Controls

24

### 1 <u>SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.</u>

2	NC-1 Districts are intended to serve as local neighborhood shopping districts, providing
3	convenience retail goods and services for the immediately surrounding neighborhoods primarily during
4	daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use
5	clusters, generally surrounded by residential districts, with small-scale neighborhood-serving
6	commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by
7	the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage,
8	and standards for residential uses, including open space and exposure, and urban design guidelines.
9	There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on
10	critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-
11	oriented character and transit function. Residential parking is not required and generally limited.
12	Commercial establishments are discouraged from building excessive accessory off-street parking in
13	order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.
14	NCT-1 Districts are generally characterized by their location in residential neighborhoods. The
15	commercial intensity of these districts varies. Many of these districts have the lowest intensity of
16	commercial development in the City, generally consisting of small clusters with three or more
17	commercial establishments, commonly grouped around a corner; and in some cases short linear
18	commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.
19	Building controls for the NCT-1 District promote low-intensity development which is compatible with
20	the existing scale and character of these neighborhood areas. Commercial development is limited to
21	one story. Rear yard requirements at all levels preserve existing backyard space.
22	NCT-1 commercial use provisions encourage the full range of neighborhood-serving
23	convenience retail sales and services at the first story provided that the use size generally is limited to
24	3,000 square feet. However, commercial uses and features which could impact residential livability are
25	prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels,

and late-night activity; eating	g and drinking establi.	shments are restricted, depending upon the intensi				
of such uses in nearby commercial districts.						
Existing residential units are protected by prohibitions of conversions above the ground story						
and limitations on demolitions.						
<u>Table 750. NEIGH</u>	BORHOOD COMMI	ERCIAL TRANSIT CLUSTER DISTRICT NCT-				
ZONING CONTROL TABLE						
		<u>NCT-1</u>				
Zoning Category	<u>§</u> References	<u>Controls</u>				
<b>BUILDING STANDARDS</b>						
Massing and Setbacks						
<u>Height and Bulk Limits.</u>	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u>	Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting required on Alleys per §261.1.				
	also Height and Bulk District Maps					
5 Foot Height Bonus for Ground . Commercial	<u>Floor</u> <u>§ 263.20</u>	<u>P</u>				
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at Grade level and at each succeeding level or Story: 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	<u>Realm</u>	•				
Streetscape and Pedestrian Improvements	<u>§138.1</u>	Required				
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active</u>				
		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 certain streets, see § 145.4 for more				

1	Vehicular Access Restrictions	<u>§ 155(r)</u>	Required on certain streets, see 155(r) for more information.
2	<u>Miscellaneous</u>		
•	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u>
3	Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
4	Canopy or Marquee	<u>§ 136.1</u>	<u>NP</u>
5	Awning	<u>§ 136.1</u>	<u>P</u>
5	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
6		<u>604,</u> <u>607, 607.1,</u>	
7		<u>608, 609</u>	
	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
8		<u>604,</u> <u>608, 609, 610,</u>	
9		<u>611</u>	
10	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
10		<u>Commerce and</u> Industry	
11		<u>Element</u>	
12			

Zoning Category	<u>§</u> References	<u>Controls</u>
RESIDENTIAL STANDARDS	AND USES	
Development Standards		
<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 common</u>
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>157, 166, 204.5</u>	Car parking not required. P up to one space for each two Dwelling Units; C up to 0.75 spaces for each Dwelling Unit, subject to the criteria and
	<u>137, 100, 204.5</u>	procedures of Section 151.1(f); NP above 0.75 spaces per Dwelling Unit. Bike parking required per §155.2.
		<u>per 1100121</u>
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.
Use Characteristics		
Single Room Occupancy	<u>§ 102</u>	<u>P</u>
Student Housing	<u>§ 102</u>	<u>P</u>
<u>Residential Uses</u>		

1 2 3 4	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing.</u>	<u>§ 102, 202.2(f),</u> <u>207, 208</u>	P(1), no density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
5	Accessory Dwelling Unit	$\frac{\$\$102,}{207(c)(4)}$		orial Districts 3 of	
6		207(0)(4)	July 1, 2015, and buildings undergoing seismic retrofit		
7	Homeless Shelters	<u>§§ 102, 208</u>	<u>P(1), density lin</u> Code	its regulated by t	the Administrative
8					
0				Controla by Stor	
9	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Stor</u> <u>2nd</u>	<u>ry</u> <u>3rd+</u>
-	Loss of Dwelling Units Residential Conversion	<u>§ 317</u>	<u>1st</u>		
9		<u>§ 317</u> <u>§ 317</u>		<u>2nd</u>	<u>3rd+</u>
9 10	Residential Conversion		<u>P</u> <u>C</u>	<u>2nd</u>	<u>3rd+</u> <u>NP</u> <u>C</u>
9 10 11	Residential Conversion Residential Demolition	<u>§ 317</u>	P C Division of exist Conversion of 1	2nd <u>NP</u> <u>C</u> ing Dwelling Uni -2 units Mandato	<u>3rd+</u> <u>NP</u> <u>C</u> <u>its P per §207.8</u> <u>ry DR/Conversion</u>
9 10 11 12	Residential Conversion         Residential Demolition         Division of Dwelling Units	<u>§ 317</u> <u>§207.8</u>	P C Division of exist Conversion of 1	2nd <u>NP</u> <u>C</u> ing Dwelling Uni -2 units Mandato ts C. C required	<u>3rd+</u> <u>NP</u> <u>C</u> <u>its P per §207.8</u> <u>ry DR/Conversion</u>

16	Zania Catao any	§	Constanta
17	Zoning Category	References	<u>Controls</u>
18	<u>NON-RESIDENTIAL STANDAR</u>	DS AND USES	<u>&gt;</u>
19	Development Standards		
20	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>
21	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.
23		<u>157, 166, 204.5</u>	
24	<u>Off-Street Freight Loading</u>	<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.
25	Commercial Use Characteristics		

	Drive-up Facility	<u>§102</u>	NP			
1	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
2	Hours of Operation	<u>§102</u>	<u>P 6 a.m 11 p.m.; C 11 p.m 2 a.m.</u>			
3	Maritime Use	<u>§102</u>	<u>NP</u>			
3	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
4	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	<u>elsewhere</u>	
5	Walk-up Facility	<u>§102</u>	<u>P</u>			
5			<u>(</u>	<u>Controls by Ste</u>	<u>ory</u>	
6	Agricultural Use Category	I	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
7	<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> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
9	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Automotive Use Category					
10	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	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>NP</u>	<u>NP</u>	
13	Parking Lot, Private	<u>§§102, 142,</u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	Parking Lot, Public	<u>156</u> <u>§§ 102, 142,</u> 156	<u>C</u>	<u>NP</u>	<u>NP</u>	
15	Entertainment, Arts and Recreation		<u> </u>	[		
16	Entertainment, Arts and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
17	<u>Oses</u> Arts Activities	<i>§102</i>	<u>C</u>	NP	NP	
17	Entertainment, General	<u>§102</u> §102	<u>c</u>	<u>NP</u>	<u>NP</u>	
18	Entertainment, Nighttime	<u>§102</u>	<u>c</u>	<u>NP</u>	<u>NP</u>	
19	Open Recreation Area	<u>§102</u>	<u>c</u>	<u><u>C</u></u>	<u><u>C</u></u>	
10	Passive Outdoor Recreation	<u>§102</u>	<u>c</u>	<u>c</u>	<u>c</u>	
20	Industrial Use Category		-	-	-	
21	Industrial Uses	<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>NP</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>			
3	Sales and Service Use Category							
5	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>			
4	Adult Business	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>			
5	<u>Animal Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
6	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
7	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
'	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
8	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
9	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
9	<u>Mortuary</u>	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>			
10	<u>Motel</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>			
11	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(5)</u>	<u>NP</u>	<u>NP</u>			
12	Services, Financial	<u>§102</u>	NP	NP	NP			
	Services, Fringe Financial	<u>§102</u>	NP	NP	<u>NP</u>			
13	Services, Health	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
14	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>			
15	Services, Personal	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
16	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
10	Storage, Self	<u>§102</u>	NP	NP	<u>NP</u>			
17	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	<u>NP</u>			
18	Trade Shop	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
10	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	<u>NP</u>			
19	Design Professional	<u>§102</u>	<u>P</u>	NP	<u>NP</u>			
20	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
20	Utility and Infrastructure Use	Category						
21	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
$\mathbf{a}$	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	* Not listed below							

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

(1) C required for ground floor Residential Use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children; NP on 3rd floor for 13 or more children.
(3) C required for seven or more persons; NP on 3rd floor for seven or more persons. 24

1	(4) P if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.
2	(5) C if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.
3	SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
4	NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial
5	uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-
6	serving commercial uses on lower floors and housing above. These Districts are well-served by public
7	transit and aim to maximize residential and commercial opportunities on or near major transit
8	services. The District's form is generally linear along transit-priority corridors, though may be
9	concentric around transit stations or in broader areas where multiple transit services criss-cross the
10	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of
11	buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,
12	including open space and exposure, and urban design guidelines. There are prohibitions on access
13	(e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial
14	and transit street frontages to preserve and enhance the pedestrian-oriented character and transit
15	function. Residential parking is not required and generally limited. Commercial establishments are
16	discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-
17	oriented character of the district and prevent attracting auto traffic.
18	NCT-2 Districts are intended to provide convenience goods and services to the surrounding
19	neighborhoods as well as limited comparison shopping goods for a wider market. The range of
20	comparison goods and services offered is varied and often includes specialty retail stores, restaurants,
21	and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,
22	which approximate or slightly exceed the standard development pattern. Rear yard requirements above
23	the ground story and at residential levels preserve open space corridors of interior blocks.
24	
25	

	Most new commercial development is permitted at the ground and second stories.						
<u>Nei</u>	Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment						
use	uses, however, are confined to the ground story. The second story may be used by some retail stores,						
per	sonal services, and medical, bus	iness and profe	ssional offices. Parking and hotels are monitored c				
all s	stories. Limits on late-night activ	vity, drive-up fa	cilities, and other automobile uses protect the				
<u>liva</u>	bility within and around the dist	rict, and prome	ote continuous retail frontage.				
	Housing development in new	v buildings is er	ncouraged above the ground story. Existing				
<u>resi</u>	dential units are protected by lir	nitations on der	molition and upper-story conversions.				
	Table 751. SMAI	LL-SCALE NE	IGHBORHOOD COMMERCIAL				
			2 ZONING CONTROL TABLE				
			<u>NCT-2</u>				
	ning Category	<u>§</u>	Controls				
		<u>References</u>					
	VILDING STANDARDS assing and Setbacks						
He	ight and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u>	Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1				
		<u>270, 271. See</u> also Height	<u>sculpting required on Alleys per §201.1</u>				
		<u>and Bulk</u> District Maps					
	oot Height Bonus for Ground Floor nmercial	<u>§ 263.20</u>	<u>P</u>				
	ur Yard	<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> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u>				
			no case less than 15 feet				
Fre	ont Setback and Side Yard	<u>\$\$130, 131,</u>	Not Required.				
Str	eet Frontage and Public Realm	<u>132, 133</u>					
Str	eetscape and Pedestrian provements	<u>§138.1</u>	<u>Required</u>				
		1					

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-leve
		spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
		historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets</u>
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Required on certain streets, see 155(r) for more</u> <u>information.</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>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
	<u>608, 609</u>	
General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> 608, 600, 610	<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>	

17	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
18	RESIDENTIAL STANDARDS A	ND USES	
10	Development Standards		
19	<u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square feet
20	<u>Unit]</u>		<u>per unit if common</u>
<b>.</b>	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
21		<u>151.1, 153 -</u> 157, 166, 204.5	Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.
22		<u>107,100,2010</u>	
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			
0E	<u>Use Characteristics</u>		
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

	Student Housing	<u>§ 102</u>	<u>P</u>			
1	Residential Uses					
2	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing.</u>	<u>§ 102, 202.2(f),</u> 207, 208	<u>P(1), no density limit by lot area. Density restricted by</u> physical envelope controls of height, bulk, setbacks,			
3					pplicable controls of oy applicable design	
4			guidelines, appli		nd area plans of the	
5			<u>Department.</u>			
6	Accessory Dwelling Unit	<u>§§102,</u>	P(1) in Supervis	orial Districts 3	and 8 axtant on July	
7	Accessory Dwening Oni	$\frac{88102}{207(c)(4)}$	<u>P(1) in Supervisorial Districts 3 and 8 extant on July</u> <u>1, 2015, and buildings undergoing seismic retrofit</u>			
8	Homeless Shelters	<u>§§ 102, 208</u>		its regulated by t	he Administrative	
9			<u>Code</u>			
10	Loss of Dwelling Units			Controls by Sto	<u>ory</u>	
			<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	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13		1207.0			D #207.0	
	Division of Dwelling Units	<u>§207.8</u>	-	ing dwelling unit.	<u>s P per §207.8</u>	
14	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>			
15		1	1			

16	Zoning Category	<u>§</u> D C	<u>Controls</u>
17	NON-RESIDENTIAL STANDAR	<u>References</u> DS AND USES	5
18			
19	<u>Development Standards</u>		
20	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>
21	<u>Use Size</u>	<u>§§102, 121.2</u>	<i>P up to 3,999 square feet; C 4,000 square feet and</i> <i>above</i>
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.
23		<u>157, 166, 204.5</u>	
24	<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.
25	Commercial Use Characteristics	1	

	Drive-up Facility	<u>§102</u>	NP			
1	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>			
2	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>	
	Maritime Use	<u>§102</u>	<u>NP</u>			
3	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
4	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	<u>elsewhere</u>	
	Walk-up Facility	<u>§102</u>	<u>P</u>			
5			Controls by Story			
6	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
7	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
8	<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
9	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Automotive Use Category					
10	<u>Automotive Uses*</u>	<u>§§102,</u> 202.2(b)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	<u>Automotive Service Station</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>	
13	Gas Station	<u>§§102, 187.1,</u> 202.2(b), 228	<u>C</u>	<u>NP</u>	<u>NP</u>	
14	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>	
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					
18	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	<u>Uses*</u>					
19	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
20	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
20	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
21	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<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	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
05	Institutional Use Category					
25	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>
1	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
3	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>
4	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
5	Sales and Service Use Categor	<u>v</u>			
6	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
_	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	Bar	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
9	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
U	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	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>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	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>
18	Take-Out Food	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	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>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>
21	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Utility and Infrastructure Use				
23	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Power Plant	<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	* Not listed below				

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4	<u>DISTRICT.</u>
5	NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of
6	varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that
7	support neighborhood-serving commercial uses on lower floors and housing above. These districts are
8	well-served by public transit and aim to maximize residential and commercial opportunities on or near
9	major transit services. The district's form can be either linear along transit-priority corridors,
10	concentric around transit stations, or broader areas where transit services criss-cross the
11	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of
12	buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,
13	including open space and exposure, and urban design guidelines. Residential parking is not required
14	and generally limited. Commercial establishments are discouraged or prohibited from building
15	accessory off-street parking in order to preserve the pedestrian-oriented character of the district and
16	prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
17	street parking and loading on critical stretches of NC and transit streets to preserve and enhance the
18	pedestrian-oriented character and transit function.
19	NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty
20	goods and services to a population greater than the immediate neighborhood, additionally providing
21	convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of
22	the longest linear commercial streets in the City, some of which have continuous retail development for
23	many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-
24	scaled commercial streets, although the districts may include small as well as moderately scaled lots.
25	Buildings may range in height, with height limits varying from four to eight stories.

SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT

- (1) C required for ground floor residential use when street frontage is listed in 145.4(b)
- . (2) C required for 13 or more children
- 2 (3) C required for seven or more persons.

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1	<u>NCT-3 building standards p</u>	ermit moderate	ly large commercial uses and buildings. Rear yards		
2	are protected at residential levels.				
3	A diversified commercial en	<u>vironment is en</u>	couraged for the NCT-3 District, and a wide variety		
4	of uses are permitted with special e	<u>mphasis on nei</u> g	ghborhood-serving businesses. Eating and drinking,		
5	entertainment, and financial service	e uses generally	are permitted with certain limitations at the first		
6	and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal				
7	services and offices are permitted at all stories of new buildings. Limited storage and administrative				
8	service activities are permitted with	n some restrictio	<u>ons.</u>		
9	Housing development in new	v buildings is ei	ncouraged above the second story. Existing		
10	residential units are protected by li	mitations on de	molitions and upper-story conversions. Accessory		
11	Dwelling Units are permitted within	n the district pu	rsuant to subsection 207(c)(4) of this Code.		
12	<u>Table 752. MODER</u>	RATE-SCALE	NEIGHBORHOOD COMMERCIAL		
13	<u>TRANSIT DI</u>	STRICT NCT-3	<u> 3 ZONING CONTROL TABLE</u>		
14			<u>NCT-3</u>		
	Zoning Category	<u>§</u> References	<u>Controls</u>		
15		<u>§</u> <u>References</u>	<u>Controls</u>		
	Zoning Category BUILDING STANDARDS Massing and Setbacks		<u>Controls</u>		
15 16 17 18 19	<b>BUILDING STANDARDS</b>	References           §§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk	<u>Controls</u> <u>Varies. See Height and Bulk Map Sheets HT02 and</u> <u>HT07 for more information. Height sculpting</u> <u>required on Alleys per §261.1.</u>		
15 16 17 18 19 20	BUILDING STANDARDS Massing and Setbacks	References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height	<u>Varies. See Height and Bulk Map Sheets HT02 and</u> <u>HT07 for more information. Height sculpting</u>		
15 16 17 18 19	BUILDING STANDARDS <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</u>	References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.		
15 16 17 18 19 20 21 22	BUILDING STANDARDS <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</u>	References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20         § 130, 134,	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.         P         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		

	Streetscape and Pedestrian	<u>§138.1</u>	Required
1	<u>Improvements</u>		
2	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>
3			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
4			gates, railings, and grillwork. Exceptions permitted <u>for historic buildings.</u>
5		0.145.4	
6	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for more</u> <u>information.</u>
7	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Market Street, Church Street, and</u> <u>Mission Street. C required on Duboce Street, Haight</u> <u>Street</u>
8	Miscellaneous		
9	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> <u>above</u>
10	Planned Unit Development	<u>§ 304</u>	<u>C</u>
4.4	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
11	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
12		<u>604.</u> <u>607, 607.1,</u> 608, 609	
13	General Advertising Signs	<u>\$</u> \$\$ 262, 602.7	<u>NP</u>
14	General Advertising Signs	<u>88 202, 002.7</u> <u>604,</u> <u>608, 609, 610,</u>	
15		<u>611</u>	
16	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
17		<u>Industry</u> <u>Element</u>	
18			1
10	Zaning Catagom	8	Controls

Zoning Category	<u>§</u> References	<u>Controls</u>
RESIDENTIAL STANDARDS A		
Development Standards		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square fe</u> <u>per unit if common</u>
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>157, 166, 204.5</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit . Not permitted above .75 spaces per Dwellin Unit. Bike parking required per § 155.2.

1	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	40% of Dwelling Bedrooms.	g Units shall cont	<u>ain at least two</u>	
2	<u>Use Characteristics</u>					
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
3	Student Housing	<u>§ 102</u>	<u>P</u>			
4	<u>Residential Uses</u>					
5	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§ 102,</u> <u>202.2(f),207,</u> <u>208</u>	<u>P(1), No residential density limit by lot area. Density</u> <u>restricted by physical envelope controls of height,</u> <u>bulk, setbacks, open space, exposure and other</u>			
6			applicable controls of this and other Codes, as well as by applicable design guidelines, applicable			
7			elements and area plans of the General Plan, and design review by the Planning Department.			
8						
9	Accessory Dwelling Unit	<u>§§102,</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July</u>			
10		<u>207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July</u> <u>1, 2015, and buildings undergoing seismic retrofit</u>			
11	Homeless Shelters	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative</u> Code			
12	Loss of Dwelling Units			Controls by Sto	rv	
	<u>Loss of Diretting onthis</u>					
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
13 14	Residential Conversion	<u>§ 317</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
14	Residential Conversion Residential Demolition	<u>§ 317</u> <u>§ 317</u>				
			<u>C</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>	
14 15	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>	
14 15 16	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or	<u>\$ 317</u> <u>\$207.8</u>	<u>C</u> <u>C</u> <u>Division of exist</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>	
14 15 16 17	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or	<u>\$ 317</u> <u>\$207.8</u>	<u>C</u> <u>C</u> <u>Division of exist</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>	
14 15 16 17 18	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger	<u>\$ 317</u> <u>\$207.8</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u><b>§</b> <u><b>References</b></u></u>	<u>C</u> <u>C</u> <u>Division of exist</u> <u>C</u>	<u>C</u> <u>C</u> ing dwelling unit.	<u>C</u> <u>C</u>	
14 15 16 17 18 19	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger         Zoning Category	<u>\$ 317</u> <u>\$207.8</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u><b>§</b> <u><b>References</b></u></u>	<u>C</u> <u>C</u> <u>Division of exist</u> <u>C</u>	<u>C</u> <u>C</u> ing dwelling unit.	<u>C</u> <u>C</u>	
14 15 16 17 18 19 20	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger         Zoning Category         NON-RESIDENTIAL STANDAR	<u>\$ 317</u> <u>\$207.8</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u><b>§</b> <u><b>References</b></u></u>	<u>C</u> <u>C</u> <u>Division of exist</u> <u>C</u>	<u>C</u> <u>C</u> ing dwelling unit.	<u>C</u> <u>C</u>	
14 15 16 17 18 19 20 21	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	\$ 317         \$ 207.8         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 317         \$ 102, 123, 123, 124         \$ \$102, 121.2	<u>C</u> <u>Division of exist</u> <u>C</u> <u>S</u> <u>3.6 to 1</u> <u>P up to 5,999 sq</u> <u>above</u>	<u>C</u> <u>C</u> ing dwelling unit: <u>Controls</u> <u>uare feet; C 6,00</u>	<u>C</u> <u>C</u> <u>s P per §207.8</u>	
14 15 16 17 18 19 20 21 22	Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio	<u>\$ 317</u> <u>\$ 207.8</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 102, 123, 124</u>	<u>C</u> <u>Division of exist</u> <u>C</u> <u>S</u> <u>3.6 to 1</u> <u>P up to 5,999 sq</u> <u>above</u> <u>Car parking not</u>	<u>C</u> <u>C</u> ing dwelling unit: <u>Controls</u> <u>uare feet; C 6,00</u>	<u>C</u> <u>C</u> <u>s P per §207.8</u> <u>oo square feet and</u> <u>set forth in Section</u>	

1	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>		f gross floor area eptions permitted	<u>s is less than 10,000</u> per §161.
2		20112			
3	Commercial Use Characteristics				
4	Drive-up Facility	<u>§102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
5	Hours of Operation	<u>§102</u>	<u>No Limit</u>		
6	<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>	~	
7	Outdoor Activity Area	<u>§§102,145.2</u>		ront; C if located	<u>elsewhere</u>
8	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
				<u>Controls by Si</u>	tory
9	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
10	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
11	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.0	Automotive Use Category				
13 14	Automotive Uses*	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
18	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Arts and Recreation			1	
22	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Arts Activities	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<b>6</b> 7	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>

	<b>Open Recreation Area</b>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
1	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Industrial Use Category				
3	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category	_			
4	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
6	Philanthropic Admin. Services	<u>\$102</u>	NP	NP	NP
7	Public Facilities	§102	<u>C</u>	<u>C</u>	<u><u>C</u></u>
0	Sales and Service Use Category			_	
8	Retail Sales and Service Uses*	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>
9		<u>202.2(a)</u>	~	~	
4.0	Adult Business	<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>
11	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Kennel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Motel</u>	<u>§§102.</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
10	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
20	Services, Limited Financial	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>
20	Services, Retail Professional	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>
21	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Take-Out Food	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
24	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(3)</u>	<u>P</u>	<u>P</u>
25	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>	
1	<u>Trade Office</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
2	Utility and Infrastructure Use Cate	<u>egory</u>				
3	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	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>	
5	<u>* Not listed below</u> (1) C required for ground floor residential use when street frontage is listed in 145.4(b)					
6	(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 Neighborhood					
7	<u>Commercial District.</u> Controls: Within the FFSRUD and its 1/				· · · ·	
8	249.35. Outside the FFSRUD and its 1/4 forth in subsection 249.35(c)(3).					
9	(3) CU FOR LIMITED FINANCIAL SER Boundaries: Applicable only for the parc			est of Octavia Bo	oulevard.	
10	<b>Controls:</b> A Conditional Use authorization Services, Design Professional, and Trade	on is required for a	Limited Financia	*		
11						
40	OFO 725 752 COMA NEIGUD	ORHOOD CO	MMERCIAL 1	RANSIT DIS	STRICT.	
12	SEC. 735. 753. SOMA NEIGHB					
	SEC. <u>733.</u> <u>733.</u> SOMA NEIGHB					
13	* * * *					
	SEC. <u>733.</u> <u>753.</u> SOMA NEIGHB * * * * <u>Table 753. SOMA NEI</u>					
13	* * * *		<u>COMMERCI</u>	<u>AL TRANSIT</u>		
13 14 15	* * * *	<u>GHBORHOOD</u>	<u>COMMERCI</u>	<u>AL TRANSIT</u>	<u>DISTRICT</u>	
13 14	* * * *	<u>GHBORHOOD</u>	<u>COMMERCI</u>	<u>AL TRANSIT</u> E	<u>DISTRICT</u>	
13 14 15	* * * * * <u>Table 753. SOMA NEI</u>	<u>GHBORHOOD</u> <u>ZONING CON</u>	<u>COMMERCI</u>	AL TRANSIT <u>E</u> <u>SoMa NCT</u>	<u>DISTRICT</u>	
13 14 15 16 17	* * * * * <u>Table 753. SOMA NEI</u>	<u>GHBORHOOD</u> <u>ZONING CON</u>	<u>COMMERCI</u>	AL TRANSIT <u>E</u> <u>SoMa NCT</u>	<u>DISTRICT</u>	
13 14 15 16	* * * * <u>Table 753. SOMA NEI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	<u>GHBORHOOD</u> <u>ZONING CON</u>	COMMERCI NTROL TABL	AL TRANSIT E SoMa NCT Controls ght and Bulk Maj information. Hei	<u>DISTRICT</u>	
13 14 15 16 17 18 19 20	* * * * <u>Table 753. SOMA NEI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	GHBORHOOD ZONING CON § References § 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk	COMMERCI NTROL TABL	AL TRANSIT E SoMa NCT Controls ght and Bulk Maj information. Hei	<u>DISTRICT</u>	
13 14 15 16 17 18 19	* * * * <u>Table 753. SOMA NEI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	GHBORHOOD ZONING CON § References § 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	COMMERCI NTROL TABL	AL TRANSIT E SoMa NCT Controls ght and Bulk Maj information. Hei	<u>DISTRICT</u>	
13 14 15 16 17 18 19 20	* * * * <u>Table 753. SOMA NEI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	GHBORHOOD ZONING CON § References § 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk	COMMERCI NTROL TABL	AL TRANSIT E SoMa NCT Controls ght and Bulk Maj information. Hei	<u>DISTRICT</u>	
13 14 15 16 17 18 19 20 21	* * * * <u>Table 753. SOMA NEI</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 Ground Floor</u>	GHBORHOOD ZONING CON § References § 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	COMMERCI NTROL TABL	AL TRANSIT <u>E</u> <u>SoMa NCT</u> <u>Controls</u> ght and Bulk Maj information. Hei eys per §261.1. lowest Story con ch succeeding lev	<u>DISTRICT</u> <u>DISTRICT</u> <u>o Sheets HT01 and</u> <u>ght sculpting</u> <u>taining a Dwelling</u> <u>el or Story of the</u>	
13 14 15 16 17 18 19 20 21 22	* * * * <u>Table 753. SOMA NEIG</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 Ground Floor</u> <u>Commercial</u>	GHBORHOOD         ZONING CON         § References         § References         § 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps         § 263.20         § 130, 134,	COMMERCI NTROL TABL	AL TRANSIT <u>E</u> <u>SoMa NCT</u> <u>Controls</u> <u>ght and Bulk Ma</u> information. Hei eys per §261.1.	<u>DISTRICT</u> <u>DISTRICT</u> <u>o Sheets HT01 and</u> <u>ght sculpting</u> <u>taining a Dwelling</u> <u>el or Story of the</u>	

	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> Improvements	<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 6th Street for its entirety within the
	Ground Floor Commercial	<u>§ 143.4</u>	<u>District</u>
	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on 6th Street for its entirety within the District
	<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>
Γ	Planned Unit Development	<u>§ 304</u>	<u>C</u>
Ī	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
	<u>Signs</u>	<u>\$\$ 262, 602-</u> <u>604,</u> <u>607, 607.1, 608,</u> <u>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> Element	Subject to the Urban Design Guidelines

20	Zoning Category	<u>§ References</u>	<u>Controls</u>
	<u>RESIDENTIAL STANDARDS A</u>	ND USES	
21	Development Standards		
22	<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</u>
23	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
24		<u>151.1, 153 -</u> <u>157, 166, 204.5</u>	Dwelling Unit; C up to 0.75 spaces Per Dwelling Unit. Bike parking required per § 155.2.
25			

1	Dwelling Unit Mix	<u>§ 207.6</u>			ntain at least two
1			<u>Bedrooms, or</u> . at least three E		Units shall contain
2	<u>Use Characteristics</u>				
3	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
4	Student Housing	<u>§ 102</u>	<u>P</u>		
	<u>Residential Uses</u>		T		
5	<u>Dwelling Units, Senior Housing, and</u> Group Housing	<u>§ 102, 202.2(f),</u> <u>207, 208</u>		<u>ty limit by lot are</u> velope controls o	a. Density restricted f height, bulk.
6	<u> </u>		setbacks, open	space, exposure	and other
7				<u>trols of this and c</u> le design guidelii	other Codes, as well nes, applicable
•				urea plans of the by the Planning 1	<u>General Plan, and</u>
8			<u>design review</u>	<u>by the Flunning F</u>	<u>Deparimeni.</u>
9					
0	Accessory Dwelling Unit	$\frac{\$\$102}{207(c)(4)}$		isorial Districts . Ind buildings und	<u>3 and 8 extant on</u> lergoing seismic
			<u>retrofit</u>		
1	Homeless Shelters	<u>§§ 102, 208</u>		imits regulated b	<u>py the</u>
2			<u>Administrative</u>	Coae	
3	Loss of Dwelling Units	•	<u> </u>	Controls by St	<u>ory</u>
3	Loss of Dwelling Units		<u>1st</u>	<u>Controls by St</u> <u>2nd</u>	<u>ory</u> <u>3rd+</u>
	Loss of Dwelling Units Residential Conversion	<u>§ 317</u>	<u>1st</u>		
4		<u>§ 317</u> <u>§ 317</u>		<u>2nd</u>	<u>3rd+</u>
4 5	Residential Conversion Residential Demolition	<u>§ 317</u>		2nd           C           C           C	<u>3rd+</u>
4 5 6	Residential Conversion         Residential Demolition         Division of Dwelling Units	<u>§ 317</u> <u>§ 207.8</u>	<u>C</u> <u>C</u> <u>Division of exi</u>	<u>2nd</u> <u>C</u> <u>C</u> sting dwelling under the state of	<u>3rd+</u>
4 5 6 7	Residential Conversion Residential Demolition	<u>§ 317</u>		<u>2nd</u> <u>C</u> <u>C</u> sting dwelling under the state of	<u>3rd+</u>
3 4 5 6 7 8	Residential Conversion         Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or	<u>§ 317</u> <u>§ 207.8</u>	<u>C</u> <u>C</u> <u>Division of exi</u>	<u>2nd</u> <u>C</u> <u>C</u> sting dwelling under the state of	<u>3rd+</u>
4 5 6 7 3	Residential Conversion         Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger	<u>\$ 317</u> <u>\$207.8</u> <u>\$ 317</u>	<u>C</u> <u>C</u> <u>Division of exi</u>	2nd C C sting dwelling un it requires C	<u>3rd+</u>
4 5 6 7 8 9	Residential Conversion         Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger	\$ 317 \$207.8 \$ 317 \$ 317 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8	C C Division of exi Loss of any un	<u>2nd</u> <u>C</u> <u>C</u> sting dwelling under the state of	<u>3rd+</u>
4 5 6 7	Residential Conversion         Residential Demolition         Division of Dwelling Units         Residential Conversion, Demolition, or         Merger	\$ 317 \$207.8 \$ 317 \$ 317 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8 \$ 8	C C Division of exi Loss of any un	2nd C C sting dwelling un it requires C	<u>3rd+</u>

Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>
<i>U C</i> :	<u>124</u>	
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and</u>
		above

1	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Section 151.1. B	required. Limits ike parking requi	
2		<u>157, 166, 204.5</u>	<u>155.2.</u>		
3	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5		<sup>f</sup> gross floor area pet. Exceptions pe	<u>is less than</u> ermitted per §161.
4	Commercial Use Characteristics	204.5			
т	Drive-up Facility	<u>§102</u>	<u>NP</u>		
5	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
6	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>			
7	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
8	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>		
9			<u> </u>	Controls by Sta	<u>ory</u>
10	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
13	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Gas Station</u>	<u>§§102, 187.1,</u> 202.2(b), 228	<u>C</u>	<u>NP</u>	<u>NP</u>
47	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, 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	<b>0</b>			
20	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Open Recreation Area	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	Passive Outdoor Recreation	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	Industrial Use Category				
24	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Institutional Use Category			~	
25	Institutional Uses*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

	Child Care Facility	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
1	Community Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Community Facility, Private	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
_	Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Medical Cannabis Dispensary	<u>§§102, 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>
	Residential Care Facility	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P(3)</u>
5	Social Service or Philanthropic Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Sales and Service Use Category				
_	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Adult Business</u>	<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>
	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Jewelry Store	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Kennel</u>	<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>
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>	<u>NP</u>	<u>NP</u>
13	<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>
14	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<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>
16	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	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>
18	Take-Out Food	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Trade Shop	<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>
04	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Utility and Infrastructure Use Cate	egory			
00	Utility and Infrastructure*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	Power Plant	<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	* Not listed below				

# (1) C required for ground floor residential use when street frontage is listed in 145.4(b) (2) C required for 13 or more children (3) C required for seven or more persons.

## SEC. 736. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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### Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

6		ZONING CON	TROL TABLE
7			Mission Street NCT
8	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
9	<b>BUILDING STANDARDS</b>		
	Massing and Setbacks		
10	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheet HT07 for
11		$\frac{106, 250-252,}{253.4, 260,}$	<u>more information. Buildings above 65 feet require</u> C. Height sculpting required on Alleys per §261.1.
•		<u>261.1, 270,</u>	<u>C. Height sculpting required on Aneys per §201.1.</u>
12		<u>271. See also</u>	
		<u>Height and</u>	
13		<u>Bulk District</u> Maps	
14	5 Foot Height Bonus for Ground Floor	§ 263.20	<u>P</u>
1 -	<u>Commercial</u>	<u>, 200.20</u>	-
15	Rear Yard	<u>§§ 130, 134,</u>	<u>Required at the lowest Story containing a</u>
		<u>134(a)(e), 136</u>	Dwelling Unit, and at each succeeding level or
16			Story of the Building 25% of lot depth, but in no
17			<u>case less than 15 feet</u>
	Front Setback and Side Yard	§§130, 131,	Not Required.
18		<u>132, 133</u>	
	Street Frontage and Public Realm		•
19	Streetscape and Pedestrian	<u>§138.1</u>	Required
20	<u>Improvements</u>		
_0	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
21			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing
20			ground-level spaces, transparency and
22			fenestration, and gates, railings, and grillwork.
23			Exceptions permitted for historic buildings.
24			

nicular Access Restrictions scellaneous Size (Per Development) nned Unit Development ning, Canopy or Marquee	<u>§ 155(r)</u> <u>§ 102, 121.1</u> § 304	Streets;22nd Street, between Valencia and Mission         Streets         Prohibited on Mission Street for the entirety of the         District and on 16th Street between Guerrero and         Capp Streets.         Pup to 9,999 square feet; C 10,000 square feet         and above
<u>scellaneous</u> Size (Per Development) nned Unit Development	<u>§ 102, 121.1</u>	District and on 16th Street between Guerrero and Capp Streets. <u>P up to 9,999 square feet; C 10,000 square feet</u>
Size (Per Development) nned Unit Development	-	Capp Streets.           P up to 9,999 square feet; C 10,000 square feet
Size (Per Development) nned Unit Development	-	
nned Unit Development	-	
	\$ 304	<u></u>
ning Canopy or Marauee		<u><u>C</u></u>
mig, canopy of marquee	<u>§ 136.1</u>	<u>P</u>
<u>ns</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
	<u>608, 609</u>	
neral Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
	<u>608, 609, 610,</u> <u>611</u>	
sign Guidelines	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
	<u>Industry</u> <u>Element</u>	
ning Category	<u>§</u> References	<u>Controls</u>
n	ign Guidelines ning Category	eral Advertising Signs seral Advertising S

16	DECIDENTIAL CTANDADDC AN		
10	<u>RESIDENTIAL STANDARDS AN</u>	<u>D USES</u>	
17	Development Standards		
	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if</u>
18			<u>common</u>
	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
19		<u>151.1, 153 -</u>	Dwelling Unit; C up to 0.75 spaces per Dwelling
10		<u>157, 166, 204.5</u>	<u>Unit. Bike parking required per § 155.2.</u>
20			
	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two
21	Dwening Onit Mix	<u>§ 207.0</u>	Bedrooms, or 30% of Dwelling Units shall contain
			at least three Bedrooms.
22			ai teast three Bearbonts.
	Use Characteristics		
23	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
<u>.</u>	Student Housing	<u>§ 102</u>	<u>P</u>
24	÷	<u></u>	-
	<u>Residential Uses</u>		
25			

Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
Residential Conversion, Demolition, or <u>Merger</u>	<u>§ 317</u>	Loss of any un	it requires C	
Division of Dwelling Units	<u>§207.8</u>	Division of exi	sting dwelling un	tits P per §207.8
<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Loss of Dwelling Units			Controls by St	ory
Homeless Shelters	<u>§§ 102, 208</u>	<u>P(1), density la</u> <u>Code</u>	imits regulated by	y the Administrati
	<u>207(c)(4)</u>	<u>July 1, 2015, a</u> <u>retrofit</u>	und buildings und	<u>ergoing seismic</u>
Accessory Dwelling Unit	$\frac{\$\$102,}{207(a)(4)}$		isorial Districts	
			- <i>,</i>	
		elements and a		General Plan, and
	200	applicable con	trols of this and	
Dwelling Units, Senior Housing, Group Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> <u>208</u>	restricted by p	ty limit by lot are hysical envelope open space, exp	controls of heigh

# NON-RESIDENTIAL STANDARDS AND USES **Development Standards**

<u>§§ 102, 123,</u>	<u>3.6 to 1</u>
<u>124</u>	
<u>§§102, 121.2</u>	P up to 5,999 square feet; C 6,000 square feet and
	<u>above</u>
<u>§§ 145.1, 150,</u>	Car parking not required. Limits set forth in
<u>151.1, 153 -</u>	Section 151.1. Bike parking required per Section
<u>157, 166, 204.5</u>	<u>155.2.</u>
<u>§§ 150, 152,</u>	None required if gross floor area is less than
<u>153 - 155,</u>	10,000 square feet. Exceptions permitted per §161.
<u>204.5</u>	
<u>§102</u>	<u>NP</u>
<u>§§102,303.1</u>	<u>C</u>
	<u>124</u> <u>\$\$102, 121.2</u> <u>\$\$145.1, 150, 151.1, 153 - 157, 166, 204.5</u> <u>\$\$150, 152, 153 - 155, 204.5</u> <u>\$102</u>

	Hours of Operation	<u>§102</u>	<u>No Limit</u>		
1	Maritime Use	<u>§102</u>	<u>NP</u>		
2	<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</i> if located in front; <i>C</i> if located elsewhere</u>		
3	Walk-up Facility	<u>§102</u>	<u>P</u>		
4				Controls by Sta	1
5	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u></u>	<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>
6	Agriculture, Large Scale Urban	<u>202.2(c)</u> §§102,	<u>C</u>	<u>C</u>	<u>C</u>
7	Greenhouse	$\frac{202.2(c)}{\$\$102,}$		_ NP	
8		<u>202.2(c)</u>	<u></u>	<u>.,,</u>	<u></u>
	Automotive Use Category Automotive Uses*	§§ 102, 142,	NP	NP	NP
9	Automotive Uses	<u>88 102, 142,</u> <u>156</u>	<u>1<b>11</b></u>		<u>1<u>11</u></u>
10	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Automotive Sale/Rental	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Automotive Wash	<u>§§102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Gas Station	$\frac{\underline{\$\$102, 187.1,}}{\underline{\$\$202.2(b), 228}}$	<u>C</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 Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Services, Ambulance	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Arts and Recreation	Use Category		•	
17	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Arts Activities	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	Movie Theater	<u>§102</u>	<u>P</u>	<u>P</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>P</u>	<u>P</u>
25	<u>Hospital</u>	<u>§102</u>	<u>C</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>
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	Sales and Service Use Category				
4	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>
т	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	NP
5	Animal Hospital	<u>§102</u>	<u>C</u>	<u>C</u>	NP
6	Bar	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
,	Kennel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	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>
11	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
15	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Storage, Self	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Take-Out Food	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	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>
18	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	Utility and Infrastructure Use Ca	<u>tegory</u>			· · · · · · · · · · · · · · · · · · ·
<u> </u>	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	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>
23	* Not listed below				

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

<b>Boundaries:</b> The FFSRUD and its <sup>1</sup> / <sub>4</sub> mil Commercial Transit District.	e buffer includes, b	ut is not limited to, the Mission Street Neighborhood
Controls: Within the FFSRUD and its 1/4		financial services are NP pursuant to Section 249.35
unless Fringe Financial Service is a Non services are P subject to the restrictions.		e FFSRUD and its ¼ mile buffer, fringe financial
services are r subject to the restrictions.	<u>sei jorin in suoseei</u>	
SEC. <del>737.</del> 755OCEAN AVENU		RHOOD COMMERCIAL TRANSIT DIST
* * * *		
^ ^ ^ ^		
Table 755. OCEAN AVENU	E NEIGHBORI	HOOD COMMERCIAL TRANSIT DISTR
	ZONING CO	NTROL TABLE
		Ocean Avenue NCT
Zoning Category	<u>§</u> References	Controls
<b>BUILDING STANDARDS</b>	Rejerences	
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies, but generally 45-X. See Height and Bulk
	<u>106, 250—252,</u>	Map Sheet HT12 for more information. Height
	<u>260, 261.1,</u> 270, 271. See	sculpting required on Alleys per §261.1.
	also Height	
	and Bulk	
	District Maps	
<u>5 Foot Height Bonus for Ground Floor</u> Commercial	<u>§ 263.20</u>	<u>P</u>
Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeedi
<u>Keur Tura</u>	$\frac{88}{134(a)(e)}, 134,$	level or Story of the building, and at the First Stor
	<u>10 ((u)(c), 100</u>	it contains a Dwelling Unit: 25% of lot depth, but
		no case less than 15 feet
Front Setback and Side Yard	§§130, 131,	Not Required.
	<u>132, 133</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 us
		ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
		gates, railings, and grillwork. Exceptions permitted
		for historic buildings.

### Planning Commission BOARD OF SUPERVISORS

1	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>
2			<u>Plymouth and Brighton Avenues.</u>
•	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Ocean Avenue within the District.
3	<u>Miscellaneous</u>		
4	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>
5	Lot Consolidation	<u>§ 121.6</u>	Not Permitted except to create corner lots
_	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
6	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
7	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
8		<u>607, 607.1,</u> <u>608, 609</u>	
9	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
10		<u>608, 609, 610,</u> <u>611</u>	
11	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
12		<u>Industry</u> <u>Element</u>	
13			

14	Zoning Category	<u>§</u>	<u>Controls</u>
15	RESIDENTIAL STANDARDS A	<u>References</u> VD USES	
16	Development Standards		
17	<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>
18	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	<u>Car parking not required.</u> P up to one space per Dwelling Unit; NP above. Bike parking required per
19		<u>157, 166, 204.5</u>	<u>§ 155.2.</u>
20	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
21			least three Bedrooms.
00	<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>		
24			

1 2 3 4	<u>Dwelling Units, Senior Housing, Group</u> <u>Housing.</u>	<u>§ 102, 202.2(f).</u> <u>207, 208</u>	by physical enve setbacks, open sp controls of this a	lope controls of pace, exposure a und other Codes, n guidelines, app ff the General Pl	nd other applicable as well as by plicable elements an, and design
5	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)			and 8 extant on July og seismic retrofit
6		<u></u>	<u>1, 2010, unu oun</u>	<u>s</u>	<u>seisinte ren cju</u>
7	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density lim</u> <u>Code</u>	its regulated by	the Administrative
8	Loss of Dwelling Units			Controls by Sto	<u>pry</u>
9			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
10	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing dwelling unit	t <u>s P per §207.8</u>
13 14	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>		
15		<u>§</u>			
16	Zoning Category	References	~	<u>Controls</u>	
	NON-RESIDENTIAL STANDAR	DS AND USES	<u>)</u>		
17	<u>Development Standards</u>				
18	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
19	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 3,999 sq</u> above	uare <u>f</u> eet; C 4,00	00 square feet and
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -			set forth in Section
21		<u>157, 166, 204.5</u>	*	• • •	
22	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 2015	<u>None required if</u> square feet. Exce		<u>t is less than 10,000</u> 1 per <u>§161.</u>
23	Commercial Use Characteristics	<u>204.5</u>			
24	Drive-up Facility	<u>§102</u>	<u>NP</u>		
25	<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.n	n <u>.</u>
1	Maritime Use	<u>§102</u>	NP		
2	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
3	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	<u>elsewhere</u>
3	Walk-up Facility	<u>§102</u>	<u>P</u>		
4				Controls by St	tory
5	Agricultural Use Category	1	<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>
6	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
7	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Automotive Use Category	202.2(0)			
9	Automotive Uses*	<u>§§102,</u> 202.2(b)	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Gas Station	<u>§§102, 187.1,</u> 202.2(b), 228	<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>
	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	1	I	
17	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Arts Activities	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Entertainment, Nighttime	<u>§102</u>	<u>P</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>
21	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Industrial Use Category	88100	ND	ND	ND
23	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Institutional Use Category	\$102	D	C	C
	Institutional Uses* Child Care Facility	<u>§102</u> <u>§102</u>	<u>P</u> <u>P</u>	$\underline{C}$	$\underline{C}$
25	<u>Chua Care Facuny</u>	<u>102</u>	<u>1</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> 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>	NP
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 Categor	<u>y</u>			
5	<b>Retail Sales and Service Uses</b> *	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
6	<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>
7	Bar	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	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>
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Mortuary	<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>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant, Limited</u>	$\frac{\$\$102}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	NP
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
16	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	NP
17	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	NP	NP
17	Take-Out Food	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
18	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	NP	NP
20	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP
21	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	Utility and Infrastructure Use (	Category			
22	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	* Not listed below	•		•	

(1) C required for ground floor residential use when street frontage is listed in 145.4(b) (2) C required for 13 or more children

(3) C required for seven or more persons.

\* \* \* \*

# SEC. 738. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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### Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

### ZONING CONTROL TABLE

Gien Park NC1         6       Zoning Category       § References       Controls         7       Massing and Setbacks       Still District Maps         8       Height and Bulk Limits.       Stock 200, 261.1, 270, 271. See also Height and Bulk Map Sheet Hill 1 for more information. Height sculpting required on Alleys per \$261.1.         9       260, 261.1, 270, 271. See also Height Bonus for Ground Floor Commercial       \$263.20       P         10       Stroet Height Bonus for Ground Floor Commercial       \$263.20       P         11       S Foot Height Bonus for Ground Floor Commercial       \$203.20       P         11       S Foot Height Bonus for Ground Floor Commercial       \$203.20       P         12       Front Setback and Side Yard       \$\$130, 134, 134(a)(e), 136       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       Street Frontage and Public Realm       Not Required.         17       Street Frontage and Public Realm       \$133.1       Required Improvements         18       Street Frontage Requirements       \$145.1       Required indoing entrances, active uses, ground loading entrances, active uses, ground load ing entrances, active uses, ground floor ceiling height, street-facing	_		ZONING CON	<u>IKUL IABLE</u>
BUILDING STANDARDS         7       Massing and Setbacks         8       Height and Bulk Limits.         9       260. 261.1. 270. 271. See also Height and Bulk         10       271. See also Height and Bulk         11       5 Foot Height Bonus for Ground Floor Commercial         12       Rear Yard         13       134(a)(e). 136         14       134(a)(e). 136         15       Front Setback and Side Yard         16       Street Frontage and Public Realm         17       Street Frontage and Public Realm         18       Street Frontage Requirements         19       Street Frontage Requirements         20       2145.1	5			<u>Glen Park NCT</u>
7       Massing and Setbacks         8       Height and Bulk Limits.         9       260.261.1.270. 271. See also Height and Bulk District Maps         10       271. See also Height and Bulk District Maps         11       5 Foot Height Bonus for Ground Floor Commercial         12       Rear Yard         13       134(a)(e). 136         14       134(a)(e). 136         15       Front Setback and Side Yard         16       Street Frontage and Public Realm         17       Street Frontage and Public Realm         18       Street Frontage Requirements         19       Street Frontage Requirements         20       2145.1	6		<u>§ References</u>	<u>Controls</u>
Massing and Setbacks         8       Height and Bulk Limits.       § 102, 105, 106, 250-252, 260, 261, 1, 270, 271, See also Height and Bulk District Maps         9       200, 261, 1, 270, 271, See also Height Bonus for Ground Floor       § 263, 20         10       11       5 Foot Height Bonus for Ground Floor       § 263, 20         11       5 Foot Height Bonus for Ground Floor       § 263, 20         12       Rear Yard       § 130, 134, 134(a)(e), 136         13       Istrict Maps       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         15       Front Setback and Side Yard       § 130, 131, 132, 133         16       Street Frontage and Public Realm         17       Street Frontage and Public Realm         18       Street Frontage Requirements       § 145.1         19       20       Packs, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration and gales, railings, and grillwork, Exceptions permitted for historic buildings.	7			
0       106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps         10       271. See also Height and Bulk District Maps         11       5 Foot Height Bonus for Ground Floor Commercial         12       Rear Yard         13       134(a)(e), 136         14       134(a)(e), 136         15       Front Setback and Side Yard         16       Street Frontage and Public Realm         17       Street Frontage and Public Realm         18       Street Frontage Requirements         19       20         20       2145.1	,		0.0.00.005	
9       260. 261.1. 270, 271. See also Height and Bulk District Maps       required on Alleys per \$261.1.         10       271. See also Height and Bulk District Maps       required on Alleys per \$261.1.         11       5 Foot Height Bonus for Ground Floor Commercial       \$263.20       P         12       Rear Yard       \$\$130, 134, 134(a)(e), 136       Required at the Second Story and at each succeeding level or Story of the building, and at the First Story fit contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet         16       Street Frontage and Public Realm       \$138.1         17       Street Frontage and Public Realm       \$138.1         18       Street Frontage Requirements       \$145.1         19       Street Frontage Requirements       \$145.1         20       additional 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.	8	Height and Bulk Limits.		
10	9		260, 261.1, 270,	
District Maps         District Maps         District Maps         Second Height Bonus for Ground Floor Commercial       \$ 263.20       P         Rear Yard       \$ \$ 263.20       P         Rear Yard       \$ \$ \$ 263.20       P         Rear Yard       \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$				
S Foot Height Bonus for Ground Floor       \$ 203.20       P         12       Rear Yard       \$\$ 130, 134, 134(a)(e), 136       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       Image: Street Frontage and Public Realm       Not Required.         16       Street Frontage and Public Realm       \$138.1         17       Street Frontage Requirements       \$138.1         18       Street Frontage Requirements       \$145.1         19       Street Frontage Requirements       \$145.1         20       Image: Requirements and floor ceiling height, street-facing ground-level spaces, transparency and fenestration and gates, railings, and grillwork. Exceptions permitted for historic buildings.	10			
12       Commercial       -         13       Rear Yard       \$\$ \$\$ 130, 134, 134(a)(e), 136       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       Image: street Front Setback and Side Yard       \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	11	5 Foot Height Bonus for Ground Floor	<u> 8 263 20</u>	P
Rear Yard       §§ 130, 134, 134(a)(e), 136       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         15       Front Setback and Side Yard       §§ 130, 131, 132, 133       Not Required.         16       Street Frontage and Public Realm       Not Required         17       Streetscape and Pedestrian Improvements       §138.1       Required         18       Street Frontage Requirements       § 145.1       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.	10		<u>x 203.20</u>	<u>1</u>
13       First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet         14       15       Front Setback and Side Yard       §§130, 131, 132, 133       Not Required.         16       Street Frontage and Public Realm       133       Not Required.         17       Streetscape and Pedestrian Improvements       §138.1       Required         18       Street Frontage Requirements       § 145.1       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.	12	<u>Rear Yard</u>	00	
14       Iot depth, but in no case less than 15 feet         15       Front Setback and Side Yard       §§130, 131, 132, 133         16       Street Frontage and Public Realm         17       Streetscape and Pedestrian Improvements       §138.1         18       Street Frontage Requirements       § 145.1         19       20       Street Frontage and fedestrian and gates, railings, and grillwork. Exceptions permitted for historic buildings.	13		<u>134(a)(e), 136</u>	
15       Front Setback and Side Yard       §§130, 131, 132, 132, 133       Not Required.         16       Street Frontage and Public Realm       133         17       Streetscape and Pedestrian Improvements       §138.1       Required         18       Street Frontage Requirements       § 145.1       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.	14			
Front Setback and Side Yard       \$\$130, 131, 132, 133       Not Required.         16       Street Frontage and Public Realm         17       Streetscape and Pedestrian Improvements       \$138.1         18       Street Frontage Requirements       \$145.1         19       Improvements       \$145.1         20       Improvements       Improvements				
16       Street Frontage and Public Realm         17       Streetscape and Pedestrian Improvements       §138.1         18       Street Frontage Requirements       § 145.1         19       Improvements       Improvements         20       Improvements       Improvements	15	Front Setback and Side Yard	<u>§§130, 131, 132,</u>	Not Required.
17       Streetscape and Pedestrian Improvements       §138.1       Required         18       Street Frontage Requirements       § 145.1       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.	16		<u>133</u>	
Improvements       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.	47		8120.1	
19       Setbacks, parking and loading entrances, active         19       uses, ground floor ceiling height, street-facing         20       and gates, railings, and grillwork. Exceptions         permitted for historic buildings.	17	· · · ·	<u>§138.1</u>	<u>Kequired</u>
19uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration and gates, railings, and grillwork. Exceptions permitted for historic buildings.	18	Street Frontage Requirements	<u>§ 145.1</u>	
20 ground-level spaces, transparency and fenestration and gates, railings, and grillwork. Exceptions permitted for historic buildings.	19			
permitted for historic buildings.				ground-level spaces, transparency and fenestration,
	20			
	21			permited for misione buildings.
22 <u>Ground Floor Commercial</u> <u>§ 145.4</u> <u>Required on Diamond and Chenery Streets within</u> <u>the District.</u>	22	Ground Floor Commercial	<u>§ 145.4</u>	· · · · · · · · · · · · · · · · · · ·
	23	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Chenery and Diamond Streets within
24 Minsellancous	24	N <i>A</i> ' 11		the District.
<u>IntScenaneous</u> Let Size (Per Development) <u>&amp; 102, 121, 1</u> Pup to 4,000 square feet: C 5,000 square feet and			8 102 121 1	P up to A 000 square fast: C 5 000 square fast and
$25 \qquad \qquad \underbrace{ \underbrace{ 101 \text{ Size (Per Development)}}_{\text{Size (Per Development)}} \qquad \underbrace{ \underbrace{ \underbrace{ 102, 121.1}}_{\text{Size (Per Development)}} \qquad \underbrace{ \underbrace{ \underbrace{ 102, 121.1}}_{\text{above}} \\ \underbrace{ \underbrace{ 102, 121.1}}_{\text{above}} \\ \underbrace{ \underbrace{ \underbrace{ 102, 121.1}}_{\text{above}} \\ \underbrace{ 102, 121.1}_{\text{above}} \\ \underbrace{ 102, 121.1}_$	25	Loi site (1 et Development)	<u>x 102, 121.1</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-</u>	As permitted by Section § 607.1
3		<u>604,</u> <u>607, 607.1, 608,</u> <u>609</u>	
4	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>P</u>
5		<u>604,</u> <u>608, 609, 610,</u> <u>611</u>	
6	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
7		<u>Commerce and</u> Industry <u>Element</u>	
8			

9	Zoning Category	§ References	<u>Controls</u>
10	RESIDENTIAL STANDARDS A	ND USES	
10	<b>Development Standards</b>		
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</u> <u>feet per unit if common</u>
12	Off-Street Parking Requirements	<u>§§ 151, 161, 166</u>	Car parking not required. P up to one space per
13			Dwelling Unit; NP above. Bike parking required per § 155.2.
14	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two
15			Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.
16	Use Characteristics		
4 -	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
17	Student Housing	<u>§ 102</u>	<u>P</u>
18	<u>Residential Uses</u>		
40	Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f),</u> 207, 208	<u>P(1), no density limit by lot area. Density restricted</u>
19	Group Housing	<u>207, 208</u>	by physical envelope controls of height, bulk, setbacks, open space, exposure and other
20			applicable controls of this and other Codes, as well as by applicable design guidelines, applicable
21			elements and area plans of the General Plan, and design review by the Planning Department
22			
23	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	<u><math>P(1)</math> in Supervisorial Districts 3 and 8 extant on</u>
24			July 1, 2015, and buildings undergoing seismic retrofit
25	•	1	· · ·

1	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density lim</u> <u>Code</u>	its regulated by t	<u>he Administrative</u>
2	Loss and Division of Dwelling Uni	ts		Controls by Stor	ry
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
•	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Division of Dwelling Units	<u>§ 207.8</u>	-	ing dwelling unit.	<u>s P per §207.8</u>
6	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>		
7					
8	Zoning Category	<u>§ References</u>		<u>Controls</u>	
9	<u>NON-RESIDENTIAL STANDAR</u>	DS AND USES			
	Development Standards				
10					
11	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
12	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999 sq</u> above	<u>uare feet; C 4,00</u>	<u>0 square feet and</u>
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> 157, 166, 204,5	Car parking not	required. Limits ing required per	<u>set forth in Section</u> Section 155.2.
14	Off-Street Freight Loading	<u>157, 166, 204.5</u> §§ 150, 153 -	None required it	f gross floor area	is less than
	Off Siree Preign Louding	<u>155, 161, 204.5</u>			ermitted per §161.
15	Commercial Use Characteristics				
16	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
17	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>ı.</u>
18	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
	<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>
20	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
21	Agricultural Use Category		<u> Controls by Story</u> <u> 1st</u> <u> 2nd</u> <u> 3rd+</u>		ory 3rd+
22	<u>Agriculture, Neighborhood</u>	<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>
23	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Automotive Use Category	·	·		
	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

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> 202.2(b), 228	<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, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
Ū	Entertainment, Arts and Recreation	n Use Category			
6	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Arts Activities	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	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>
9	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	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				
12	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>C</u>	<u>C</u>
14	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
14	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
40	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
4.0	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>
19	<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>
20	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<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>
22	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<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>
24	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Motel	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</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>
1	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	NP
2	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Take-Out Food	<u>§102</u>	<u>P</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</u>	<u>C</u>	<u>NP</u>
6	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>
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Utility and Infrastructure Use Cate	<u>egory</u>		_	
0	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>* Not listed below</u>				
11	(1) C required for ground floor residentia	al use when street fro	ontage is listed in	145.4(b)	
	(2) C required for 13 or more children				
10					
12	(3) C required for seven or more persons.	<u>.</u>			
13		-	RHOOD CON	IMERCIAL 1	RANSIT DISTRICT.
	(3) C required for seven or more persons.	-	RHOOD CON	IMERCIAL 1	RANSIT DISTRICT.
13 14	(3) C required for seven or more persons. SEC. 743. <u>757</u> . FOLSOM STRE	-	RHOOD CON	IMERCIAL 1	RANSIT DISTRICT.
13 14 15	(3) C required for seven or more persons. SEC. 743. <u>757</u> . FOLSOM STRE				
13 14 15 16	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE		IOOD COMM	ERCIAL TRA	
13 14 15	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE	EET NEIGHBO <u>T NEIGHBORH</u>	IOOD COMM TROL TABLI	ERCIAL TRA	ANSIT DISTRICT
13 14 15 16 17	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE	EET NEIGHBO <u>T NEIGHBORH</u>	IOOD COMM TROL TABLI	<u>ERCIAL TRA</u>	ANSIT DISTRICT
13 14 15 16 17 18	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * Table 757. FOLSOM STREE	ET NEIGHBO <u>T NEIGHBORH</u> <u>ZONING CON</u>	IOOD COMM TROL TABLI	<u>ERCIAL TRA</u> <u>5</u> Folsom Street	ANSIT DISTRICT
13 14 15 16 17	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * <u>Table 757. FOLSOM STREE</u>	ET NEIGHBO <u>T NEIGHBORH</u> <u>ZONING CON</u>	IOOD COMM TROL TABLI	<u>ERCIAL TRA</u> <u>5</u> Folsom Street	ANSIT DISTRICT
13 14 15 16 17 18	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * <u>Table 757. FOLSOM STREE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	ET NEIGHBO T NEIGHBORH ZONING CON <u>§ References</u> <u>§§ 102, 105, 106,</u> <u>250–252, 260,</u>	100D COMM TROL TABLI	<u>ERCIAL TRA</u> <u>5</u> Folsom Street	<u>NSIT DISTRICT</u> <u>NCT</u> Bulk Map Sheets
13 14 15 16 17 18 19	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * Table 757. FOLSOM STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBO <i>T NEIGHBORH</i> <i>ZONING CON</i> <u>§ References</u> <u>§ \$ 102, 105, 106,</u> <u>250–252, 260,</u> <u>261.1, 263.29,</u> <u>270, 271,</u>	100D COMM TROL TABLI	ERCIAL TRA <u>Folsom Street</u> <u>Controls</u> See Height and I and HT08 for ma	<u>NSIT DISTRICT</u> <u>NCT</u> Bulk Map Sheets
13 14 15 16 17 18 19 20	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * Table 757. FOLSOM STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBO T NEIGHBORH ZONING CON § References § 8 102, 105, 106, 250–252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and	100D COMM TROL TABLI	ERCIAL TRA <u>Folsom Street</u> <u>Controls</u> See Height and I and HT08 for ma	NSIT DISTRICT NCT Bulk Map Sheets pre information.
13 14 15 16 17 18 19 20 21	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * Table 757. FOLSOM STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBO T NEIGHBORH ZONING CON § References § 8 102, 105, 106, 250–252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See	100D COMM TROL TABLI	ERCIAL TRA <u>Folsom Street</u> <u>Controls</u> See Height and I and HT08 for ma	NSIT DISTRICT NCT Bulk Map Sheets pre information.
13 14 15 16 17 18 19 20 21 22	(3) C required for seven or more persons. SEC. 743. 757. FOLSOM STRE * * * * Table 757. FOLSOM STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBO T NEIGHBORH ZONING CON <u>§ References</u> <u>§ 8 102, 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>	100D COMM TROL TABLI	ERCIAL TRA <u>Folsom Street</u> <u>Controls</u> See Height and I and HT08 for ma	NSIT DISTRICT NCT Bulk Map Sheets pre information.

1	<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
-		$\frac{134(a)(e), 130}{823(c)}$	the First Story if it contains a Dwelling Unit:
2			25% of lot depth, but in no case less than 15 feet
3			
4	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	<u>Not Required.</u>
5	Street Frontage and Public Realm		
0	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
6	<u>Improvements</u>	e 145 1	Derived and the second se
7	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
8			ground-level spaces, transparency and fenestration, and gates, railings, and grillwork.
9			Exceptions permitted for historic buildings.
3			
10	Ground Floor Commercial	§ 145.4	Not Required
11	Vehicular Access Restrictions		
11		<u>§ 155(r)</u>	None
12	<u>Miscellaneous</u>	<u>e 102 121 1</u>	
4.0	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet</u> and above
13			
	Planned Unit Development	<u>§ 304</u>	<u>C</u>
14	<u>Planned Unit Development</u> <u>Awning, Canopy, or Marquee</u>	<u>§ 304</u> <u>§ 136.1</u>	<u>C</u> <u>P</u>
		<u>§ 136.1</u> <u>§§ 262, 602-604,</u>	
14 15	<u>Awning, Canopy, or Marquee</u>	<u>§ 136.1</u> <u>§§ 262, 602-604,</u> <u>607, 607.1, 608,</u>	<u>P</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>609</u>	<u>P</u> <u>As permitted by Section § 607.1</u>
15 16	<u>Awning, Canopy, or Marquee</u>	<u>§ 136.1</u> <u>§§ 262, 602-604,</u> <u>607, 607.1, 608,</u>	<u>P</u>
15	<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>609</u> <u>§§ 262, 602.7 604,</u>	<u>P</u> <u>As permitted by Section § 607.1</u>
15 16	Awning, Canopy, or Marquee Signs General Advertising Signs	\$ 136.1 \$ 262, 602-604, 607, 607.1, 608, 609 \$ 262, 602.7 604, 608, 609, 610, 611 \$ 823(b), and General Plan	<u>P</u> <u>As permitted by Section § 607.1</u> <u>NP</u>
15 16 17 18	Awning, Canopy, or Marquee Signs General Advertising Signs	\$ 136.1 \$ 136.1 \$ 262, 602-604, 607, 607.1, 608, 609 \$ 262, 602.7 604, 608, 609, 610, 611 \$ 823(b), and General Plan Commerce and	P         As permitted by Section § 607.1         NP         WSoMa Design Standards and the Urban Design
15 16 17	Awning, Canopy, or Marquee Signs General Advertising Signs	\$ 136.1 \$ 262, 602-604, 607, 607.1, 608, 609 \$ 262, 602.7 604, 608, 609, 610, 611 \$ 823(b), and General Plan	P         As permitted by Section § 607.1         NP         WSoMa Design Standards and the Urban Design

20	Zoning Category	§ References	<u>Controls</u>
21	RESIDENTIAL STANDARDS A	ND USES	
22	Development Standards	r	
	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136,</u> 823(c)(2)	<u>80 square feet per unit if private, or 100 square</u> <u>feet per unit if common - roof decks do not</u>
23		023(0)(2)	gualify.

1	Off-Street Parking Requirements	<u> </u>	Dwelling Unit; (	required. P up to C up to 0.75 spac ng required per §	es per Dwelling
2		100, 204.5	<u>опи. віке рагки</u>	<u>ig required per s</u>	155.2.
3	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least tw Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
4			<u>contain at least t</u>	three Bedrooms.	
5	<u>Use Characteristics</u>	<u>88 102 822(-)(7)</u>	<u>م</u>		
6	Single Room Occupancy Student Housing	<u>§§ 102, 823(c)(7)</u> § 102	<u>P</u> C in newly const	ructed buildings,	NP otherwise.
0	Residential Uses	<u></u>		nerea e mange,	
7	Dwelling Units, Senior Housing	<u>§§ 102, 202.2(f),</u>		<u>iit by lot area. De</u>	
8		<u>207, 208</u>	setbacks, open s	lope controls of l pace, exposure, r	required
9				<u>ix, and other app</u> Codes, as well a s applicable electronic	s by applicable
10			plans of the Gen	eral Plan, and de	
11			the Planning De	<u>partment.</u>	
12	Group Housing	<u>§ 208</u>	C(1), no density	limit by lot area.	Density
13			restricted by phy	vsical envelope co pen space, expos	ontrols of height,
14				ix, and other app Codes, as well a	
15			design guideline plans of the Gen	<u>s, applicable eler</u> eral Plan, and de	
16			<u>the Planning De</u> <u>limit.</u>	partment. except	<u>; no density</u>
17	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	D in Supervisori	al Districts 3 and	l 8 extant on July
18	Accessory Dwening Oni	<u> </u>			g seismic retrofit
19	Homeless Shelters	<u>§§ 102, 208</u>		regulated by the	<u>Administrative</u>
20			<u>Code</u>		
21	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Stor</u> 2nd	<u>y</u> <u>3rd+</u>
	<u>Residential Conversion</u>	<u>§ 317</u>	<u><u> </u></u>	<u><u>C</u></u>	<u>NP</u>
22	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
23			_	-	
24	Residential Conversion, Demolition, or <u>Merger</u>	<u>§ 317</u>	Loss of 1-2 units units C	Mandatory DR/	Loss of 3 or more
25	L	1			

Zoning Category	<u>§ References</u>		<u>Controls</u>		
NON-RESIDENTIAL STANL	DARDS AND USES				
Development Standards					
Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>			
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999</u> above	square feet; C 4,	000 square feet an	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 - 157,</u> 166, 204.5	Car parking	not required. Lim . Bike parking re	its set forth in quired per Section	
Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u> <u>155, 161, 204.5</u>	None require	d if gross floor an e feet. Exceptions		
Commercial Use Characteristic	cs				
Drive-up Facility	<u>§102</u>	NP			
<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</u>	. <i>m.;</i> C 2 a.m 6	<i>a.m.</i>	
Maritime Use	<u>§102</u>	<u>NP</u>			
<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</i> at 1st and 2nd Floors if located in front;</u> <u><i>C</i> if located elsewhere</u>		
Walk-up Facility	<u>§102</u>	<u>P</u>	P		
			Controls by S	Story	
Agricultural Use Category		1st	2nd	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					
Automotive Uses*	<u>\$\$102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Repair	<u>§102</u>	<u>C(2)</u>	NP	NP	
Entertainment, Arts and Recrea	ation Use Category	1			
Entertainment, Arts and Recreation Uses*		<u>NP</u>	<u>NP</u>	<u>NP</u>	
Livery Stable	<u>§102</u>	<u>P(4)</u>	NP	NP	
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>	
Industrial Use Category		1			
<u>Industrial Uses*</u>	§§102, 202.2(d)	NP	NP	NP	

	Manufacturing, Light	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
1	Institutional Use Category				
2	Institutional Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	Community Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4	Community Facility, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Job Training	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
5	Philanthropic Admin. Services	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
6	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
U	Residential Care Facility	<u>§102</u>	<u>NP</u>	<u>C(3)</u>	<u>C(3)</u>
7	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	Social Service or Philanthropic Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Sales and Service Use Category				
	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>
11	<u>Animal Hospital</u>	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
12	Bar	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	Cat Boarding	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Gym</u>	<u>§102</u>	<u>P(8)</u>	<u>P</u>	<u>NP</u>
14	<u>Hotel</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(5)</u>
15	Kennel	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
16	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>
17	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	<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>
19	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
20	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>P(7)(8)</u>	<u>NP</u>	<u>NP</u>
21	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Health</u>	<u>§102</u>	<u>P(7)(8)</u>	<u>NP</u>	<u>NP</u>
	Services, Instructional	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
23	Services, Limited Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Personal</u>	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
	Services, Retail Professional	<u>§102</u>	<u>P(7)(8)</u>	<u>P</u>	<u>NP</u>
25	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1       Tobacce Paraphernalia Store       £102       LL2       LL		Take-Out Food	<u>§102</u>	<u>P(5)</u>	NP	NP			
2       Trade Shop $\$102$ $E$ C       NP         3       Design Professional $\$102$ NP       NP       NP         4       Trade Office $\$102$ $Ut72$ NP       NP         5       Utility and Infrastructure Use Category             6       Dower Plant $\$102$ NP       NP       NP         7       Public Utilities Yand $\$102$ NP       NP       NP         8       * Not listed below       (1) NP on 1st floor on lots with more tham 25 feet of street frontage       (2) Intersesperson to allevy, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP         9       (2) Intersesperson to allevy, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP       (0) NP above 10.000 Gross Square Feet per Lot.         10       (3) NP above 25 rooms per Hot	1								
Nor.Retail Sales and Service*\$102NPNPNP $Design Professional$ \$102P(7)NPNP $VP$ $Trade Office$ \$102P(7)NPNP $VP$ $VP$ $VP$ $VP$ $VP$ $Vholesale Sales$ \$102PPNP $VP$	2	*							
3       Design Professional       \$102       P(2)       NP       NP         4       Trade Office       \$102       P(2)       NP       NP         4       Wholesale Sales       \$102       P       P       NP         5       Utility and Infrastructure Use Category       Utility and Infrastructure*       \$102       C       C       C         6       Utility and Infrastructure*       \$102       NP       NP       NP         7       Public Utilities Yard       \$102       NP       NP       NP         8       *Mol isted below       (1) NP on Ist floor on lots with more than 25 feet of street frontage       (2) NP on Stat floor on lots with more than 25 feet of street frontage         9       (2) NP on seven or more persons       (4) P for seven or more persons       (4) P for seven or more persons         (4) NP for seven or more persons       (3) NP above 10000 Gross Square Feet per Lot.       (7) Must be primarily open to the general public on a client- oriented basis. NP if not.       (8) P on first or second floor, but not both.         13       SEC. 744. 758. REGIONAL COMMERCIAL DISTRICT.       Nether Stress       Controls         14        Regional Commercial District       St. 65-X. See Height and Bulk Map Sheets HT07 and Floor Stress (100, 21, 20, 22, 20, 20, 21, 20, 20, 20, 20, 20, 21, 20, 20, 20, 20, 21, 20, 2	Ζ								
4Whotesale Sales\$102PPNP5Utility and Infrastructure Use Category6Utility and Infrastructure*\$102NPNPNP7Power Plant\$102NPNPNP7Public Utilities Yard\$102NPNPNP8*Not.listed below(1) NP on 1st floor on lots with more than 25 feet of street frontage(2) Ingress/cgress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX9(2) Ingress/cgress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX10(3) NP for seven or more persons(4) P for seven or more persons(4) P for source on more persons(4) P for source on the general public on a client- oriented basis, NP if not.10(6) NP above 25 rooms per Hotel.(6) NP above 10,000 Gross Square Feet per Lot.(7) Must be primarily open to the general public on a client- oriented basis, NP if not.13SEC. 744. <u>758, REGIONAL COMMERCIAL DISTRICT.14• • • • •15<u>Table 758, REGIONAL COMMERCIAL DISTRICT16<u>Zoning Category</u>18<u>BUILDING STANIDARDS</u>19Massing and Setbacks10<math>23, 29, 270, 270, 270, 270, 270, 270, 270, 270</math></u></u>	3								
Wholesale Sales\$102PPNPUtility and Infrastructure Use CategoryUtility and Infrastructure*\$102 $C$ $C$ $C$ Power Plant\$102 $NP$ $NP$ $NP$ Public Utilities Yard\$102 $NP$ $NP$ $NP$ * Not listed below(1) NP on 1st floor on lots with more than 25 feet of street frontage $NP$ $NP$ (1) NP on 1st floor on lots with more than 25 feet of street frontage(2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MXDistricts is NP(3) NP for seven or more persons(4) P for grooming and daycare only; no 24 hour care.(1) S) NP above 25 rooms per Hotel.(6) NP above 2000 Gross Square Feer Per Lot.(1) Must be primaily open to the general public on a client- oriented basis, NP if not.(8) P on first or second floor, but not both.SEC. 744. 758, REGIONAL COMMERCIAL DISTRICT.415Table 758. REGIONAL COMMERCIAL DISTRICT16Zoning Category§ ReferencesControlsBUILDING STANDARDS19Maxsing and Setbacks10 $202, 202, 202, 202, 202, 202, 202, 202,$	1	Trade Office	<u>§102</u>	<u>P(7)</u>	NP	NP			
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	4	Wholesale Sales	<u>§102</u>	<u>P</u>	<u>P</u>	NP			
0 $Power Plant$ $\$102$ $NP$ $NP$ $NP$ 7 $Public Utilities Yard$ $\$102$ $NP$ $NP$ $NP$ 8*Not listed below(1) NP on 1st floor on lots with more than 25 feet of street frontage9(2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MXDistricts is NP10(3) NP for seven or more persons(4) P for grooming and davcare only; no 24 hour care.11(5) NP above 25 rooms per Hotel,(6) NP above 10,000 Gross Square feet per Lot.(7) Must be primarily open to the general public on a client- oriented basis, NP if not.(8) P on first or second floor, but not both.13SEC. 744. 758, REGIONAL COMMERCIAL DISTRICT.14 $\cdot \cdot \cdot \cdot$ 15Table 758. REGIONAL COMMERCIAL DISTRICT16ZONING CONTROL TABLE17Regional Commercial District18BUILDING STANDARDS19Massing and Setbacks20 $\$\$ 102, 270, 270, 270, 271, 823(ct11), 82 (ct11), 82$	5	Utility and Infrastructure Use Category							
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8       * Not listed below         (1) NP on 1st floor on lots with more than 25 feet of street frontage         9       (2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP         10       (3) NP for seven or more persons         (4) P for grooming and daycare only; no 24 hour care.         11       (5) NP above 25 rooms per Hotel.         (6) NP above 10,000 Gross Square Feet per Lot.         (7) Must be primarily open to the general public on a client- oriented basis, NP if not.         (8) P on first or second floor, but not both.         13       SEC. 744. <u>758</u> , REGIONAL COMMERCIAL DISTRICT.         14       * * * *         15 <u>Table 758. REGIONAL COMMERCIAL DISTRICT</u> 16 <u>Zoning Controls</u> 17 <u>Regional Commercial District</u> 18 <u>BUILDING STANDARDS</u> 19 <u>Massing and Setbacks</u> 20 <u>SE 102, 105, 106, 250-252, 260, 261, 1, 263, 20, 271, 223 (ci(11), See also Height and Bulk Limits.</u> 21 <u>260, 261, 1, 263, 292, 70, 271, 223 (ci(11), See also Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets         22       <u>SFoot Height Bonus for Ground Floor</u>       § 263,20       NP   </u>	0	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
0       (1) NP on 1st floor on lots with more than 25 feet of street frontage         9       (2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP         10       (3) NP for seven or more persons (4) P for geooming and davcare only; no 24 hour care.         11       (5) NP above 25 rooms per Hotel.         (6) NP above 10,000 Gross Square Feet per Lot.         12       (7) Must be primarily open to the general public on a client- oriented basis, NP if not.         13       SEC. 744. 758, REGIONAL COMMERCIAL DISTRICT.         14       * * * *         15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       BUILDING STANDARDS         19       Massing and Setbacks         12       (20, 261.1, 263.29, 270.         21       263.29, 270.         21       263.29, 270.         22       271, 823(c)(11). See also Height and Bulk         24       S.Foot Height Bonus for Ground Floor       §263.20       NP	7	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
(1) NP on 1st floor on lots with more than 25 feet of street frontage9(2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP10(3) NP for serven or more persons (4) P for strooming and deveare only; no 24 hour care. (5) NP above 25 rooms per Hotel. (6) NP above 10,000 Gross Square Feet per Lot. (7) Must be primarily open to the general public on a client- oriented basis, NP if not. (8) P on first or second floor, but not both.13SEC. 744. 758, REGIONAL COMMERCIAL DISTRICT. (8) P on first or second floor, but not both.14* * * *15Table 758, REGIONAL COMMERCIAL DISTRICT (7) Must be primarily open to the general public on a client- oriented basis, NP if not. (8) P on first or second floor, but not both.16 <b>ZONING CONTROL TABLE</b> 17Table 758, REGIONAL COMMERCIAL DISTRICT16 <b>ZONING CONTROL TABLE</b> 17Massing and Setbacks19Massing and Setbacks10 $\frac{55 X, 65 X, See Height and Bulk Map Sheets HT07and HT08 for more information. Height sculptingrequired on narrow streets20\frac{51 K, 65 X, See Height sculpting required on narrow streets21\frac{263,20}{200, 201, 1}263,20, 200, 201, 100, 201,$	8	<u>* Not listed below</u>							
Districts is NP         10       [3] NP for seven or more persons         (4) P for growing and daycare only; no 24 hour care.         (5) NP above 25 rooms per Hotel.         (6) NP above 25 rooms per Hotel.         (6) NP above 10.000 Gross Square Feet per Lot.         (7) Must be primarily open to the general public on a client- oriented basis, NP if not.         (8) P on first or second floor, but not both.         13       SEC. 744. 758. REGIONAL COMMERCIAL DISTRICT.         14       * * * *         15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       Zoning Category         8       Still Ding STANDARDS         19       Massing and Setbacks         20       Is \$\$ 102, 105, 106, 250-252, 260, 271, 823(cr)(11), See also the ight and Bulk Map Sheets HT07, and HT08 for more information. Height sculpting required on narrow streets         21       260, 250, 270, 271, 823(cr)(11), See also Height and Bulk Map Sheets HT07, and HT08 for more information. Height sculpting required on narrow streets         23       5 Foot Height Bonus for Ground Floor       \$ 263.20       NP									
10       (3) NP for seven or more persons (4) P for grooming and davcare only; no 24 hour care.         11       (5) NP above 25 rooms per Hotel. (6) NP above 10,000 Gross Square Feet per Lot.         12       (7) Must be primarily open to the general public on a client- oriented basis, NP if not. (8) P on first or second floor, but not both.         13       SEC. 744. 758. REGIONAL COMMERCIAL DISTRICT.         14       • • • • •         15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       Zoning Category       § References         19       Massing and Setbacks         19       Massing and Setbacks       \$\$ 102, 105, 106, 250-252, 260, 2611, 263, 29, 270, 271, 823(c(11), \$\$ 55-X, 65-X, See Height and Bulk Map Sheets HT07, and HT08 for more information. Height sculpting required on narrow streets         21       See also Height and Bulk Limits.       \$\$ 55.2, 02-252, 270, 271, 823(c(11), \$\$ 55.2, 05-27, 52, 105, 263, 29, 270, 271, 823(c(11), \$\$ 55.2, 05-27, 52, 105, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 05-27, 52, 105, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 05, 27, 06, 261, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 05, 27, 06, 261, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 05, 27, 06, 261, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 06, 06, 10, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 06, 06, 10, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 06, 06, 10, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 06, 06, 10, 1, 263, 29, 270, 271, 823(c(11), \$\$ 56.2, 06, 06, 10, 1, 263, 29, 20, 1	9		in the Western Som	a Community Plan	, containing RI	<u>ED or RED-MX</u>			
11       (5) NP above 25 rooms per Hotel.         12       (6) NP above 10,000 Gross Square Feet per Lot.         12       (7) Must be primarily open to the general public on a client- oriented basis, NP if not.         13       SEC. 744. 758. REGIONAL COMMERCIAL DISTRICT.         14       * * * *         15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       Zoning Category       § References         19       Massing and Setbacks         19       Massing and Setbacks         20       \$\$ 102, 105, 106, 250-252, 260, 261.1, 263.29, 270, 271, 823(c(11), 564.594.594.594.594.594.594.594.594.594.59	10	(3) NP for seven or more persons							
11       (6) NP above 10,000 Gross Square Feet per Lot.         12       (7) Must be primarily open to the general public on a client- oriented basis, NP if not.         13       SEC. 744. 758, REGIONAL COMMERCIAL DISTRICT.         14       * * * *         15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       Zoning Category       § References         19       Massing and Setbacks         19       Massing and Setbacks         20       106, 250-252, 260, 261.1, 263, 203.29, 270, 271, 823(c)(11), See also Height and Bulk Limits.       55-X, 65-X. See Height and Bulk Map Sheets HT07, and HT08 for more information. Height sculpting required on narrow streets         21       See also Height and Bulk Limits.       106, 250-252, 260, 261.1, 263, 271, 823(c)(11), See also Height and Bulk Map Sheets HT07, and HT08 for more information. Height sculpting required on narrow streets         23       Stort Height Bonus for Ground Floor See also Height and Bulk       See also Height and Bulk         24       S Foot Height Bonus for Ground Floor Commercial       \$263.20       NP	4.4		<u>24 hour care.</u>						
12       (8) P on first or second floor, but not both.         13       SEC. 744. 758. REGIONAL COMMERCIAL DISTRICT.         14       * * * *         15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       BUILDING STANDARDS         19       Massing and Setbacks         19       Height and Bulk Limits.         20       \$\$ 102, 205, 250, 250, 250, 250, 250, 250, 2	11		per Lot.						
<ul> <li>SEC. 744. <u>758.</u> REGIONAL COMMERCIAL DISTRICT.</li> <li>Table 758. REGIONAL COMMERCIAL DISTRICT</li> <li>Table 758. REGIONAL COMMERCIAL DISTRICT</li> <li><u>Table 758. REGIONAL COMMERCIAL DISTRICT</u></li> <li><u>ZONING CONTROL TABLE</u></li> <li><u>ZONING Category</u></li> <li><u>\$ References</u></li> <li><u>Controls</u></li> <li><u>BUILDING STANDARDS</u></li> <li><u>Massing and Setbacks</u></li> <li><u>Height and Bulk Limits.</u></li> <li><u>\$ 102, 105.</u></li> <li><u>106, 250-252.</u></li> <li><u>260, 261.1.</u></li> <li><u>260, 260.1.1.</u></li> <li><u>260, 260.1.1.</u></li> <li><u>260, 261.1.</u></li> <li><u>55-X, 65-X. See Height and Bulk Map Sheets HT07.</u></li> <li><u>and HT08 for more information. Height sculpting required on narrow streets</u></li> <li><u>240. 5 Foot Height Bonus for Ground Floor</u></li> <li><u>\$ 263.20</u></li> <li><u>NP</u></li> </ul>	12			oriented basis, NP	<u>if not.</u>				
15       Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       Zoning Category       § References       Controls         19       Massing and Setbacks       106, 250-252, 260, 261.1, 263, 29, 270, 271, 823(c)(11), See also Height and Bulk Limits.       § 102, 105, 106, 250-252, 260, 261.1, 263, 29, 270, 271, 823(c)(11), See also Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets         20       Image: Height and Bulk Limits.       § 102, 105, 106, 250-252, 260, 261.1, 263, 29, 270, 271, 823(c)(11), See also Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets         21       See also Height and Bulk Limits.       § 263, 29, 270, 271, 823(c)(11), See also Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets         23       See also Height Bonus for Ground Floor Commercial       See 320       NP         24       See for Height Bonus for Ground Floor Commercial       See 320       NP	13	SEC. 744. 758. REGIONAL CO	MMERCIAL DI	STRICT.					
Table 758. REGIONAL COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       Regional Commercial District         18       Zoning Category       § References       Controls         19       Massing and Setbacks       Image: Construct of the second se	14	* * * *							
16ZONING CONTROL TABLE17Regional Commercial District18Zoning Category§ ReferencesControls19Massing and Setbacks20Meight and Bulk Limits.§§ 102, 105, 106, 250-252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets21See also Height and Bulk Limits.See also Height and Bulk District Maps23Soft Height Bonus for Ground Floor Commercial\$263.20NP	15	Table 758.	REGIONAL C	OMMERCIAL .	DISTRICT				
17Regional Commercial District18Zoning Category§ ReferencesControls18BUILDING STANDARDS19Massing and Setbacks20Height and Bulk Limits.§§ 102, 105, 106, 250-252, 260, 261.1, 263, 29, 270, 271, 823(c)(11). See also Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets21See also Height and Bulk District Maps235 Foot Height Bonus for Ground Floor Commercial§ 263, 2024S Foot Height Bonus for Ground Floor Commercial§ 263, 20	16								
Zoning Category§ ReferencesControlsBUILDING STANDARDS19Massing and Setbacks20Height and Bulk Limits.§§ 102, 105, 106, 250-252, 260, 261.1, 263, 29, 270, 271, 823(c)(11). See also Height and Bulk District Maps21Seo Aleght Bonus for Ground Floor Commercial§ 263, 2024S Foot Height Bonus for Ground Floor Commercial§ 263, 20	17		2011110 001	1	al Commerc	ial District			
<ul> <li>BUILDING STANDARDS</li> <li>Massing and Setbacks</li> <li>Height and Bulk Limits.</li> <li>\$\$ 102, 105, 106, 250-252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps</li> <li>Ser also Height and Bulk District Maps</li> <li>5 Foot Height Bonus for Ground Floor Commercial</li> </ul>	17	Zoning Category	8 References	<u>Atgiona</u>					
19Massing and Setbacks20Height and Bulk Limits.\$\$ 102, 105, 106, 250-252, 260, 261.1, 263.29, 270, 271, 823(c)(11), See also Height and Bulk District Maps55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets21263.29, 270, 271, 823(c)(11), See also Height and Bulk District MapsSee also Height District Maps235 Foot Height Bonus for Ground Floor Commercial\$ 263.20NP	18		<u>, itejerences</u>		<u>com ous</u>				
20Height and Bulk Limits.\$\$ 102, 105, 106, 250-252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets21260, 261.1, 	19								
21260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Mapsrequired on narrow streets235 Foot Height Bonus for Ground Floor Commercial§ 263.20NP		0	<u>§§ 102, 105,</u>	<u>55-X, 65-X. See H</u>	leight and Bulk	x Map Sheets HT07			
21263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps235 Foot Height Bonus for Ground Floor Commercial§ 263.20245 Foot Height Bonus for Ground Floor Commercial§ 263.20	20					Height sculpting			
22 $\frac{271, 823(c)(11).}{See also Height}}$ 23 $\frac{5 Foot Height Bonus for Ground Floor}{Commercial}$ $\frac{8}{263.20}$ NP	21			required on narro	<u>ow streets</u>				
23     and Bulk District Maps       24     5 Foot Height Bonus for Ground Floor Commercial     § 263.20			271, 823(c)(11).						
23     District Maps       24 <sup>5</sup> Foot Height Bonus for Ground Floor Commercial         § 263.20	22								
24 <u>Commercial</u>	23								
Commercial	24		<u>§ 263.20</u>	<u>NP</u>					
		Commercial							

	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
1		<u>134(a)(e), 136,</u> 823(c)	<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
2		<u>025(C)</u>	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 Real</u>	<u>n</u> <u>§138.1</u>	Required
6	<u>Improvements</u>	<u>x150.1</u>	<u>Incquireu</u>
0	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-
8			level spaces, transparency and fenestration, and
			gates, railings, and grillwork. Exceptions permitted for historic buildings.
9			·····
10	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
	<i>Miscellaneous</i>		
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	§ 304	<u>above</u>
	Awning, Canopy or Marquee	<u>§ 304</u> § 136.1	<u>C</u> <u>P</u>
14	Twhing, Cunopy of Marquee	S 150.1	
15	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
15		<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1, 608,</u>	
		§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7	
15	Signs	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,	<u>As permitted by Section § 607.1</u>
15 16	Signs	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7	<u>As permitted by Section § 607.1</u>
15 16 17 18	Signs	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and	As permitted by Section § 607.1           As permitted by Section § 607.1           NP           WSoMa Design Standards and the Urban Design
15 16 17	<u>Signs</u> <u>General Advertising Signs</u>	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and           General Plan	<u>As permitted by Section § 607.1</u> <u>NP</u>
15 16 17 18	<u>Signs</u> <u>General Advertising Signs</u>	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and           General Plan           Commerce and           Industry	As permitted by Section § 607.1           As permitted by Section § 607.1           NP           WSoMa Design Standards and the Urban Design
15 16 17 18 19 20	<u>Signs</u> <u>General Advertising Signs</u>	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and           General Plan           Commerce and	As permitted by Section § 607.1           As permitted by Section § 607.1           NP           WSoMa Design Standards and the Urban Design
15 16 17 18 19 20 21	<u>Signs</u> <u>General Advertising Signs</u> <u>Design Guidelines</u>	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and           General Plan           Commerce and           Industry           Element	As permitted by Section § 607.1 <u>NP</u> <u>WSoMa Design Standards and the Urban Design</u> <u>Guidelines.</u>
15 16 17 18 19 20	<u>Signs</u> <u>General Advertising Signs</u>	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and           General Plan           Commerce and           Industry           Element	As permitted by Section § 607.1           As permitted by Section § 607.1           NP           WSoMa Design Standards and the Urban Design
15 16 17 18 19 20 21	<u>Signs</u> <u>General Advertising Signs</u> <u>Design Guidelines</u> <u>Zoning Category</u>	§§ 262, 602-           604,           607, 607.1, 608,           609           §§ 262, 602.7           604,           608, 609, 610,           611           §823(b), and           General Plan           Commerce and           Industry           Element	As permitted by Section § 607.1 <u>NP</u> <u>WSoMa Design Standards and the Urban Design</u> <u>Guidelines.</u>
15 16 17 18 19 20 21 22 23	Signs         General Advertising Signs         Design Guidelines         Zoning Category         RESIDENTIAL STANDARDS A         Development Standards         Usable Open Space [Per Dwelling]	§§ 262, 602-         604,         607, 607.1, 608,         609         §§ 262, 602.7         604,         608, 609, 610,         611         §823(b), and         General Plan         Commerce and         Industry         Element	As permitted by Section § 607.1          As permitted by Section § 607.1         NP         WSoMa Design Standards and the Urban Design Guidelines.         Guidelines.         Example 1         80 square feet per unit if private, or 100 square feet
15 16 17 18 19 20 21 22	<u>Signs</u> <u>General Advertising Signs</u> <u>Design Guidelines</u> <u>Zoning Category</u> <u>RESIDENTIAL STANDARDS A</u> <u>Development Standards</u>	§§ 262, 602-         604,         607, 607.1, 608,         609         §§ 262, 602.7         604,         608, 609, 610,         611         §823(b), and         General Plan         Commerce and         Industry         Element	As permitted by Section § 607.1          As permitted by Section § 607.1         NP         WSoMa Design Standards and the Urban Design Guidelines. <u>Controls</u>

	Off-Street Parking Requirements	§§ 145.1, 150,	Car parking not	required. P up to	0.5 spaces per
1		<u>88 145.1, 150.</u> <u>151.1, 153 -</u> <u>157, 166, 204.5</u>	Dwelling Unit; (		es per Dwelling
2	Dwelling Unit Mix	<u>§ 207.6</u>		g Units shall com	
3			<u>Bedrooms, or 30</u> least three Bedro		Inits shall contain at
4	Use Characteristics	1			
5	Single Room Occupancy	<u>§§ 102,</u> <u>823(c)(7)</u>	<u>P, except on the</u>	<u>ground floor</u>	
6	Student Housing	<u>§ 102</u>	<u>NP</u>		
-	<u>Residential Uses</u>				
7 8	Dwelling Units, and Senior Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> <u>208</u>		e controls of hei	ensity restricted by ght, bulk, setbacks, welling unit mix.
0		200	and other applic	able controls of	this and other
9					lesign guidelines, ns of the General
10					lanning Department.
11					
12	Group Housing	<u>§ 208</u>	<u>C(1), no density</u> by physical enve		Density restricted
13			setbacks, open s	pace, exposure, r	equired dwelling
14			unit mix, and oth other Codes, as		ntrols of this and able design
			guidelines, appli	cable elements a	nd area plans of the
15			<u>General Plan, al</u> <u>Department.</u>	nd design review	by the Planning
16					
17	Accessory Dwelling Unit	<u>§§102,</u>			l 8 extant on July 1,
18		<u>207(c)(4)</u>	2015, and buildi	ngs undergoing s	seismic retrofit
19	Homeless Shelters	<u>§§ 102, 208</u>	<u>P, density limits</u> <u>Code</u>	regulated by the	<u>Administrative</u>
20	Loss of Dwelling Units		I	Controls by Sto	<u>ory</u>
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	Residential Conversion, Demolition, or Merger	<u>§ 317</u>	<u>C</u>	1	
24	L	1	l		

<u>Development Standards</u>					
<u>Floor Area Ratio</u>	<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 up to 10,000 square feet; C above; NP above 25,000 square feet except for Schools and Child</i></u>			
		Facilities			
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not required. Limits set forth in Sec 151.1. Bike parking required per Section 155.2.			
	<u>157, 166, 204.5</u>	151.1. Bike parking requirea per Section 155.2.			
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 201 5	<u>None required if gross floor area is less than 10,0</u> square feet. Exceptions permitted per <u>§161.</u>			
Commercial Use Characteristic	<u>204.5</u>				
Drive-up Facility	<u>§102</u>	<u>NP</u>			
<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</u>	.m.; C 2 a.m 6 a	a.m.	
Maritime Use	<u>§102</u>	<u>NP</u>			
<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</i> at 1st and 2nd Floors if located in front; C if</u> <u>located elsewhere</u>			
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>			
Agricultural Use Category		<u>1st</u>	Controls by	<u>Story</u> 3rd	
Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u><u>P</u></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, 187.1,</u> <u>202.2(b), 202.5,</u> <u>228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Repair	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>	
Parking Garage, Private	<u>§102, 158.1</u>	<u>C</u>	NP	<u>NP</u>	
Parking Garage, Public	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	NP	
Parking Lot, Private	<u>§§102, 142,</u> <u>156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
Parking Lot, Public	<u>§§ 102, 142,</u> <u>156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
	150, 150.1	1	1		

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

<u>Services, Personal</u>	<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>	NP
Storage, Self	<u>§102</u>	NP	<u>NP</u>	NP
Take-Out Food	<u>§102</u>	<u>P(5)</u>	NP	NP
Tobacco Paraphernalia Store	<u>§102</u>	NP	NP	NP
Trade Shop	<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>	<u>NP</u>
Storage, Commercial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	NP
Wholesale Sales	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Utility and Infrastructure Use	Category	4		
Utility and Infrastructure*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
<ul> <li>(3) C required for 13 or more childred</li> <li>(4) NP for facilities with seven or model</li> <li>(5) P up to 10,000 gross square feet p</li> <li>(6) P when primarily open to the generation</li> <li>(7) P on first or second floor, but not</li> </ul>	<u>re persons</u> per lot; NP above. eral public on a clien		<u>uildings.</u>	
(8) P for grooming and daycare only, SEC. 746. 759. DIVISADERC		HBORHOO	D COMMEF	CIAL TRANSIT
		HBORHOO	D COMMEF	CIAL TRANSIT
SEC. <del>746.</del> <u>759.</u> DIVISADERC		BHBORHOO	D COMMEF	CIAL TRANSIT
SEC. 746. 759. DIVISADERC DISTRICT.	) STREET NEIG T <u>REET NEIGHB</u>		<u>OMMERCIA</u>	
SEC. 746. 759. DIVISADERO DISTRICT. * * * * Table 759. DIVISADERO ST	O STREET NEIG TREET NEIGHB ZONING CO	ORHOOD CO	<u>OMMERCIA</u> <u>BLE</u> <u>Divisadero S</u>	<u>L TRANSIT DISTI</u> <u>St. NCT</u>
SEC. 746. 759. DIVISADERC DISTRICT. * * * *	D STREET NEIG TREET NEIGHB ZONING CO	ORHOOD CO	<u>OMMERCIA</u> <u>BLE</u>	<u>L TRANSIT DISTI</u> <u>St. NCT</u>
SEC. 746. 759. DIVISADERO DISTRICT. * * * * Table 759. DIVISADERO ST	O STREET NEIG TREET NEIGHB ZONING CO	ORHOOD CO	<u>OMMERCIA</u> <u>BLE</u> <u>Divisadero S</u>	<u>L TRANSIT DISTI</u> St. NCT

	Height and Bulk Limits.	<u>§§ 102, 105,</u>	65-X, and 40-X south of Oak Street. See Height and
1		<u>106, 250—252,</u>	Bulk Map Sheets HT02 and HT07 for more
		<u>260, 261.1,</u>	information. Height sculpting required on Alleys
2		<u>270, 271. See</u>	<u>per §261.1.</u>
		also Height	
3		and Bulk	
		District Maps	
4	5 Foot Height Bonus for Ground Floor	<u>§ 263.20</u>	<u>P</u>
	Commercial		
5	Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each
Ū	<u>Real Tara</u>	$\frac{33}{134(a)(e)}, 136$	succeeding level or Story of the building, and at the
6		<u>154(u)(c), 150</u>	First Story if it contains a Dwelling Unit: 25% of
0			lot depth, but in no case less than 15 feet
7			tor depin, but in no case less than 15 jeer
1			
0	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
8	From Selback and Side Tura	<u>88130, 131,</u> 132, 133	Noi Required.
0		<u>152, 155</u>	
9	Street Frontage and Public Realm		
4.0	Streetscape and Pedestrian	<u>§138.1</u>	Required
10	<i>Improvements</i>		
	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
11	<u>Street 1 tottage Requirements</u>	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	setbacks, parking and loading entrances, active
			uses, ground floor ceiling height, street-facing
12			ground-level spaces, transparency and fenestration,
			and gates, railings, and grillwork. Exceptions
13			permitted for historic buildings.
-			permittea for historic buildings.
14			
•••	Ground Floor Commercial	<u>§ 145.4</u>	Required along Divisadero Street for the entirety of
15	Ground Floor Commercial	<u>§ 145.4</u>	the District
10			
16	Vehicular Access Restrictions	§ 155(r)	None
10		<u>x133(1)</u>	
17	<u>Miscellaneous</u>		
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>above</u>
10	Planned Unit Development	<u>§ 304</u>	<u>C</u>
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
19	· · · ·	-	
20	<u>Signs</u>	<u>§§ 262, 602-</u>	<u>As permitted by Section § 607.1</u>
20		<u>604,</u>	
		<u>607, 607.1,</u>	
21		<u>608, 609</u>	
	General Advertising Signs	<u>§§ 262, 602.7</u>	NP
22	Seneral Haverlishing Signs	$\frac{88202,002.7}{604}$	<u></u>
		<u>604,</u> 608, 609, 610,	
23		<u>611</u>	
		<u>911</u>	
24			
<u>~ '</u>			

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	Zoning Category	§		<u>Controls</u>		
4		<u>References</u>				
5	RESIDENTIAL STANDARDS A	ND USES				
_	Development Standards					
6	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square			
7	<u>Unit]</u>		<u>feet per unit if co</u>	<u>ommon</u>		
8	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit, C up to 0.75 cars per Dwelling Unit			
•		<u>157, 166, 204.5</u>	<u>NP above. Bike j</u>	parking required	<u>per § 155.2.</u>	
9		0.007.6	100/ 17	····		
10	<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> at least three Bedrooms.			
11		[				
12	<u>Use Characteristics</u>	e 10 <b>2</b>	D			
12	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
13	Student Housing	<u>§ 102</u>	<u>P</u>			
	<u>Residential Uses</u>					
14 15 16	Dwelling Units, Senior Housing, Group Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> <u>208</u>	<u>P(1), No density limit by lot area. Density restricted</u> by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of			
17			the General Plan Planning Depart	n, and design revi tment.	<u>ew by the</u>	
18	Accessory Dwelling Unit	<u>\$\$102.</u>				
19	<u>Accessory Dwening Oni</u>	$\frac{207(c)(4)}{207(c)(4)}$	<u><i>P in Supervisorial Districts 3 and 8 extant on July</i></u> <u>1, 2015, and buildings undergoing seismic retrofit</u>			
20	Homeless Shelters	<u>§§ 102, 208</u>	P(1), density lim	its regulated by t	he Administrative	
21			<u>Code</u>			
22	Loss of Dwelling Units		<u>1st</u>	Controls by Stor	<u>3rd+</u>	
23	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
24	Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>	
	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing dwelling unit:	<u>s P per §207.8</u>	
25						

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<u>Residential Conversion, Demolition, o</u> <u>Merger</u>	<u>or §317</u>	Loss of 1-2 units Mandatory DR/Loss of 3 or m units C			
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
<u>NON-RESIDENTIAL STAND</u> <u>Development Standards</u>	ARDS AND USE:	<u>S</u>			
Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>			
<u>Use Size</u>	<u>124</u> <u>§§102, 121.2</u>	<u>P up to 3,999</u> above	) square feet; C 4,	000 square fé	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>157, 166, 204.5</u>	Car parking not required. Limits set forth in Sec 151.1. Bike parking required per Section 155.2.			
Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required if gross floor area is less than 1 square feet. Exceptions permitted per §161.			
Commercial Use Characteristic	<u>·S</u>	<u> </u>			
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>			
Formula Retail	§§102, 303.1	C			
Hours of Operation	<u>§102</u>		а.т.; С 2 а.т 6 а	<u>a.m.</u>	
Maritime Use	<u>§102</u>	<u>NP</u>			
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located i</u>	n front; C if locate	ed elsewhere	
Walk-up Facility	<u>§102</u>	<u>P</u>			
			Controls by	1	
<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u>§§102,</u>	<u>1st</u>	<u>2nd</u>	<u><u>P</u></u>	
	<u>202.2(c)</u>				
Agriculture, Large Scale Urban	<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,</u> 202.2(b)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Repair	<u>\$102</u>	<u>C</u>	NP	NP	
Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u><u>C</u></u>	<u>NP</u>	NP	
	<u>202.2(0), 202.3</u>				

1	Gas Station	<u>\$\$102, 187.1,</u> 202.2(b), 228	<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>			
Ζ	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
3	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
4	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
5	Entertainment, Arts and Recreation Use Category							
6	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
7	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>			
,	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>			
8	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>			
9	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P(2)</u>	<u>NP</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>			
4.4	Industrial Use Category							
11	Industrial Uses	<u>§§102,</u> 202.2(d)	<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	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>			
14	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
15	Medical Cannabis Dispensary	<u>§§102.</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>			
16	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>P(2)</u>	<u>NP</u>			
10	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
17	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>			
18	Sales and Service Use Category							
19	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>			
15	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
20	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
21	<u>Bar</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>			
00	<u>Grocery, General</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>			
22	Grocery, Specialty	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>			
23	<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>			
24	Liquor Store	<u>§102</u>	<u>NP(5)</u>	<u>NP</u>	<u>NP</u>			
25	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>
1	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P(2)</u>	<u>NP</u>
4	Restaurant, Limited	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P(2)</u>	<u>NP</u>
5	Retail Sales and Service, General	<u>§§102, 202.3</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Services, Fringe Financial	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
7	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>
8	Take-Out Food	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
9	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
10	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>
11	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Utility and Infrastructure Use Co		1		
13	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<ul> <li><u>* Not listed below</u></li> <li>(1) C required for ground floor resident</li> </ul>		fuentae in liste	d : 145 4(h)	
16	(2) P on the Second Story of existing bu Use, otherwise NP.				d-story Residential
17	(3) C required for 13 or more children (4) C required for seven or more persor	<i>15</i> .			
18					
19					
20					
21					
22					
23					
24					
25					

	· · · · · ·		dero Street NCD. Liquor Store uses which become A lawfully existing Liquor Store may relocate within			
<u>the district with Conditional Use authorization;</u> (b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following						
	Good Neighbor requirements:	ery Stores, and Special	i Grocery Stores shall compty with the following			
	*		rance to the building and all sidewalks abutting the liance with the Department of Public Works Streets			
	and Sidewalk Maintenance Standards. In addition the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of litter associated with					
	the business during business hours in accordance with Article 1 Section 34 of the San Francisco Police Code. For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.					
	(ii) The business operator shall	l provide outside lighti	ng in a manner sufficient to illuminate street and			
	(iii) No more than one-third of	the square footage of t	intain security, without disturbing area residences. the windows and clear doors of the business shall bea	<u>ur</u>		
			signage shall be placed and maintained in a manner and unobstructed view of the interior of the premises			
	including the area in which the cash		ned from the exterior public sidewalk or entrance to the	<u>he</u>		
	<u>premises.</u> (6) FRINGE FINANCIAL SERVICE	RESTRICTED USE D	NSTRICT (FFSRUD)			
	Boundaries: The FFSRUD and its 1		s, but is not limited to, properties within the Divisader	<u>·o</u>		
	Street NCD.	. 1/4 .1 1 00 0.				
			<u>ge financial services are NP pursuant to Section</u> e financial services are P subject to the restrictions se	at		
	<i>forth in Section</i> 249.35( <i>c</i> )(3).	s 1/4 mile Duffer, fring	e financiai services are 1 subject to the restrictions se	<u>=1</u>		
	SEC. 747. 760. FILLMORE	STREET NEIGH	BORHOOD COMMERCIAL TRANSIT			
	DISTRICT. * * * *			FRICT		
	DISTRICT. * * * *		BORHOOD COMMERCIAL TRANSIT	<u>TRICT</u>		
	DISTRICT. * * * *	<u>TREET NEIGHB(</u>		<u>TRICT</u>		
	DISTRICT. * * * *	<u>TREET NEIGHB(</u>	ORHOOD COMMERCIAL TRANSIT DIST	<u>TRICT</u>		
	DISTRICT. * * * *	<u>TREET NEIGHBO</u> <u>ZONING CO</u> §	ORHOOD COMMERCIAL TRANSIT DIST	<u>TRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u>	<u>TREET NEIGHBO</u> <u>ZONING CO</u>	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE <u>Fillmore St. NCT</u>	<u>TRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u>	<u>TREET NEIGHBO</u> <u>ZONING CO</u> §	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE <u>Fillmore St. NCT</u>	<u>TRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	<u>TREET NEIGHBO</u> <u>ZONING CO</u> §	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE <u>Fillmore St. NCT</u>	<u>FRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<u>TREET NEIGHBO</u> <u>ZONING CO</u> <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u>	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE Fillmore St. NCT Controls	<u>TRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	State       State         St	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE <u>Fillmore St. NCT</u> <u>Controls</u> <u>Varies, but generally 50-X south. See Height</u> <u>and Bulk Map Sheet HT02 for more</u>	<u>TRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	S         References           \$\$ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE Fillmore St. NCT Controls	<u>TRICT</u>		
	DISTRICT. * * * * <u>Table 760. FILLMORE ST</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	State       State         St	ORHOOD COMMERCIAL TRANSIT DIST ONTROL TABLE Fillmore St. NCT Controls	<u>TRICT</u>		

1	<u>5 Foot Height Bonus for Ground</u> <u>Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
2	Rear Yard	<u>§§ 130, 134,</u>	Required at the lowest Story containing a
2	Keur Turu	<u>38 130, 134,</u> <u>134(a)(e), 136</u>	Dwelling Unit, and at each succeeding level
3			or Story of the Building: 25% of lot depth, but in no case less than 15 feet
4		88120 121	
5	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	<u>Not Required.</u>
C	Street Frontage and Public Reals	<u>n</u>	
6	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
7	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade
8			parking setbacks, parking and loading entrances, active uses, ground floor ceiling
9			height, street-facing ground-level spaces, transparency and fenestration, and gates,
10			railings, and grillwork. Exceptions permitted
10			<u>for historic buildings.</u>
11	Ground Floor Commercial	<u>§ 145.4</u>	Required along Fillmore Street from Bush
12			<u>Street to McAllister Street</u>
4.0	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
13	<u>Miscellaneous</u>		
14	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square</u> feet and above
15	Planned Unit Development	<u>§ 304</u>	<u><u><u></u></u></u>
15	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
17		<u>607, 607.1,</u>	
		<u>608, 609</u>	
18	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
19		<u>608, 609, 610,</u> 611	
20	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
21		Commerce and	
		<u>Industry</u> <u>Element</u>	
22			
23	Zoning Category	ş	Controls

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

<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>		<u>t per unit if private</u> e <u>r unit if common</u>	e <u>, or 100</u>
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>157, 166, 204.5</u>	per Dwelling	not required. P up Unit; C up to 0.75 t; NP above. Bike 8 155 2	spaces per
	8 207 C			1
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	two Bedrooms	<u>ing Units shall co</u> s, or 30% of Dwel st three Bedrooms	ling Units s
Use Characteristics				
Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>	·			
Dwelling Units, Senior Housing, and Group Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> 208	restricted by p	ity limit by lot are physical envelope	controls of
	<u>208</u>	required dwel	etbacks, open spa ling unit mix, and ntrols of this and o	other
		well as by app	plicable design gu ements and area p	idelines <u>,</u>
		General Plan, and design review by the Planning Department.		
	88103	$\mathbf{P}(1)$ : $\mathbf{C}$	· · · / D · · · · · ·	
<u>Accessory Dwelling Unit</u>	<u>§§102,</u> <u>207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant</u> on July 1, 2015, and buildings undergoing seismic retrofit		
Homeless Shelters	<u>§§ 102, 208</u>	<u>P(1), density l</u> <u>Administrative</u>	limits regulated by e Code	<u>the</u>
Loss of Dwelling Units			Controls by Stor	v
		<u>1st</u>	<u>2nd</u>	<u>3rd-</u>
Residential Conversion	<u>§ 317</u>	<u>P</u>	NP	<u>NP</u>
Residential Demolition	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
Division of Dwelling Units	<u>§207.8</u>	Division of ex §207.8	isting dwelling un	its P per
<u>Residential Conversion, Demolition,</u> <u>or Merger</u>	<u>§ 317</u>		iits Mandatory DF All Residential M	
		1		
	§			

1	Development Standards				
2	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>		
3	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u><i>P up to 5,999 square feet; C 6,000 square feet</i></u> and above		
4	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not Section 151.1. E	t required. Limits Bike parking requ	
5	Off-Street Freight Loading	<u>157, 166, 204.5</u> <u>§§ 150, 152,</u>	<u>Section 155.2.</u> <u>None required i</u>	f gross floor area	a is less than
6		<u>153 - 155,</u> <u>204.5</u>	<u>10,000 square f</u> <u>§161.</u>	eet. Exceptions p	ermitted per
7	Commercial Use Characteristic.	5			
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>No limit</u>		
	Maritime Use	<u>§102</u>	<u>NP</u>		
10	Open Air Sales	<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 front; <i>C</i> if located elsewhere</u>		
	Walk-up Facility	<u>§102</u>	<u>P</u>		
12			<u><u>Co</u></u>	ontrols by Stor	<u>·v</u>
13	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	Agriculture, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Automotive Use Category		1	T	-
18	<u>Automotive Uses*</u>	<u>§§ 102, 142,</u> <u>156, 187.1,</u> <u>202.2(b), 202.5</u>	<u><u>C</u></u>	<u>NP</u>	<u>NP</u>
10	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
21	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
22	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
22	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Vehicle Storage Lot	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Entertainment, Arts and Recreat				ND
25	Entertainment, Arts and Recreation <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
1	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</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	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Institutional Use Category	<u>202.2(a)</u>			
7	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	DR	<u>NP</u>	<u>NP</u>
9	Philanthropic Admin. Services	<u>§102</u>	NP	<u>P</u>	NP
10	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Sales and Service Use Categor	-y	4		
11	Retail Sales and Service Uses*	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>P</u>
12	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Bar</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Gym</u>	<u>§102</u>	<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>
	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Liquor Store	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
17	Massage Establishment	<u>§102</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>
18	Mortuary	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Motel</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
21	Restaurant, Limited	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
00	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
23	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

	Take-Out Food	<u>§102</u>	<u>P</u>	<u>P</u>	NP
1	Tobacco Paraphernalia Store	<u>§102</u>	<u><u> </u></u>	NP	NP
2	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	Non-Retail Sales and Service*	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
3	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
_	<u>Storage, Commercial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Utility and Infrastructure Use</u>		6		
7	<u>Utility and Infrastructure*</u> <u>Power Plant</u>	<u>§102</u> 8102	<u><u>C</u> <u>NP</u></u>	<u>C</u>	<u>C</u>
1	Public Utilities Yard	<u>§102</u> <u>§102</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
8	* Not listed below	<u>§102</u>	<u>1<u>v1</u></u>	<u>1<u>v1</u></u>	<u>1<u>v1</u></u>
9	(1) C required for ground floor reside (2) FRINGE FINANCIAL SERVICE I	RESTRICTED US	E DISTRICT (F.	FSRUD)	
10	<b>Boundaries:</b> The FFSRUD and its 1/4 Fillmore Street NCD.	4 mile buffer inclu	ides, but is not li	imited to, propert	<u>ies within the</u>
11	<b>Controls:</b> Within the FFSRUD and it. 249.35. Outside the FFSRUD and its				
12	restrictions set forth in subsection 24	9.35(c)(3).			
13					
14					
15					
16					
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# 1 <u>SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.</u>

2	The Hayes-Gough Neighborhood Commercial Transit District is located within walking
3	distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
4	edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market
5	Street. This mixed-use commercial district contains a limited range of retail commercial activity, which
6	primarily caters to the immediate need of the neighborhood. The few comparison goods that it does
7	provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and
8	Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types
9	of retail activity are limited.
10	The Hayes-Gough District controls are designed to allow for growth and expansion that is
11	compatible with the existing building and use scales. Building standards protect the moderate building
12	and use size and require rear yards at residential levels. To maintain the mixed-use character of the
13	district, most commercial uses are permitted at the first and second stories and housing is strongly
14	encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial
15	activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses
16	are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is
17	further promoted by restricting new ground-story medical, business and professional offices. To protect
18	continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is
19	required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required
20	on Hayes Street and portions of Octavia Boulevard.
21	Housing development in new buildings is encouraged above the second story, and is controlled
22	not by lot area but by physical envelope controls. Existing residential units are protected by limitations
23	on demolitions, mergers, subdivisions, and upper-story conversions. Given the area's central location
24	and accessibility to the downtown and to the City's transit network, accessory parking for residential
25	

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#### uses is not required. The code controls for this district are supported and augmented by design 1

#### guidelines and policies in the Market and Octavia Area Plan of the General Plan. 2

## Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

4

3

## **ZONING CONTROL TABLE**

5			Hayes-Gough NCT
6	Zoning Category	<u>§</u> References	<u>Controls</u>
7	<b>BUILDING STANDARDS</b>		
8	<u>Massing and Setbacks</u> Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT02 and
0		<u>106, 250—252,</u>	HT07 for more information. Height sculpting
9		<u>260, 261.1,</u> 270, 271. See	<u>required on Alleys per §261.1.</u>
10		<u>also Height</u>	
		<u>and Bulk</u> District Maps	
11	5 Foot Height Bonus for Ground Floor	<u>§ 263.20</u>	<u>P</u>
12	<u>Commercial</u> Rear Yard	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwelling
13		<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 15 feet
14			
15	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
16	Street Frontage and Public Realm	<u> </u>	
47	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
17	Improvements Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
18	Sireer Fondige Requirements	<u>x 1+5.1</u>	setbacks, parking and loading entrances, active
19			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,
-			and gates, railings, and grillwork. Exceptions
20			permitted for historic buildings.
21			
22	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on Hayes Street; portions of Octavia</u> Street
		1	

23

1	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Hayes Street between Franklin and Laguna Streets, and on Octavia Street between
2			<u>Hayes and Fell Streets. CU required on Haight</u> <u>between Market and Webster Streets and on</u> Octavia between Fell and Market Streets.
3			<u>Octavia between Feit and market Sireets.</u>
4	<u>Miscellaneous</u>		
5	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>
6	Planned Unit Development	<u>§ 304</u>	<u>C</u>
0	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
7	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	As permitted by Section § 607.1
8		<u>607, 607.1,</u> 608, 609	
9	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
10		<u>604,</u> <u>608, 609, 610,</u> 611	
11	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
12		<u>Commerce and</u> <u>Industry</u>	
13		<u>Element</u>	

14	Zoning Category	\$	Controls
15	<u>Zoning Calegory</u>	<u>s</u> <u>References</u>	Controis
16	RESIDENTIAL STANDARDS AN	ND USES	
	Development Standards	88125 126	
17	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per unit if common</u>
18	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
19		<u>151.1, 153 -</u> <u>157, 166, 204.5</u>	<u>Dwelling Unit; C up to 0.75 spaces per Dwelling</u> <u>Unit. NP above 0.75 spaces per Dwelling Unit. Bike</u>
20			parking required per § 155.2.
21	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two Bedrooms.
22	Use Characteristics		
23	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
20	Student Housing	<u>§ 102</u>	<u>P</u>
24	<u>Residential Uses</u>		

1	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§§ 102.</u> 202.2(f), 207.	Density restricte		velope controls of
2		<u>208</u>	other applicable	backs, open space controls of this a	und other Codes,
3			applicable eleme		ns of the General
4			<u>Plan, and design</u> <u>Department.</u>	i review by the Pl	<u>anning</u>
5	Accessory Dwelling Units	<u>§§102,</u>		orial Districts 3 d	
6		<u>207(c)(4)</u>	July 1, 2015 and retrofit.	<u>l for buildings un</u>	<u>dergoing seismic</u>
7	Homeless Shelters	<u>§§ 102, 208</u>	<u>P(1), density lim</u> <u>Code</u>	its regulated by t	he Administrative
8	Loss of Dwelling Units			Controls by Stor	r <u>v</u>
9	<u> </u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
10	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>	I	I
13		1			
13 14	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
	Zoning Category NON-RESIDENTIAL STANDAR	<b>References</b>	S	<u>Controls</u>	
14		<b>References</b>	<u>S</u>	<u>Controls</u>	
14 15	NON-RESIDENTIAL STANDAR	<b>References</b>	<u>S</u> <u>3.0 to 1</u>	<u>Controls</u>	
14 15 16	NON-RESIDENTIAL STANDAR	References           XDS AND USES           \$\$ 102, 123,	<u>3.0 to 1</u> <u>P up to 2,999 sq</u>	uare feet;	
14 15 16 17	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio	References           RDS AND USES           \$\$ 102, 123, 124	<u>3.0 to 1</u>	uare feet;	
14 15 16 17 18	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio Use Size	References           XDS AND USES           \$\$ 102, 123, 124           \$102, 121.2	<u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square p</u>	uare feet; feet and above	set forth in Section
14 15 16 17 18 19 20 21	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio	References           RDS AND USES           \$\$ 102, 123, 124	<u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square p</u> <u>Car parking not</u>	uare feet; feet and above	set forth in Section Section 155.2.
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio Use Size	References         RDS AND USES         State         Sta	<u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square j</u> <u>Car parking not</u> <u>151.1. Bike park</u> <u>None required if</u>	uare feet; feet and above required. Limits ing required per	Section 155.2. is less than 10,000
14 15 16 17 18 19 20 21	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	References           RDS AND USES           RDS AND USES           \$\$ 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, 121.2	<u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square j</u> <u>Car parking not</u> <u>151.1. Bike park</u> <u>None required if</u>	uare feet; feet and above required. Limits ing required per	Section 155.2. is less than 10,000
14 15 16 17 18 19 20 21 21 22	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	References         XDS AND USES         XDS AND USES         XDS AND USES         XE 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         \$	<u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square j</u> <u>Car parking not</u> <u>151.1. Bike park</u> <u>None required if</u>	uare feet; feet and above required. Limits ing required per	Section 155.2. is less than 10,000

	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>NP</u>		
1	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</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> </u>	Controls by St	ory
	Agricultural Use Category	88103	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	Agriculture, Large Scale Urban	<u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Greenhouse</u>	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Automotive Use Category		·	•	
10	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 228	<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>
11	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Parking Lot, Private	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Entertainment, Arts and Recreatio	n Use Category	,		
15	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Arts Activities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<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>
19	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Industrial Use Category	-	•		
21	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category	T	1	1	
22	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
23	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u>	<u>§102</u> \$\$102	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Medical Cannabis Dispensary	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
25	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>
1	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
2	Sales and Service Use Categor	y			
3	Retail Sales and Service Uses*	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
	Adult Business	<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>
5	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
0	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Massage, Foot/Chair	<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>
	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Restaurant, Limited	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
13	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	Services, Fringe Financial	<u>§102</u>	$\underline{P(4)}$	<u>NP</u>	<u>NP</u>
	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
15	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
16	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
17	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
18	Storage, Self	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
10	Take-Out Food	<u>§102</u>	<u>P</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>C</u>	<u>P</u>	<u>C</u>
00	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
22	Utility and Infrastructure Use	Category			
23	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
04	Power Plant	<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) C required for ground floor reside	ential use when stre	eet frontage is lis	sted in 145.4(b)	

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

(2) C required for 13 or more children

(3) C required for seven or more persons.

- (4)Subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions
   set forth in subsection 249.35(c)(3).
- 3

### 4 <u>SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.</u>

- 5 <u>The Valencia Street Commercial Transit District is located near the center of San Francisco in</u>
- 6 <u>the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and</u>
- 7 *includes a portion of 16th Street extending west toward Dolores Street. The commercial area provides*
- 8 a limited selection of convenience goods for the residents of sections of the Mission and Dolores
- 9 <u>Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings</u>
- 10 *and appliance outlets. The commercial district also has several automobile-related businesses. Eating*
- 11 *and drinking establishments contribute to the street's mixed-use character and activity in the evening*
- 12 *hours. A number of upper-story professional and business offices are located in the district, some in*
- 13 <u>converted residential units.</u>
- 14 The Valencia Street District has a pattern of large lots and businesses, as well as a sizable
- 15 *<u>number of upper-story residential units.</u>* Controls are designed to permit moderate-scale buildings and
- 16 uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving
- 17 *commercial development is encouraged mainly at the ground story. While offices and general retail*
- 18 sales uses may locate at the second story of new buildings under certain circumstances, most
- 19 *commercial uses are prohibited above the second story. In order to protect the balance and variety of*
- 20 retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment
- 21 uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up
- 22 *facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any*
- 23 <u>new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses</u>
- 24 <u>are required.</u>
- 25

Housing development in new	w buildings is er	ncouraged above the ground story. Housing d			
is not controlled by the size of the lot but by requirements to supply a high percentage of larger units					
and by physical envelope controls.	Existing resider	tial units are protected by prohibitions on up			
story conversions and limitations o	<u>n demolitions, n</u>	nergers, and subdivisions. Given the area's ce			
location and accessibility to the Ci	t <u>y's transit netwo</u>	ork, accessory parking for residential uses is a			
required. Accessory Dwelling Unit	s are permitted	within the district pursuant to subsection 207			
of this Code.					
Table 762. VALENCIA STRE	<u>ET NEIGHBOI</u>	RHOOD COMMERCIAL TRANSIT DISTR			
	ZONING CO	NTROL TABLE			
		Valencia Street NCT			
Zoning Category	<u>§</u> References	<u>Controls</u>			
<b>BUILDING STANDARDS</b>					
Massing and Setbacks					
<u>Height and Bulk 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> District Maps	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 Bonus for Ground Floor</u> <u>Commercial</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 Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story i</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u> <u>no case less than 15 feet</u>			
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.			
Street Frontage and Public Realm	<u>!</u>				
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>			

1 2 3 4	<u>Street Frontage Requirements</u>	<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.
5 6	Ground Floor Commercial Vehicular Access Restrictions	<u>§ 145.4</u> <u>§ 155(r)</u>	Required on portions of Valencia Street, 16th Street,and 22nd StreetProhibited on Valencia Street between 15th and 23rdStreets and on 16th Street between Guerrero andCapp Streets.
7 8	<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 and</u> above
9	<u>Planned Unit Development</u> <u>Awning, Canopy or Marquee</u>	<u>§ 304</u> <u>§ 136.1</u>	<u> </u>
10	Signs	<u>§§ 262, 602-</u> 604,	As permitted by Section § 607.1
11		<u>607, 607.1,</u> <u>608, 609</u>	
12	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
13		<u>604,</u> 608, 609, 610, 611	
14	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
15		Commerce and Industry	
16		<u>Element</u>	

17	Zoning Category	§	Controls
18	Loning Culegory	<u>s</u> <u>References</u>	<u>Controis</u>
	<u>RESIDENTIAL STANDARDS A</u>	ND USES	
19	Development Standards		
20	<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 per unit if common</u>
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
22		<u>151.1, 153 -</u> <u>157, 166, 204.5</u>	Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.
23	Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two
24		<u>x 207.0</u>	Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.
25	Use Characteristics		

	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
1	Student Housing	<u>§ 102</u>	<u>P</u>		
2	<u>Residential Uses</u>				
3	Dwelling Units, Senior Housing, and Group Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> 208	<u>P(1), no residential density limit by lot area. Densi</u> <u>restricted by physical envelope controls of height,</u> bulk, setbacks, open space, exposure and other		
4		208		ols of this and ot	her Codes, as well
5			elements and are	ea plans of the Ge the Planning De	eneral Plan, and
6					
7	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)		orial District 8 e: ngs undergoing s	
8		88 102 200	$\mathbf{D}(1)$ $\mathbf{I}$ $\mathbf{I}$	• • • • •	
9	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density lim</u> <u>Code</u>	<u>its regulated by t</u>	<u>he Administrative</u>
10	Loss of Dwelling Units			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	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>		
15	Zoning Category	§ References		Controls	
16	<u>NON-RESIDENTIAL STANDAR</u>	•	5	<u>eonnois</u>	
17	Development Standards		-		
18	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
19	<u>Use Size</u>	<u>\$\$102, 121.2</u>	<u>P up to 2,999 square feet; C 3,000 square feet and</u>		
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>above</u> <u>Car parking not required. Limits set forth in Section</u>		
21		<u>151.1, 153 -</u> <u>157, 166, 204.5</u>	151.1. Bike parking required per Section 155.2.		
22	Off-Street Freight Loading	<u>§§ 150, 152,</u> 153, 155, 161		gross floor area gross floor area	is less than 10,000
23		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square jeet. Exce</u>	epiions permitted	<u>per §101.</u>
24	Commercial Use Characteristics				
25	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</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.; C 2 a.m 6 a.m.</u>		
2	Maritime Use	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703	<u>(b)</u>	
3	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in f	ront; C if located	elsewhere
4	Walk-up Facility	<u>§102</u>	<u>P</u>		
5				Controls by St	1
•	<u>Agricultural Use Category</u>	88103	<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	<u>Greenhouse</u>	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Automotive Use Category		•		
10	Automotive Uses*	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Automotive Repair	<u>§102</u>	<u>C</u>	NP	NP
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>§§ 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 Recreatio		<u> </u>		
16	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Arts Activities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	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>
19	Movie Theater	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	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>
21	Industrial Use Category		1		
22	Industrial Uses	<u>§§102.</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Institutional Use Category	\$102	<u>م</u>	C	C
	Institutional Uses*	<u>§102</u> \$102	<u>P</u>	$\underline{C}$	$\underline{C}$
24	Child Care Facility	<u>§102</u> \$102	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
25	<u>Hospital</u> <u>Medical Cannabis Dispensary</u>	<u>§102</u> 88102	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Meancan Cannadis Dispensary	<u>§§102,</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>

		<u>202.2(e)</u>			
1	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
2	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>
3	Sales and Service Use Categor	y			
4	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>
5	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>
6	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
0	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
13	Restaurant, Limited	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
14	Services, Financial	<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>
15	Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
16	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>
17	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Take-Out Food	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
19	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
20	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	NP
20	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	Utility and Infrastructure Use	Category			
$\mathbf{a}$	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Not listed below	•	•	•	

<u>Not listed below</u> (1) <u>C required for ground floor residential use when street frontage is listed in 145.4(b)</u> (2) <u>C required for 13 or more children</u> 24

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

1	(4) GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED
1	<u>Boundaries: Valencia Street from 15th Street to 24th Street.</u> <u>Controls: Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any</u>
2	point within a period of three years prior to submission of a building permit application to Restaurant requires
3	<u>conditional use authorization.</u> (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
3	<b>Boundaries:</b> The FFSRUD and its <sup>1</sup> /4 mile buffer includes, but is not limited to, the Valencia Street Neighborhood
4	Commercial Transit District.
5	<u>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35.</u> Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in
5	subsection 249.35(c)(3).
6	
7	SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
8	<u> The 24th Street – Mission Neighborhood Commercial Transit District is situated in the Inner</u>
9	Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district
10	provides convenience goods to its immediate neighborhood as well as comparison shopping goods and
11	services to a wider trade area. The street has a great number of Latin American restaurants, grocery
12	stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open
13	during the day while the district's bars and restaurants are also active in the evening. Dwelling units
14	are frequently located above the ground-story commercial uses.
15	<u>The 24th Street – Mission Neighborhood Commercial Transit District controls are designed to</u>
16	provide potential for new development consistent with the existing scale and character. Small-scale
17	buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground
18	story and at residential levels are protected. Most commercial uses are encouraged at the ground story,
19	while service uses are permitted with some limitations at the second story. Special controls are
20	necessary to preserve the unique mix of convenience and specialty commercial uses. In order to
21	maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are
22	prohibited, and limitations apply to the development and operation of ground-story full-service
23	restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and
24	encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active,
25	

- 3 *Housing development in new buildings is encouraged above the ground story. Housing density*
- 4 *is not controlled by the size of the lot but by requirements to supply a high percentage of larger units*
- 5 *and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story*
- 6 <u>conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central</u>
- 7 *location and accessibility to the City's transit network, accessory parking for residential uses is not*
- 8 <u>required.</u>
- 9 10

## Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL

### TRANSIT DISTRICT ZONING CONTROL TABLE

		24th Street - Mission NCT
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>		
Massing and Setbacks		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> 270, 271. See	40-X, 50-X, 105-E. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on Alleys per §261.1.
	<u>also Height</u> <u>and Bulk</u> District Maps	
<u>5 Foot Height Bonus for Ground Floor</u> <u>Commercial</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 Second Story and at each</u> <u>succeeding level or Story of the building, and at</u> <u>the First Story if it contains a Dwelling Unit: 25%</u> <u>of lot depth, but in no case less than 15 feet</u>
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>	<u>Required</u>
	•	•

1	<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</u>
2			<u>uses, ground floor ceiling height, street-facing</u> <u>ground-level spaces, transparency and</u> fenestration, and gates, railings, and grillwork.
3			Exceptions permitted for historic buildings.
4			
5	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on 24th Street for the entirety of the</u> <u>district</u>
6	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on 24th Street for the entirety of the</u> <u>district</u>
7	<u>Miscellaneous</u>		
8	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>
	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</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>	
12	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
13		<u>608, 609, 610,</u> <u>611</u>	
14	Design Guidelines	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
15		<u>Industry</u> <u>Element</u>	
16		2.0.0000	

17	Zoning Category	<u>§</u>	<u>Controls</u>
18	RESIDENTIAL STANDARDS A	<u>References</u> ND USES	
19	Development Standards		
20	<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</u> <u>feet per unit if common</u>
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section
22		<u>157, 166, 204.5</u>	<u>155.2.</u>
23	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two
24			Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.
25	Use Characteristics		

	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
1	Student Housing	<u>§ 102</u>	<u>P</u>			
2	<u>Residential Uses</u>		·			
3	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§§ 102,</u> <u>202.2(f), 207,</u> <u>208</u>	<u>P(1), No residential density limit by lot area.</u> <u>Density restricted by physical envelope controls of</u> height, bulk, setbacks, open space, exposure and			
4		200	other applicable	<u>controls of this a</u> <u>clicable design g</u> i	and other Codes,	
5			applicable eleme		ns of the General	
6			<u>Department.</u>			
7	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)		orial Districts 3 d d buildings under		
8	Homeless Shelters	<u>§§ 102, 208</u>		its regulated by t	he Administrative	
9	<u>Tiometess Shellers</u>	<u>şş 102, 200</u>	$\frac{\Gamma(1), \text{ density tim}}{Code}$	<u>iis regulatea by t</u>	<u>ne Auministrative</u>	
10	Loss of Dwelling Units			Controls by Stor	<u>y</u>	
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
12	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
13	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u>C</u>			
15		1	1			
16	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
17	<u>NON-RESIDENTIAL STANDAR</u>	DS AND USE	<u>S</u>			
18	Development Standards					
19	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
20	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,499 sq</u> <u>above</u>	uare feet; C 2,50	0 square feet and	
21	Off-Street Parking Requirements	<u>§§ 150, 151,</u> <u>161</u>	Section 151.1. B	required. Limits ike parking requi		
22	Off-Street Freight Loading	<u>§§ 150, 152,</u>	<u>155.2.</u> None required if	gross floor area	is less than	
23		$\frac{153 - 155, 161,}{204.5}$			ermitted per §161.	
24	Commercial Use Characteristics		I			
25	Drive-up Facility	<u>§102</u>	<u>NP</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.ı	<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 front; <i>C</i> if located elsewhere</u>			
4	Walk-up Facility	<u>§102</u>	<u>P</u>			
5			<u>(</u>	Controls by St	<u>ory</u>	
5	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
6	Agriculture, Neighborhood	<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	$\frac{\underline{\$\$102,}}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>	
9	Automotive Use Category					
10	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Automotive Repair	<u>\$102</u>	<u>C</u>	NP	NP	
10	Parking Garage, Private	<u>§102</u>	<u>c</u>	<u><u>C</u></u>	<u><u>C</u></u>	
12	Parking Garage, Public	<u>§102</u>	<u> </u>	<u> </u>	<u><u> </u></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> 156	<u>C</u>	<u>C</u>	<u>C</u>	
15	Entertainment, Arts and Recreatio		,			
16	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
17	Arts Activities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	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>	
19	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
20	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>	
21	Industrial Use Category	88103	ND	ND	ND	
22	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
23	Institutional Use Category	8102	D	C		
20	Institutional Uses*	<u>§102</u> §102	<u>P</u>	$\underline{C}$	$\underline{C}$	
24	<u>Child Care Facility</u> Hospital	<u>§102</u> <u>§102</u>	<u>P</u> <u>NP</u>	<u>P(2)</u> NP	<u>P(2)</u> <u>NP</u>	
25	<u>Hospital</u> <u>Medical Cannabis Dispensary</u>	<u>§102</u> <u>§§102.</u>	<u>NP</u> <u>DR</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	
20	<u>meanear Cannabis Dispensary</u>	<u>xx102,</u>		<u>1 V I</u>	<u>1 V 1</u>	

		<u>202.2(e)</u>			
1	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>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
3	Sales and Service Use Categor	Y			
4	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
5	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>
6	<u>Bar</u>	<u>§§102.</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Gym	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
0	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Massage Establishment	<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>
11	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	<u>§§102.</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	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>
18	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>
13	Utility and Infrastructure Use	Category			
20	Utility and Infrastructure*	<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>
21	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	* Not listed below				

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children
(3) C required for seven or more persons.

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

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	······	*	<u>s design and character. They are also inte</u>	
preserve the e	xisting mix of comme	rcial uses and m	aintain the livability of the district and its	
surrounding residential areas. Large-lot and use development is reviewed for consistency with existing				
<u>development j</u>	patterns. Rear yards d	are protected at a	ıll levels. To promote mixed-use buildings	
<u>commercial u</u>	ses are permitted with	h some limitation	s above the second story. In order to main	
<u>continuous re</u>	tail frontage and pres	erve a balanced	mix of commercial uses, ground-story	
<u>neighborhood</u>	-serving uses are enc	ouraged, and ea	ting and drinking, entertainment, and fina	
service uses a	re limited. Ground flo	por-commercial s	space is required along Market and Churc	
Most automol	oile and drive-up uses	are prohibited of	or conditional.	
<u>Housi</u>	ng development in ne	w buildings is en	couraged above the second story. Existing	
story resident	ial units are protected	<u>l by limitations o</u>	n demolitions and upper-story conversion	
		nitted within the	district pursuant to subsection 207(c)(4) o	
Accessory Du	<u>elling Units are pern</u>	iiieu wiinin ine t		
<u>Accessory Dw</u> <u>Code.</u>	velling Units are pern	uttea wuntin the c		
<u>Code.</u>				
<u>Code.</u>	able 764. UPPER M	ARKET STREE	T NEIGHBORHOOD COMMERCIAL	
<u>Code.</u>	able 764. UPPER M	ARKET STREE		
<u>Code.</u>	able 764. UPPER MA	ARKET STREE	T NEIGHBORHOOD COMMERCIAL NING CONTROL TABLE	
<u>Code.</u> <u>T</u> <u>Zoning Cate</u> <u>BUILDING</u>	able 764. UPPER MA <u>TRANSIT</u> gory STANDARDS	<u>ARKET STREE:</u> <u>DISTRICT ZO</u>	T NEIGHBORHOOD COMMERCIAL NING CONTROL TABLE Upper Market Street NCT	
<u>Code.</u> <u>T</u> <u>Zoning Cate</u> <u>BUILDING</u> <u>Massing and</u>	able 764. UPPER MA <u>TRANSIT</u> gory <u>STANDARDS</u> <u>Setbacks</u>	ARKET STREE <u>DISTRICT ZO</u> <u>§ References</u>	T NEIGHBORHOOD COMMERCIAL NING CONTROL TABLE Upper Market Street NCT <u>Controls</u>	
<u>Code.</u> <u>T</u> <u>Zoning Cate</u> <u>BUILDING</u>	able 764. UPPER MA <u>TRANSIT</u> gory <u>STANDARDS</u> <u>Setbacks</u>	<u>ARKET STREE:</u> <u>DISTRICT ZO</u>	T NEIGHBORHOOD COMMERCIAL NING CONTROL TABLE Upper Market Street NCT	
<u>Code.</u> <u>T</u> <u>Zoning Cate</u> <u>BUILDING</u> <u>Massing and</u> <u>Height and Bul</u>	able 764. UPPER MA <u>TRANSIT</u> gory <u>STANDARDS</u> <u>Setbacks</u>	ARKET STREE DISTRICT ZO <u>\$ References</u> <u>\$ 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk</u>	<u>T NEIGHBORHOOD COMMERCIAL</u> <u>NING CONTROL TABLE</u> <u>Upper Market Street NCT</u> <u>Controls</u> <u>Varies. See Height and Bulk Map Sheet HT07</u> <u>for more information. Height sculpting</u>	

The Upper Market Street district controls are designed to promote moderate-scale development

Front Setback and Side Yard	<u> </u>	<u>Not Required.</u>
Street Frontage and Public Re	<u>alm</u>	
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
<u>Improvements</u> Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade
Siteer I Toniage Requirements	<u>§ 175.1</u>	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 permitte
		for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Market Street and Church Street for the
Ground Ploor Commercial	<u>§ 145.4</u>	entirety of the Upper Market NCT
Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Market Street from
		Embarcadero to Castro Street. CU require on Duboce Street from Noe to Market Stree
Migoallanoous		
<u>Miscellaneous</u> Lot Size (Per Development)	<u>§ 102, 121.1</u>	<i>P</i> up to 9,999 square feet; <i>C</i> 10,000 square
Loi Size (I er Development)	<u>§ 102, 121.1</u>	feet and above
Planned Unit Development	<u>§ 304</u>	<u>N/A</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> 604.	<u>As permitted by § 607.1 and the Upper Mar</u> Street Special Sign District in § 609.12
	<u>607,</u> 607.1, 608,	
General Advertising Signs	<u>609, 609.12</u> §§ 262, 602.7	NP
General Mavernising Digns	<u>604,</u>	
	<u>608, 609, 610,</u> 611	
Design Cridalinas		Subject to the Uniter Design Cui Librar
<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
	<b>Industry</b>	
	<u>Element</u>	
L	1	·
Zaning Catagom	& Defenences	Controls

20	Zoning Category	§ References	<u>Controls</u>
21	RESIDENTIAL STANDARDS A	ND USES	
22	Development Standards		
	<u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	<u>60 square feet if private, or 80 square feet if</u>
23	<u>Unit]</u>		<u>common.</u>

1	Off-Street Parking Requirements	<u>§§ 151.1, 161</u>		t required. P up to nit; C up to .75 sp	
2				not permitted abo nit. Bike parking	
3					
4	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwellin</u> <u>two Bedrooms.</u>	g Units shall con	tain at least
5	Use Characteristics	I			
6	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
0	Student Housing	<u>§ 102</u>	<u>P</u>		
7	<u>Residential Uses</u>		•		
8	Dwelling Units, Senior Housing, and Group Housing.	<u>§ 102, 202.2(f),</u> <u>207, 208</u>	restricted by ph	<u>limit by lot area.</u> ysical envelope c backs, open spac	ontrols of
9			and other appli	cable controls of s by applicable c	this and other
10			guidelines, appl	licable elements a neral Plan, and d	ind area
11			by the Planning		<u>esign review</u>
12	Accessory Dwelling Unit	<u>§§102,</u>	P(1) in Supervis	sorial Districts 3	and 8 extant
13		207(c)(4)	on July 1, 2015. seismic retrofit	<u>, and buildings ur</u>	<u>idergoing</u>
14	Homeless Shelters	<u>§§ 102, 208</u>	<u>P(1), density lin</u> <u>Administrative</u>	nits regulated by Code	<u>the</u>
15	Loss of Dwelling Units	1	<u>(</u>	Controls by Story	
16			1st	2nd	<i>3rd</i> +
17	Residential Conversion	<u>§ 317</u>	<u></u>	<u><u>C</u></u>	NP
18	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Division of Dwelling Units	<u>§207.8</u>	Division of exis §207.8	ting dwelling unit	t <u>s P per</u>
19	<u>Residential Conversion, Demolition, or</u> <u>Merger</u>	<u>§ 317</u>	<u><u>C</u></u>		
20					
21	Zoning Category	<u>§ References</u>		<b>Controls</b>	
22	NON-RESIDENTIAL STANDAR	RDS AND USES			
23	Development Standards				
24	Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>3.0 to 1</u>		
25	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,999 sc</u>	quare feet; C 3,00	00 square feet

and above

		00 145 1 150	C L:	• • • • •			
1	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -		<u>required. Limits</u> ike parking requ			
-		<u>157, 166, 204.5</u>	<u>Section 155.2.</u>	<u></u>			
2	Off-Street Freight Loading	<u>§§ 150, 152,</u>		<sup>f</sup> gross floor area			
3		<u>153 - 155, 161,</u> <u>204.5</u>	10,000 square feet. Exceptions permitted per §161.				
		204.3	<u>§101.</u>				
4							
5	Commercial Use Characteristics						
	Drive-up Facility	<u>§102</u>	<u>NP</u>				
6	<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><i>P if located in fr</i></u>	ont; C if located	<u>elsewhere</u>		
3	Walk-up Facility	<u>§102</u>	<u>P</u>				
10		1	<u>Co</u>	ntrols by Stor	<u>y</u>		
11	Agricultural Use Category		1st	2nd	3rd+		
	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>		
13	Automotive Use Category						
13	<u>Automotive Use Category</u> <u>Automotive Uses*</u>	<u>§§102, 187.1,</u>	NP	<u>NP</u>	<u>NP</u>		
14		<u>202.2(b), 202.5,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Automotive Uses*	<u>202.2(b), 202.5,</u> <u>228</u>					
14	Automotive Uses* <u>Automotive Repair</u>	202.2(b), 202.5, 228 <u>§102</u>	<u><u> </u></u>	<u>NP</u>	<u>NP</u>		
14 15 16	<u>Automotive Uses*</u> <u>Automotive Repair</u> <u>Parking Garage, Private</u>	202.2(b), 202.5, 228 <u>\$102</u> <u>\$102</u>	<u>C</u> <u>C</u>	<u>NP</u> <u>C</u>	<u>NP</u> <u>C</u>		
14 15	Automotive Uses* <u>Automotive Repair</u> <u>Parking Garage, Private</u> <u>Parking Garage, Public</u>	202.2(b), 202.5,       228       \$102       \$102       \$102       \$102	<u>C</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>C</u>		
14 15 16	Automotive Uses* <u>Automotive Repair</u> <u>Parking Garage, Private</u> <u>Parking Garage, Public</u> <u>Parking Lot, Private</u>	202.2(b), 202.5,         228         §102         §102         §102         §102         §102         §102         §102         §102	C           C           C           C           C           C	<u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP           C           C           C           C           C		
14 15 16 17 18	Automotive Uses* <u>Automotive Repair</u> <u>Parking Garage, Private</u> <u>Parking Garage, Public</u>	202.2(b), 202.5,       228       \$102       \$102       \$102       \$102	<u>C</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>C</u>		
14 15 16 17	Automotive Uses* <u>Automotive Repair</u> <u>Parking Garage, Private</u> <u>Parking Garage, Public</u> <u>Parking Lot, Private</u>	202.2(b), 202.5,         228         \$102     <	C           C           C           C           C           C	<u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP           C           C           C           C           C		
14 15 16 17 18	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public	202.2(b), 202.5,         228         \$102     <	C           C           C           C           C           C	<u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP           C           C           C           C           C		
14 15 16 17 18 19	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation	202.2(b), 202.5,         228         §102         §102         §102         §102         §102         §102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         m Use Category	C           C           C           C           C           C           C	NP           C           C           C           C           C           C	NP           C           C           C           C           C           C		
14 15 16 17 18 19 20 21	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation         Uses*	202.2(b), 202.5,         228         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$105         \$105         \$102         \$102	C           C           C           C           C           C           NP           C	NP           C           C           C           C           NP	NP           C           C           C           C           C           NP		
14 15 16 17 18 19 20	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation         Uses*         Arts Activities	202.2(b), 202.5,         228         §102         §102         §102         §102         §102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102, 142, 156         §§ 102         §102	<u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>NP</u>	NP           C           C           C           C           C           NP           NP	NP           C           C           C           C           C           NP           NP           NP		
14 15 16 17 18 19 20 21 22	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation         Uses*         Arts Activities         Entertainment, General	202.2(b), 202.5,         228         \$102         \$102         \$102         \$102         \$102         \$102         \$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102	<u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP           C           C           C           C           NP           NP           NP           NP	<u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>		
14 15 16 17 18 19 20 21 22 23	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation         Uses*         Arts Activities         Entertainment, General         Entertainment, Nighttime	202.2(b), 202.5,         228         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102	C           C           C           C           C           NP           C	NP           C           C           C           C           C           NP           NP           NP           NP           NP           NP           NP           NP           NP	NP           C           C           C           C           C           NP           NP		
14 15 16 17 18 19 20 21 22	Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation         Uses*         Arts Activities         Entertainment, General         Entertainment, Nighttime         Movie Theater	202.2(b), 202.5,         228         \$102         \$102         \$102         \$102         \$102         \$102         \$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102, 142, 156         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102	<u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</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>P</u>	NP           C           C           C           C           C           NP           NP	<u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>NP</u>		

Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Institutional Use Category				
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>
<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	DR	<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>
Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
Sales and Service Use Categor	y			
Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
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>
Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
Motel	<u>§§102, 202.2(a)</u>	NP	<u>NP</u>	NP
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	NP	NP
Services, Financial	<u>§102</u>	<u>C</u>	<u>C</u>	NP
Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
Services, Limited Financial	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
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>
<u>Storage, Self</u>	<u>§102</u>	NP	<u>NP</u>	NP
Take-Out Food	<u>§102</u>	<u>P</u>	NP	NP
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP
Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
Trade Office	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>

Utility and Infrastruct	ıre*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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 grou (2) C required for 13 or		l use when st	reet frontage is list	ed in 145.4(b)		
(3) C required for sever	n or more persons.					
(4) UPPER MARKET S Boundaries: Applicable					striat	
Controls: A Restaurant						
level if, in addition to the						
<u>is operating as a Bona</u> for any length of time, t						
(5) FRINGE FINANCIA						
Boundaries: The FFSI			udes, but is not lim	ited to, the Upper	<u>· Market</u>	
<u>Street NCT Neighborh</u> Controls: Within the F			fringe financial se	rvices are NP pur	suant to Section	
249.35. Outside the FF	SRUD and its 1/4 1	nile buffer, fi				
restrictions set forth in	subsection 249.35	<u>(c)(3).</u>				
SEC. 780.1. LAK						
(b) Cont	rols. The <i>follo</i>	wing cont	rols for the NC	S-S District, as	s set forth in Sect	lion <del>s</del>
713 <del>.10 through 713.</del>	<del>.95</del> of this Cod	e, shall ap	oply to the Lak	eshore Plaza	Special Use Dist	trict,
except as provided	below:					
* * * *						
SEC. 780.2. BAY	SHORE-HEST	ER SPEC	CIAL USE DIS	TRICT.		
* * * *						
(b) Cont	r <b>ols.</b> All of the	controls	for the NC-S D	District, as set	forth in Sections	713 <del>.<i>10</i></del>
through 713.95 of th	nis Code, shall	apply to t	he Bayshore-H	Hester Specia	I Use District, ex	cept
that a Motel or Tour	ist Hotel shall b	pe permitte	d as a Condition	<u>nal Use.</u> <del>as pro</del>	wided below:	
Zoning Category			C	4		
No.				trols		
. <u>55</u>	Tourist hotel (1	inclusive of	f a motel) shall i	be permitted a	<del>s a conditional use</del>	of

#### property.

2

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

(a) <u>Purpose.</u> In order to preserve and maintain the mix and variety of neighborhood serving retail sales and personal services of a type which supplies commodities or offers
 personal services to residents of North Beach and nearby neighborhoods, there shall be a
 North Beach Special Use District applicable to the North Beach Neighborhood Commercial
 District, as designated on the Sectional Map SU01 of the Zoning Map of the City and County
 of San Francisco.

9

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

(a) (1) Restaurants as defined in Section 790.91 of this Code and Bars uses as defined
 *in Section 790.22 of this Code* may be permitted as a <u>c</u>Onditional <u>uU</u>se on the <u>First Story ground</u>
 *level* if, in addition to the criteria set forth in Section 303 of this Code, the Planning
 Commission finds that the Restaurant or Bar does not occupy:

(1) (A) a space that is currently or was last occupied by a Basic
 Neighborhood Sale or Service, as defined in Section 780.3(b)(2), or by a permitted principal
 use under Section 722 (North Beach Controls); or

(2) (B) a vacant space last occupied by a nonconforming use or a
 permitted eConditional #Use under Section 722 (North Beach Controls) that has been
 discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code.

(b) (2) For purposes of this Section, a Basic Neighborhood Sale or Service shall
 mean a use within the North Beach Neighborhood Commercial District that provides goods
 and/or services which are needed by residents and workers in North Beach and surrounding
 neighborhoods. Basic Neighborhood Sales or Services shall be considered to include, but not
 be limited to the following <u>uses goods and/or services</u>: <u>Animal Hospital, General Grocery, Other</u>
 <u>General</u> Retail Sales and Services as defined in Section 790.102, <u>Health Service, Jewelry Store,</u>

1 Limited-Restaurant, Liquor Store, Personal Services as defined in Section 790.116, Medical Services 2 as defined in Section 790.114, Liquor Stores as defined in Section 790.55, Specialty Grocery, and 3 Trade Shops as defined in Section 790.124, Animal Hospitals as defined in Section 790.6, and Limited-Restaurants as defined in Section 790.90. 4 5 (c)(3)Notwithstanding subsection (a) (b)(1) above, and notwithstanding the 6 nonresidential-Non-Residential #Use Size limitations of the North Beach Neighborhood 7 Commercial District specified in Section 121.2 of this Code, the Planning Commission may 8 authorize an existing Restaurant in the District to expand to a second location within the 9 District if, in addition to the criteria in Section 303, the Commission finds that: (H)the existing Restaurant has been in continuous operation within 10 (A)the District for at least five years; 11 12 (2)the proposed second location is a First Story ground-level space of *(B)* 13 5,000 square feet or more that has been vacant for at least 15 months; 14 (3)(C)the Restaurant project at the proposed second location will use at least 40% percent of the space for a Basic Neighborhood Sales or Service use, as defined in 15 subsection (b)(2) above; 16 17 (4)(D)the expansion of the existing Restaurant into a second location is 18 consistent with the General Plan and the eight priority policies of Section 101.1 of this Code; 19 and 20 (5)(E)the expansion of the existing Restaurant into a second location will 21 provide a net substantial benefit to the District. For purposes of this subsection (b)(3) (c), a 22 "net substantial benefit" means that, on balance, the proposed second location will provide a 23 desirable new service or addition to the surrounding neighborhood and to the District as a whole and will not conflict with the purpose and intent of this Section 780.3. 24 SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT. 25

1 Purpose. In order to preserve the mix and variety of goods and services provided *(a)* 2 to the Sunset and Parkside neighborhoods and City residents, prevent further proliferation of 3 restaurant uses and prevent further aggravation of parking and traffic congestion in this 4 district, there shall be a Taraval Street Restaurant Subdistrict, generally applicable for the NC-5 1-zoned portion of Taraval Street located between 40th and 41st Avenues and between 45th 6 and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th 7 and 36th Avenues, as designated on Sectional Maps SU05 and SU06 of the Zoning Map.

8

*(b) Controls.* The following provisions shall apply within such *s*Subdistrict:

9 <del>(a)</del> (1)Restaurants and Limited-Restaurants, as defined in Sections 790.90 and 790.91 of this Code, are permitted as eConditional #Uses on the #First sStory and below. 10

11 (b)(2)Restaurants and Limited-Restaurants also defined as fFormula rR12 defined in Section 303.1 of this Code, shall not be permitted in this s. Subdistrict.

13 (3)The provisions of Sections 180 through 186.1 of this Code shall govern (c)Restaurants and Limited-Restaurants also defined as *Formula Retail*, which existed lawfully 14 15 at the effective date of this Code in this s Subdistrict.

16

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

FORMULA RETAIL EATING AND DRINKING SUBDISTRICT. 17

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

*Controls.* The following provisions shall apply within such *s*Subdistrict: 25 *(b)* 

(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>oO</u>ccupied <u>fF</u>loor <u>Area</u> <u>space</u> to
pet food, toys, apparatus, and similar pet items for sale.

6 (2) An <u>eE</u>ating and <u>dD</u>rinking use, <u>as defined in Section 790.34 of this Code</u>, that
7 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
8 this <u>sS</u>ubdistrict.

9 (b) (3) The provisions of Sections 180 through 186.1 of this Code shall govern 10 fFormula rRetail pet supply stores and eating and drinking uses which existed lawfully at the 11 effective date of this Code in this sSubdistrict.

12 SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

<u>(a)</u> <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.

18

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

19(a)(1)A Limited-Restaurant use, as defined by Planning Code Section 790.90, and20or a Restaurant  $U_{\underline{u}}$ se, as defined by Planning Code Section 790.91, that are also Formula Retail21 $U_{\underline{u}}$ ses, as defined in Planning Code Section 303.1, shall not be permitted in this sSubdistrict.22(b)(2)(b)(2)(c)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
 date of this Code in this <u>s</u>ubdistrict.

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

- (a) <u>Purpose.</u> In order to preserve the unique mixture of local, citywide and regional
   sales and services in the North Beach area, there shall be a North Beach Financial Service,
   Limited Financial Service, and Business or Professional Service Subdistrict, generally
   applicable for the portion of the North Beach Neighborhood Commercial District south of
   Greenwich Street, as designated on Sectional Map SU01 of the Zoning Map.
- 8 (b) <u>Controls.</u> The following provisions shall apply within such <u>s</u><u>S</u>ubdistrict:
- 9 (a) (1) A <u>fF</u>inancial <u>sS</u>ervice, as defined in Section 790.110 of this Code, shall not be
   10 permitted in this subdistrict.
- (b) <u>or a A lL</u>imited <u>fF</u>inancial <u>sS</u>ervice, as defined in Section 790.112 of this Code, shall
   not be permitted in this <u>sSubdistrict</u>.
- 13 (c) (2) A business <u>Retail</u> or <u>pP</u>rofessional <u>sS</u>ervice, as defined in Section 790.108 of 14 this Code, shall not be permitted in this <u>sS</u>ubdistrict on the <u>fF</u>irst <u>sS</u>tory.
- 15(3)The provisions of Sections 180 through 186.1 of this Code shall govern16f<u>F</u>inancial <u>sS</u>ervices, <u>lL</u>imited <u>fF</u>inancial <u>sS</u>ervices, and <u>business <u>Retail</u> or <u>pP</u>rofessional</u>
- 17 sS ervices which existed lawfully at the effective date of this Code in this sS ubdistrict.

### 18 SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT.

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

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

4 (b) (2) The provisions of Sections 180 through 186.2 of the Code shall govern
 5 <u>*fF*</u>inancial <u>*s*S</u>ervices</u> <u>*and Limited Financial Services*</u> which existed lawfully at the effective date of
 6 this Code in this Subdistrict.

7

## SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

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

23

(a) (b) Boundaries. Haight Street Alcohol Restricted Use Subdistrict Established. In order to

24 *preserve the residential character and the neighborhood-serving commercial uses of the Haight-*

25 *Ashbury neighborhood, t*<u>T</u>he Haight Street Alcohol Restricted Use Subdistrict (Haight Street

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

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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	8 Restaurants in accordance with the zoning controls set forth in Section 719	Restaurants in accordance with the zoning controls set forth in Section 719.						
7	7 (2) These controls also shall apply within ¼-mile of the Haight Stre	(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	1 (3) <u><i>Exemptions.</i></u> The prohibition on $\underline{Ll}$ iquor $\underline{Ee}$ stablishments	s shall not be						
12	interpreted to prohibit the following:							
13	3 (A) Temporary uses, as described in Planning Code	e Section 205.1 or						
14	4 205.3; or							
15	5 (B) Establishment of a $\underline{Ll}$ iquor $\underline{Ee}$ stablishment if app	olication for such						
16	6 <i>Lliquor <u>Ee</u>stablishment is on file with the California Department of Alcoholic</i>	Beverage Control						
17	7 prior to the effective date of legislation establishing the Haight Street Alcoh	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	9 $(1)$ $(i)$ such use is an eligible movie theater,							
20	) $(2)$ ( <i>ii</i> ) only beer and wine are offered for consu	umption, and						
21	(3) (iii) such beer and wine are:							
22	2 ( <i>i</i> ) <u><i>a.</i></u> only consumed on the premises and p	rimarily in the main						
23	3 theater auditorium,							
24	4 ( <i>iii</i> ) <u><i>b.</i></u> only sold to and consumed by ticketho	lders 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* accordance with *Planning Code* Sections 180 through 186.2 of this Code, subject to the 8 9 following provisions. For purposes of this Section, the Haight Street Alcohol RUSD shall be 10 considered to include, pursuant to Section 186 of this Code and to the Special Provisions for NC-1 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 14 legislation, or subsequent legislation prohibiting that type of *Eliquor Eestablishment*, so long as 15 otherwise lawful, may continue to operate only under the following conditions, as provided by 16 California Business and Professions Code Section 23790: (i) (1) Except as provided by  $S_{\underline{S}}$  ubsection (B) below, the premises 17 18 shall retain the same type of retail liquor license within a license classification; and 19 (ii) (2) Except as provided by Ssubsection (B) below, the licensed 20 premises shall be operated continuously, without substantial change in mode or character of 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:
 (i) (1) A change in ownership of a *Ba*robibited *Ll*iquor

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

Planning Commission BOARD OF SUPERVISORS

1	<del>place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling alcoholic</del>						
2	beverages for consumption on the premises. Typical on-sale establishments may include but are not						
3	limited to bars and restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60,						
4	<del>61, 67, 70 or 75.</del>						
5	(3) An "off-sale liquor establishment" shall mean any establishment that is defined						
6	in Section 790.55 of this Code.						
7	(4) A "prohibited liquor establishment" shall mean any establishment selling						
8	alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street						
9	Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on						
10	or off-site consumption, so long as otherwise lawful.						
11	(c) (d) Fringe Financial Services. In addition to all other applicable controls set						
12	forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within						
13	the Fringe Financial Service Restricted Use District established by Section 249.35 and are						
14	subject to the controls and exemptions set forth in Section 249.35.						
15	SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.						
16	* * * *						
17	(b) Establishment of the Lower Haight Street Alcohol Restricted Use District.						
18	In order to preserve the residential character and the neighborhood-serving commercial uses						
19	of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street						
20	Alcohol RUD) is hereby established for the following:						
21	(1) Properties in the Neighborhood Commercial Cluster District located						
22	generally along Haight Street at Scott Street;						
23	(2) Properties in the Neighborhood Commercial Cluster District located						
24	generally along Haight Street at Pierce Street;						
25							

(3) Properties in the Small-Scale Neighborhood Commercial District located
 generally along Haight Street at and between Steiner and Webster Streets.

- The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood Commercial District are designated on Sectional Map *Number 7* <u>ZN07</u> of the Zoning Map of the City and County of San Francisco. Block and lot numbers for the properties included in these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on Sectional Map Number <u>7SU SU07</u> of the Zoning Map of the City and County of San Francisco.
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(c) **Definitions.** The following definitions shall apply to this Section 784.

- 11 (1) An "off-sale liquor establishment" shall mean <u>a Liquor Store use</u> any
   12 *establishment that is defined in Section 790.55 of this Code*.
- (2) A "prohibited liquor establishment" shall mean any establishment selling
  alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed
  by the State of California for the sale of alcoholic beverages for off-site consumption ("offsale"), so long as otherwise lawful.

# 17 SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE 18 DISTRICT.

<u>Purpose.</u> In order to provide for a compatible revenue-generating commercial
 and economic development use in a portion of the existing San Francisco Lesbian Gay
 Bisexual and Transgender Community Center at 1800 Market Street to financially support the
 ongoing operations of such community center, there shall be an 1800 Market Street
 Community Center Project Special Use District at 1800 Market Street located at the northwest
 corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871,

2 Francisco. The following provisions shall apply within such special use district: 3 (a) (b) Controls. In this s Special #Use dDistrict, all of the provisions of this Code applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided 4 5 in Subsections (b) and (c) below. 6 (b)(1)A *r<u>R</u>estaurant, as defined in Section 790.91, a b<u>B</u>ar, as defined in Section* 7 790.22, Arts Activity, Nightime Entertainment, and other General eEntertainment, as defined in 8 Section 790.38, up to 6,999 gross square feet in use size of Gross Floor Area shall be pPermitted 9 #Uses on the #Third \*Story and above. An  $\Theta$ -Outdoor a Activity a Area operated by a permitted R Restaurant, B Bar, 10 (c)(2)11 Arts Activity, Nightime Entertainment, or other General eEntertainment use, as defined by Sections 12 145.2 and 790.70, shall be a *pPermitted #Use* on the *fThird sStory* and above if located 13 contiguous to the Market Street front property line, subject to the following restrictions: 14 (H)Hours of operation of the  $\theta$ Outdoor aActivity aArea shall be no later (A)15 than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and 16 evenings before a holiday. 17 (2)*(B)* The noise associated with any amplified music, outdoor speakers, 18 or other devices located in the outdoor activity area shall not exceed a noise level more than eight dBA above the local ambient at any point outside of the property plane, as defined by 19 20 Chapter 29 of the Police Code. 21 22 23 24 SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT. 25

as designated on Sectional Map SU07 of the Zoning Map of the City and County of San

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#### \* \* \* \*

2 Definitions. (c) 3 (1)A "liquor establishment" shall mean any enterprise selling alcoholic beverages, as defined by California Business and Professions Code Section 23004 and 4 23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be 5 6 interpreted to mean an establishment that (A) 7 operates as a Bona Fide Eating Place, as defined in Section 790.142 8 of this Code, or 9 (B) operates as <u>a General Grocery or Specialty Grocery use</u> an "other retail sales and service"use that sells general groceries or specialty groceries, as defined in Planning 10 11 Code Section 790.102(a) or (b), respectively. 12 (2)An "off sale liquor establishment" shall mean a Liquor Store use as defined 13 in Planning Code Section 790.55. An "on sale liquor establishment" shall mean a Bar use as defined in 14 (3)Planning Code Section 790.22. 15 (d) 16 Controls. 17 (1)No new on-sale or off-sale liquor establishment shall be permitted in the 18 Lower Polk Street Alcohol Restricted Use District: provided that a liquor establishment located in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to 19 20 another site, either within or outside the Lower Polk Street Alcohol Restricted Use District; 21 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 22 23 within the Lower Polk Street Alcohol Restricted Use District; and provided further that any transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted 24 25

Use District shall require a *e<u>C</u>*onditional *u<u>U</u>se <i>permit authorization* for the new liquor
 establishment.

3 (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 4 abandoned its use as a liquor establishment; provided that a break in continuous operation 5 6 shall not be interpreted to include the following, as long as the location of the establishment 7 does not change, the square footage used for the sale of alcoholic beverages does not 8 increase, and the type of California Department of Alcoholic Beverage Control Liquor License 9 ("ABC License") does not change: \* \* \* \* 10 A change in ownership of a *Ll*iquor *Eestablishment* or an owner-to-11 (C) 12 owner transfer of an ABC License. \* \* \* 13 14 Section 4. The Planning Code is hereby amended by revising Sections 801.2, 803.3, 15 803.8, 803.9, and 825, to read as follows: 16 17 SEC. 801.2. REFERENCES TO ARTICLES 1, AND 2, AND 7 (TEMPORARY). 18 Articles 1, and 2 and 7 of this Code are in the process of a significant reorganization. As a result, some references to Articles 1, and 2 and 7 have not yet been modified. The following 19 references in this Section of the Code are amended as follows: 20 \* \* \* \* 21 227(h) shall refer to Section 102, Commercial Wireless Telecommunication Facility 22 23 790.22 shall refer to Section 102, Bar 24 790.44 shall refer to Section 102, Hospital 25 790.46 shall refer to Section 102, Tourist Hotel

1	790.48 shall	refer to	Section	102,	Pharmacy 197
		*			

- 2 <u>790.50 shall refer to Section 102, Institutional Use.</u>
- 3 <u>790.55 shall refer to Section 102, Liquor Store</u>
- 4 <u>790.84 shall refer to Section 317, Residential Conversion</u>
- 5 <u>790.90 shall refer to Section 102, Limited-Restaurant</u>
- 6 <u>790.91 shall refer to Section 102, Restaurant</u>
- 7 <u>790.102(a) shall refer to Section 102, General Grocery</u>
- 8 <u>790.110 shall refer to Section 102, Financial Service</u>
- 9 <u>790.114 shall refer to Section 102, Health Service</u>
- 10 <u>790.116 shall refer to Section 102, Personal Service</u>
- 11 <u>790.117 shall refer to Section 102, Self-Storage</u>
- 12 <u>790.122 shall refer to Section 102, Take-Out Food</u>
- 13 Any other discrepancy between an Article 1, or 2 or 7 references in this Section of the Code
- 14 and the actual or intended reference shall be arbitrated by the Zoning Administrator on a
- 15 case-by-case basis. Any other discrepancy between an Article 1, and 2, or 7 references in this
- 16 Section of the Code and the actual or intended reference shall be arbitrated by the Zoning
- 17 Administrator on a case-by-case basis.
- 18 SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE

19 DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.

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- \*
- (b) Use Limitations. Uses in Eastern Neighborhood Mixed Use Districts and South
   of Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are
   not permitted.
- 24
- 25

(1) Permitted Uses. If there are two or more uses in a structure, any use not
 classified below under Section 803.3(b)(1)(C) of this Code as accessory will be considered
 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.

9 (B) **Conditional Uses.** Conditional uses are permitted in an Eastern 10 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by 11 the Planning Commission; whether a use is conditional in a given district is generally indicated 12 in Sections 813 through 818 and 840 through 847 of this Code. Conditional uses are subject 13 to the applicable provisions set forth in Sections 178, 179, 263.11, 303, <del>316,</del> and 803.5 14 through 803.9 of this Code.

(i) An establishment which sells beer or wine with motor
vehicle fuel is a conditional use, and shall be governed by Section<u>s</u> <u>202(b)(1)</u> and 229.
(ii) 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

(iii) Notwithstanding any other provision of this Article, a change in use or demolition of a <u>gG</u>eneral <u>gG</u>rocery <u>store</u> use, as set forth in Section 890.102(a) and as further defined in Section <u>102</u> <del>790.102(a)</del>, shall require <u>eC</u>onditional <u>#U</u>se authorization. This <u>S</u>ubsection (b)(1)(B)(iii) shall not authorize a change in use if the new use or uses are otherwise prohibited.

use or uses are otherwise prohibited.

20

1 (iv) Large-Scale Urban Agriculture, as defined in Section 2 102.35(b), shall require eC onditional  $\mu U$  se authorization. \* \* \* \* 3 SEC. 803.8. HOUSING IN MIXED USE DISTRICTS. 4 Low-Income Affordable Housing Within the Service/Light Industrial 5 (a) 6 **District.** Dwelling *#U*nits and SRO units may be authorized in the SLI District as a 7 eConditional #Use pursuant to Sections 303, 316, 817.14, and 817.16 of this Code provided 8 that such dD wellings uU nits shall be rented, leased or sold at rates or prices affordable to a 9 household whose income is no greater than 80% *percent* of the median income for households in San Francisco ("lower income household"), as determined by Title 25 of the California Code 10 of Regulations Section 6932 and implemented by the Mayor's Office of Housing. 11 12 13 (2)The size of the *dD*welling *HU*nit shall determine the size of the household 14 in order to calculate purchase price or rent affordable to a household, as follows: \* \* \* 15 16 (3)No *eC*onditional *uUse permit authorization* will be approved pursuant to 17 this  $S_s$  ubsection 803.8(b) unless the applicant and City have agreed upon enforcement 18 mechanisms for the provisions of this  $S_s$  ubsection which are acceptable to the City Attorney. 19 Such enforcement mechanisms may include, but not be limited to, a right of first refusal in 20 favor of the City, or a promissory note and deed of trust. 21 (4)The owner(s) of dD welling HU nits authorized pursuant to this S subsection shall submit an annual enforcement report to the City, along with a fee whose amount shall be 22 23 determined periodically by the Planning Commission to pay for the cost of enforcement of this Subsection. The fee shall not exceed the amount of such costs. The annual report shall 24 25 provide information regarding rents, mortgage payments, sales price and other housing costs,

annual household income, size of household in each dwelling unit, and any other information
 the City may require to fulfill the intent of this *S*<sub>S</sub>ubsection.

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

Preservation of Historic Buildings Within the South of Market Mixed Use 5 (a) 6 **Districts.** Within the South of Market Mixed Use Districts, any use which is permitted as a 7 principal or eConditional #Use within the SSO District, excluding #Nighttime eEntertainment 8 use, may be permitted as a eConditional  $\frac{1}{U}$  be in  $\frac{1}{(a)}$  (1) a landmark building located outside a 9 designated historic district, (b) (2) a contributory building which is proposed for conversion to  $\theta O$  ffice use of an aggregate gross square footage of 25,000 or more per building and which is 10 11 located outside the SSO District yet within a designated historic district, or (c) (3) a building 12 designated as significant or contributory pursuant to Article 11 of this Code and located within 13 the Extended Preservation District. For all such buildings the following conditions shall apply: 14 (1) the provisions of Sections 316 through 318 of this Code must be met; (2) in addition to the 15 eConditional #Use criteria set out in Sections-303(c)(6) and 316 through 316.8, it must be 16 determined that allowing the use will enhance the feasibility of preserving the landmark, 17 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 18 19 and forces which are in effect at the time of the application for conversion of use. 20 A contributory building which is in a designated historic district outside the SSO District may 21 be converted to any use which is a principal use within the SSO District provided that: (1) 22 such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior 23 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 24 25 contributory building will be made to conform with the San Francisco Building Code standards

for seismic loads and forces which are in effect at the time of the application for conversion of
use.

3 \* \* \* \*

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

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- \*

6 (c) **Use.** A use is the specified purpose for which a property or building is used, 7 occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted, 8 conditional, accessory, temporary or are not permitted. If there are two or more uses in a 9 structure, any use not classified in Section 825(c)(1)(C) of this Code as accessory will be 10 considered separately as an independent permitted, conditional, temporary or not permitted 11 use.

12

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

(A) Principal Uses. All uses are permitted as principal uses 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
- 25

conditional use authorization. This Section shall not authorize a change in use if the new use
or uses are otherwise prohibited.

3

\* \* \*

Section 5. Effective Date. This ordinance shall become effective 30 days after 4 5 enactment, or the effective date of the companion ordinance in Board of Supervisors File No. 6 that deletes the current Zoning Control Tables and other provisions of Article 7 of 7 the Planning Code, whichever is later. Enactment occurs when the Mayor signs the 8 ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 9 ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors 10 11 does not override that veto, then this ordinance shall expire immediately by operation of law 12 and be of no force.

13

Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal 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 the official title of the ordinance.

- 20
- 21 APPROVED AS TO FORM:
- 22 DENNIS J. HERRERA, City Attorney

23

24

By: JUDITH A. BOYAJIAN Deputy City Attorney

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