

FILE NO.

ORDINANCE NO.

1 [Planning Code, Zoning Map - Establishing the Japantown Neighborhood Commercial District]  
2

3 **Ordinance amending the Planning Code to establish the Japantown Neighborhood**  
4 **Commercial District (NCD) between Geary Boulevard and Post Street from Fillmore**  
5 **Street to Laguna Street, the north side of Post Street from Webster Street to Laguna**  
6 **Street, and Buchanan Street from Post Street to mid-way between Sutter Street and**  
7 **Bush Street, amend various sections to make conforming and other technical changes,**  
8 **amend the Zoning Map to add the Japantown NCD, and adopt environmental findings**  
9 **and findings of consistency with the General Plan and the Priority Policies of Planning**  
10 **Code Section 101.1.**

11 NOTE: Additions are *single-underline italics Times New Roman*;  
12 deletions are ~~*strike-through italics Times New Roman*~~.  
13 Board amendment additions are double-underlined;  
14 Board amendment deletions are ~~strike-through normal~~.  
15 Ellipses indicate text that is omitted but unchanged.

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

17 Section 1. Findings.

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

22 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
23 amendments will serve the public necessity, convenience and welfare for the reasons set forth  
24 in Planning Commission Resolution No. \_\_\_\_\_ and the Board hereby incorporates such  
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1 reasons herein by reference. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on  
2 file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

3 (c) This Board finds that these Planning Code amendments are consistent with the  
4 General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set  
5 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board hereby incorporates such  
6 reasons herein by reference.

7  
8 Section 2. The San Francisco Planning Code is hereby amended by adding Sections  
9 261.3 and 747.1, to read as follows:

10 **SEC. 261.3. ADDITIONAL HEIGHT LIMITS FOR THE JAPANTOWN NC DISTRICT.**

11 *(a) Purpose. Buchanan Street between Post Street and Sutter Street is a pedestrian-only*  
12 *thoroughfare lined with both neighborhood- and regional-serving retail uses. The street contains*  
13 *seating areas and culturally significant street furnishings, such as lighting and fountains. As such, it is*  
14 *important to allow for appropriate development heights while also maximizing light and air to the*  
15 *street.*

16 *(b) Controls. Along Buchanan Street between Post Street and Sutter Street, the portion of any*  
17 *building above 35 feet in height shall be set back one foot in height from the front property line for*  
18 *every foot above 35 feet, except for those features listed in Section 260(b) of this Code.*

19 **SEC. 747.1. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.**

20 *The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post*  
21 *Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to*  
22 *Laguna Street, and Buchanan Street from Post Street to mid-way between Sutter Street and Bush Street.*  
23 *The character of these streets is largely commercial, including large malls, although there are some*  
24 *residential units above the ground story. Buildings are typically two- to four-stories, although there are*

two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit corridors. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and far.

The Japantown Neighborhood Commercial District controls are designed to encourage and promote development that enhances the walkable, commercial character of this area and to support its local and regional role. New commercial development is required on the ground floor and permitted above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating, drinking, and retail uses. Less active commercial uses are encouraged above the ground floor, along with housing and institutional uses.

**SEC. 747. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT**  
**ZONING CONTROL TABLE**

			<u>Japantown</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
747.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 261.3, 263.20, 270, 271	Generally 50-X, and 65-A along Fillmore Street. Additional 5 feet height allowed for ground floor active uses <i>in the 50-X height district</i> (as defined in 145.1(b)). Upper story setback of one foot for every foot above 35 feet in height from the front property line

**Comment [SW1]:** Clarification. Height bump already factored into the 65-A district.

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			<i>required along Buchanan Street between Post and Sutter. See Zoning Map.</i>
<i>747.11</i>	<i>Lot Size</i> <i>[Per Development]</i>	<i> §§ 790.56, 121.1</i>	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. and above</i>
<i>747.12</i>	<i>Rear Yard</i>	<i> §§ 130, 134, 136</i>	<i>Required at residential levels § 134(a) and (e)</i>
<i>747.13e</i>	<i>Street Frontage</i>	<i> § 145.1</i>	<i>Required</i>
<i>747.13a</i>	<i>Street Frontage, Above Grade</i> <i>Parking Setback and Active Uses</i>	<i> § 145.1</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
<i>747.13b</i>	<i>Street Frontage, Required</i> <i>Ground Floor Commercial</i>	<i> § 145.4</i>	<i>Requirements apply to Buchanan Street between Post Street and Sutter Street and Post Street between Fillmore Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.</i>
<i>747.13c</i>	<i>Street Frontage, Parking and Loading access restrictions</i>	<i> § 155(r)</i>	<i>Restrictions apply to the north side of Post Street from Webster Street to Laguna Street; the south side of Post Street from Fillmore Street to</i>

**Comment [SW2]:** This language is common in new NC District tables, though the requirement already exists in Section 145.1

			<i>Webster Street; and Buchanan Street from Post Street to Sutter Street.</i>
747.14	<i>Awning</i>	<i>§§ 136.1(a), 790.20</i>	<i>P</i>
747.15	<i>Canopy</i>	<i>§§ 136.1(b), 790.26</i>	<i>P</i>
747.16	<i>Marquee</i>	<i>§§ 136.1(c), 790.58</i>	<i>P</i>
747.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<b><u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</u></b>			
747.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1</i> <i>§ 124(a) and (b)</i>
747.21	<i>Use Size</i> <i>[Non-Residential]</i>	<i>§ 790.130, § 121.2</i>	<i>P up to <del>3,999</del>2,499 sq. ft.;</i> <i>C <del>4,000</del>2,500 sq. ft. &amp; above</i>
747.22	<i>Off-Street Parking, Non-residential</i>	<i>§§ 145.1, 150, 151.1, 153 - 157, 159 - 160, 161(g), 204.5</i>	<i>None required. Maximum permitted as set forth in Section 151.1</i>
747.23	<i>Off-Street Freight Loading</i>	<i>§§ 150, 153 - 155, 204.5, 152, 161(b)</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
747.24	<i>Outdoor Activity Area</i>	<i>§§ 790.70, 145.2(a)</i>	<i>P if located in front; C if located elsewhere</i>
747.25	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	<i>NP</i>
747.26	<i>Walk-Up Facility</i>	<i><del>§§ 790.140, 145.2(b)</del></i>	<i>P <del>if recessed 3 ft.;</del></i> <i>C <del>if not recessed</del></i>

**Comment [SW3]:** Per JTF Land Use recommendation 2/10/15. In keeping with Upper Fillmore NCD.

**Comment [SW4]:** Requirements for walk-up facilities amended in all NC Districts by Ord. 235-14.

1	<u>747.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u>		
2				<u>C 2 a.m. - 6 a.m.</u>		
3	<u>747.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608,</u>	<u>NP</u>		
4			<u>609</u>			
5	<u>747.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604,</u>	<u>P</u>		
6			<u>607.1(f)(2), 608, 609</u>			
7	<u>747.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604,</u>	<u>P</u>		
8			<u>607.1(c), (d), and (g),</u>			
9			<u>608, 609</u>			
10				<u>Japantown</u>		
11	<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls by Story</u>		
12			<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>747.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>747.39</u>	<u>Residential Demolition</u>	<u>§ 790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Retail Sales and Services</u>					
16	<u>747.40</u>	<u>Other Retail Sales and Services</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	<u>C</u>
17		<u>[Not Listed Below]</u>				
18	<u>747.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>747.43</u>	<u>Limited Restaurant</u>	<u>§ 790.90</u>	<u>P</u>	<u>P</u>	<u>C</u>
20	<u>747.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P</u>	<u>P</u>	<u>C</u>
21	<u>747.45</u>	<u>Liquor Store</u>	<u>§ 790.55</u>	<u>P</u>	<u>C</u>	
22	<u>747.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>747.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
24	<u>747.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>	<u>P</u>	<u>C</u>
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1	<u>747.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P*</u>	<u>C#</u>	<u>C#</u>
2	<u>747.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>C</u>	<u>P</u>	<u>P</u>
3	<u>747.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>C</u>	<u>P</u>	<u>P</u>
4	<u>747.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	<u>C</u>
5	<u>747.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>C</u>	<u>P</u>	<u>P</u>
6	<u>747.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u>	<u>C</u>	<u>C</u>	<u>C</u>
7			<u>§ 1900 Health Code</u>			
8	<u>747.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>747.56</u>	<u>Automobile Parking</u>	<u>§§ 790.8, 145.1, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>747.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>			
11	<u>747.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
12	<u>747.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
13	<u>747.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
14	<u>747.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>	<u>C</u>		
15	<u>747.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
16	<u>747.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
17	<u>747.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
18	<u>747.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>747.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
20	<u>747.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>			
21	<u>747.69a</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
22		<u>Establishments</u>				
23	<u>747.69b</u>	<u>Amusement Game Arcade</u>	<u>§ 790.4</u>	<u>C</u>	<u>C</u>	<u>C</u>
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Comment [SW5]: Per JTF Land Use recommendation 2/10/15

1		<u>(Mechanical Amusement Devices)</u>			
2	<u>747.69c</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>
3	<u>747.69d</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>
4	<b><u>Institutions and Non-Retail Sales and Services</u></b>				
5	<u>747.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>		<u>C</u>
6	<u>747.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>		
7	<u>747.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>P</u>
8	<u>747.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>
9	<u>747.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>
10	<u>747.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>		
11	<u>747.85</u>	<u>Philanthropic Administrative</u>	<u>§ 790.107</u>	<u>C</u>	<u>P</u>
12		<u>Service</u>			<u>P</u>
13	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>				
14	<u>747.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>
15	<u>747.91</u>	<u>Residential Density, Dwelling</u>	<u>§§ 207.1, 207.1, 207.4,</u>	<u>Generally, 1 unit per 400 sq.</u>	
16		<u>Units</u>	<u>790.88(a)</u>	<u>ft. lot area</u>	
17	<u>747.92</u>	<u>Residential Density, Group</u>	<u>§§ 207.1, 208, 790.88(b)</u>	<u>Generally, 1 bedroom per 210</u>	
18		<u>Housing</u>		<u>sq. ft. lot area</u>	
19	<u>747.93</u>	<u>Usable Open Space</u>	<u>§§ 135, 136</u>	<u>Generally, either 100 sq. ft. if</u>	
20		<u>[Per Residential Unit]</u>		<u>private, or 133 sq. ft. if</u>	
21				<u>common § 135(d)</u>	
22	<u>747.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 151.1, 153 - 157,</u>	<u>None required. P up to .75</u>	
23			<u>159 - 160</u>	<u>cars per unit, C up to 1.00</u>	
24				<u>cars per unit, NP above</u>	
25					



1	<u>747.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>
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**SPECIFIC PROVISIONS FOR THE JAPANTOWN**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7</u>		
<u>Code</u>	<u>Other Code</u>	
<u>Section</u>	<u>Section</u>	<u>Zoning Controls</u>
<u>§ 747.49</u>	<u>§ 790.110</u>	<p><i>*: Only two Financial Services uses permitted within the District</i></p> <p><i>#: Applies north of Post St. New Financial Services uses above the first floor not permitted south of Post Street.</i></p>

Section 3. The San Francisco Planning Code is hereby amended by amending Section 134, Table 135A, Section 145.4, Table 151.1, Section 155, Section 201, Section 263.20, Section 607.1, and Section 702.1, to read as follows:

**SEC. 134. REAR YARDS, R, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-MX, RSD, SLR, SLI AND SSO DISTRICTS.**

The rear yard requirements established by this Section 134 shall apply to every building in an R, NC-1, NC-2 District or Individual Neighborhood Commercial District as noted in Subsection (a), except those buildings which contain only single room occupancy (SRO) or live/work units and except in the Bernal Heights Special Use District, Western SoMa Special Use District, and Residential Character Districts to the extent these provisions are inconsistent with the requirements set forth in Sections 242 and 823 of this Code. With the exception of dwellings in the South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts containing only SRO units, the rear yard requirements of this Section 134 shall also apply to every dwelling in a(n) MUG, WMUG, MUO, MUR, UMU, SPD, RED, RED-MX, RSD, SLR, SLI, SSO, NC-2, NCT-1, NCT-2, NC-3, NCT-3, Individual Area Neighborhood Commercial Transit

1 District, Individual Neighborhood Commercial District as noted in Subsection (a), C or M  
2 District. Rear yards shall not be required in NC-S Districts. These requirements are intended  
3 to assure the protection and continuation of established midblock, landscaped open spaces,  
4 and maintenance of a scale of development appropriate to each district, consistent with the  
5 location of adjacent buildings.

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

8 (1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, ~~RC-1, RC-2~~, RC-3, RC-4, NC, C, M,**  
9 **MUG, WMUG, MUO, MUR, UMU, RED, RED-MX, SPD, RSD, SLR, SLI and SSO Districts.**

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

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

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

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1 (Diagram not shown but not to be deleted.)  
2 (C) ~~RC-2~~, RC-3, RC-4, NC-3, NCT-3, Broadway, Hayes-Gough NCT,  
3 Japantown NCT, Upper Market Street, Upper Market Street NCT, SoMa NCT, Mission  
4 Street NCT, Polk Street, Pacific Avenue, C, M, SPD, RSD, SLR, SLI, SSO, MUR, MUG,  
5 MUO, and UMU Districts. Rear yards shall be provided at the lowest story containing a  
6 dwelling unit, and at each succeeding level or story of the building. In the Hayes-Gough NCT,  
7 lots fronting the east side of Octavia Boulevard between Linden and Market Streets (Central  
8 Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at any level  
9 of the building, provided that the project fully meets the usable open space requirement for  
10 dwelling units per Section 135 of this Code, the exposure requirements of Section 140, and  
11 gives adequate architectural consideration to the light and air needs of adjacent buildings  
12 given the constraints of the project site.

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

18 (E) RED, RED-MX and WMUG Districts. Rear yards shall be provided at  
19 the ground level for any building containing a dwelling unit, and at each succeeding level or  
20 story of the building.

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

3 (Diagram not shown but not to be deleted.)

4 \* \* \* \*

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

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TABLE 135A MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT		
District	Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
* * * * NC-1, NC-2, NCT-1, NCT-2, NC-S, Inner Sunset, Sacramento Street, West Portal Avenue, Ocean Avenue, Glen Park, <u>Japantown</u> * * * *	100	1.33

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

23 (a) **Purpose.** To support active, pedestrian-oriented commercial uses on important  
24 commercial streets.

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

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

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

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

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

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

13 (6) 3rd Street, in the UMU districts for parcel frontages wholly contained within  
14 100 linear feet north or south of Mariposa Street or 100 linear feet north or south of 20th  
15 Street;

16 (7) 4th Street, between Bryant and Townsend in the SLI and MUO Districts;

17 (8) Hayes Street, for the entirety of the Hayes-Gough NCT;

18 (9) Octavia Boulevard, between Fell Street and Hayes Street, in the Hayes-  
19 Gough NCT;

20 (10) Market Street, for the entirety of the NCT-3, Upper Market NCD, and Upper  
21 Market NCT Districts;

22 (11) Church Street, for the entirety of the NCT-3 and Upper Market NCT  
23 Districts;

24

25

- 1 (12) 22nd Street, between 3rd Street and Minnesota Streets within the NCT-2  
2 District;  
3 (13) Valencia Street, between 15th and 23rd Streets in the Valencia Street NCT  
4 District;  
5 (14) Mission Street, for the entirety of the Mission Street NCT District;  
6 (15) 24th Street, for the entirety of the 24th Street-Mission NCT;  
7 (16) 16th Street, between Guerrero and Capp Streets;  
8 (17) 22nd Street, between Valencia and Mission Streets;  
9 (18) 6th Street for its entirety within the SoMa NCT District;  
10 (19) Ocean Avenue, for the entirety of the Ocean Avenue NCT District, except  
11 on the north side of Ocean Avenue between Plymouth and Brighton Avenues;  
12 (20) Geneva Avenue, between I-280 and Delano Avenue within the NCT-2  
13 District;  
14 (21) Fillmore Street, in the NC-3 District from Bush Street to McAllister Street;  
15 (22) Diamond Street, for the entirety of the Glen Park NCT District;  
16 (23) Chenery Street, for the entirety of the Glen Park NCT District.  
17 (24) Geneva Avenue, between I-280 and Delano Avenue within the NCT-1  
18 District.  
19 *(25) Buchanan Street between Post Street and Sutter Street*  
20 *(26) Post Street between Fillmore Street and Laguna Street on the south side, and*  
21 *between Webster Street and Laguna Street on the north side.*

22 \* \* \* \*

23 **SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN**  
24 **SPECIFIED DISTRICTS.**

25

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

4 \* \* \* \*

5 **Table 151.1**

6 **OFF-STREET PARKING PERMITTED AS ACCESSORY**

Use or Activity	Number of Off-Street Car Parking Spaces or Space Devoted to Off-Street Car Parking Permitted
7 * * * 8 <u>Dwelling units in the Japantown NC District</u>	9 P up to 0.75 cars for each dwelling unit; C up to 10 <del>1.00</del> <u>0.75</u> cars for each dwelling unit, subject to the 11 <u>criteria and procedures of Section 151.1(g); NP</u> 12 <u>above.</u>
13 All non-residential uses in NCT, RSD, and 14 SLR districts, <u>and</u> the Upper Market NCD <u>and</u> 15 <u>Japantown NCD</u> , except for retail grocery 16 stores with over 20,000 gross square feet as 17 specified below	18 For uses in Table 151 that are described as a 19 ratio of occupied floor area, P up to 1 space 20 per 1,500 square feet of occupied floor area 21 or the quantity specified in Table 151, 22 whichever is less, and subject to the 23 conditions and criteria of Section 151.1(g) NP 24 above.
25 Retail grocery store uses in NCT, RSD, and SLR districts and the Upper Market Street NCD <u>and Japantown NCD</u> with over 20,000 square feet of occupied floor area	P up 1 space per 500 square feet of occupied floor area, and subject to the conditions and criteria of Section 151.1(g) C up to 1 space per 250 square feet of occupied floor area for that area in excess of 20,000 square feet,

Comment [SW6]: Mistake by Steve. The correct intent was already conveyed in 747.94



subject to the conditions and criteria of  
Section 151.1(g). NP above.

\*\*\*\*

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

\*\*\*

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

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

(2) Not permitted:

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

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

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

(D) Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street,

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

(F) Embarcadero in the DTR Districts,

- 1 (G) 22nd Street between 3rd Street and Minnesota Streets within the  
2 NCT-2 District,  
3 (H) Valencia Street between 15th and 23rd Streets in the Valencia Street  
4 NCT District,  
5 (I) Mission Street for the entirety of the Mission Street NCT District,  
6 (J) 24th Street for the entirety of the 24th Street-Mission NCT,  
7 (K) 16th Street between Guerrero and Capp Streets within the Valencia  
8 Street NCT and Mission Street NCT Districts,  
9 (L) 16th Street between Kansas and Mississippi Streets in the UMU and  
10 PDR-1-D Districts,  
11 (M) 6th Street for its entirety within the SoMa NCT District,  
12 (N) 3rd Street, in the UMU districts for 100 feet north and south of  
13 Mariposa and 100 feet north and south of 20th Streets, and 4th Street between Bryant and  
14 Townsend in the SLI and MUO District,  
15 (O) Ocean Avenue within the Ocean Avenue NCT District,  
16 (P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2  
17 District,  
18 (Q) Columbus Avenue between Washington and North Point Streets,  
19 (R) Broadway from the Embarcadero on the east to Polk Street on the  
20 west, and  
21 (S) All alleyways in the Chinatown Mixed Use Districts,  
22 (T) Diamond Street within the Glen Park NCT District,  
23 (U) Chenery Street within the Glen Park NCT District,  
24 (V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,  
25

1 (W) Ecker Alley in its entirety,

2 (X) Shaw Alley in its entirety,

3 (Y) 2nd Street from Market to Folsom Streets.

4 (Z) Post Street, on the north side from Webster Street to Laguna Street, and on  
5 the south side from Fillmore Street to Webster Street

6 (AA) Buchanan Street from Post Street to Sutter Street.

7 (3) Not permitted except with a Conditional Use authorization, except that in the  
8 C-3-O(SD) District, the Planning Commission may grant such permission as an exception  
9 pursuant to Section 309 in lieu of a Conditional Use authorization where the amount of  
10 parking proposed does not exceed the amounts permitted as accessory according to  
11 Section 151.1.

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

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

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

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

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

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

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

20 ~~(H)~~ (G) Octavia Street from Fell Street to Market Street, and

21 ~~(H)~~ (H) 1st, Fremont and Beale Streets from Market to Folsom Street.

22 (4) In C-3, NCT and RTO Districts, no curb cuts accessing off-street parking or  
23 loading shall be created or utilized on street frontages identified along any Transit Preferential,  
24 Citywide Pedestrian Network or Neighborhood Commercial Streets as designated in the

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

14 (5) For corner lots in the SALI District, no new curb cut shall be permitted, nor  
15 any existing curb cut expanded, on any Street or Alley identified as an alley in the Western  
16 SoMa Area Plan of the General Plan if any property on the same block with frontage along  
17 that Street or Alley is designated as a RED or RED-MX District.

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

23 \* \* \* \*

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

25

1 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:

3 \* \* \* \*

<b>Named Neighborhood Commercial Districts</b>
(Defined in Sec. 702.1)
Broadway Neighborhood Commercial District (Defined in Sec. 714.1)
Castro Street Neighborhood Commercial District (Defined in Sec. 715.1)
Inner Clement Street Neighborhood Commercial District (Defined in Sec. 716.1)
Outer Clement Street Neighborhood Commercial District (Defined in Sec. 717.1)
Upper Fillmore Street Neighborhood Commercial District (Defined in Sec. 718.1)
Haight Street Neighborhood Commercial District (Defined in Sec. 719.1)
Inner Sunset Neighborhood Commercial District (Defined in Sec. 730.1)
Upper Market Street Neighborhood Commercial District (Defined in Sec. 721.1)
North Beach Neighborhood Commercial District (Defined in Sec. 722.1)
Pacific Avenue Neighborhood Commercial District (Defined in Sec. 732.1)
Polk Street Neighborhood Commercial District (Defined in Sec. 723.1)
Sacramento Street Neighborhood Commercial District (Defined in Sec. 724.1)
Union Street Neighborhood Commercial District (Defined in Sec. 725.1)
24th Street-Noe Valley Neighborhood Commercial District (Defined in Sec. 728.1)
West Portal Avenue Neighborhood Commercial District (Defined in Sec. 729.1)
Noriega Street Neighborhood Commercial District (Defined in Sec. 739.1)
Irving Street Neighborhood Commercial District (Defined in 740.1)
Taraval Street Neighborhood Commercial District (Defined in 741.1)

1	Judah Street Neighborhood Commercial District (Defined in Sec. 742.1)
2	Regional Commercial District (Defined in Sec. 744)
3	<i>Japantown Neighborhood Commercial District (Defined in Sec. 747.1)</i>

4  
5 \*\*\*\*\*

6 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR**  
7 **ACTIVE GROUND FLOOR USES IN CERTAIN DISTRICTS.**

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

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

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

20 (2) project is located:

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

22 (B) in the 24<sup>th</sup> Street – Noe Valley, Castro Street, Upper Market Street,

23 *Japantown*, Inner Clement Street and Outer Clement Street NCDs;  
24  
25

- 1 (C) on a NC-2 or NC-3 designated parcel fronting Mission Street, from  
2 Silver Avenue to the Daly City border;
- 3 (D) on a NC-2 designated parcel on Balboa Street between 2nd Avenue  
4 and 8th Avenue, and between 32nd Avenue and 39th Avenue;
- 5 (E) on a NC-1 designated parcel within the boundaries of Sargent Street  
6 to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose  
7 Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and  
8 back to Sargent Street; or
- 9 (F) on a NC-3 designated parcel fronting on Geary Boulevard from  
10 Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard  
11 between Palm Avenue and Parker Avenue;
- 12 (G) on a parcel zoned NC-1 or NC-2 with a commercial use on the  
13 ground floor on Noriega Street west of 19th Avenue;
- 14 (H) on a parcel zoned NC-1 or NC-2 with a commercial use on the  
15 ground floor on Irving Street west of 19th Avenue;
- 16 (I) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground  
17 floor on Taraval Street west of 19th Avenue;
- 18 (J) on a parcel zoned NC-1 or NC-2 with a commercial use on the  
19 ground floor on Judah Street west of 19th Avenue;
- 20 (3) project features ground floor commercial space or other active use as  
21 defined by Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk  
22 grade, or in the case of residential uses, such walk-up residential units are raised up from  
23 sidewalk level;

24  
25

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

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

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

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

12 (Diagram not shown but not to be deleted.)

13 \* \* \* \*

14 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL DISTRICTS.**

15 \* \* \* \*

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

18 (1) **NC-1 and NCT-1 Districts.**

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

22 (B) **Wall Signs.** The area of all wall signs shall not exceed one square  
23 foot per square foot of street frontage occupied by the business measured along the wall to  
24 which the signs are attached, or 50 square feet for each street frontage, whichever is less.

25



1 The height of any wall sign shall not exceed 15 feet or the height of the wall to which it is  
2 attached. Such signs may be nonilluminated or indirectly illuminated; or during business  
3 hours, may be directly illuminated.

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

11 (D) **Signs on Awnings.** Sign copy may be located on permitted awnings  
12 in lieu of wall signs and projecting signs. The area of such sign copy as defined in Section  
13 602.1(c) shall not exceed 20 square feet. Such sign copy may be nonilluminated or indirectly  
14 illuminated.

15 (2) **NC-2, NCT-2, NC-S, Broadway, Castro Street, Inner Clement Street,**  
16 **Outer Clement Street, Upper Fillmore Street, Inner Sunset, Haight Street, Hayes-Gough,**  
17 **Upper Market Street, North Beach, Ocean Avenue, Pacific Avenue, Polk Street,**  
18 **Sacramento Street, SoMa, Union Street, Valencia Street, 24th Street - Mission, 24th**  
19 **Street - Noe Valley, West Portal Avenue, Glen Park, RCD, Folsom Street and Japantown**  
20 **Neighborhood Commercial Districts.**

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

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

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

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

20 (E) **Freestanding Signs and Sign Towers.** With the exception of  
21 automotive gas and service stations, which are regulated under Paragraph 607.1(f)(4), one  
22 freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the  
23 building or buildings are recessed from the street property line. The existence of a  
24 freestanding business sign shall preclude the erection of a freestanding identifying sign on the  
25

1 same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a),  
2 shall not exceed 20 square feet nor shall the height of the sign exceed 24 feet. No part of the  
3 sign shall project more than 75 percent of the horizontal distance from the street property line  
4 to the curbline, or six feet, whichever is less. Such signs may be nonilluminated or indirectly  
5 illuminated; or during business hours, may be directly illuminated.

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

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

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

17 (C) **Projecting Signs.** The number of projecting signs shall not exceed  
18 one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 32  
19 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it  
20 is attached, or the height of the lowest of any residential windowsill on the wall to which the  
21 sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of  
22 the horizontal distance from the street property line to the curbline, or six feet six inches,  
23 whichever is less. Such signs may be nonilluminated, indirectly, or directly illuminated.

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

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

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

20                   (A) A maximum of two oil company signs, which shall not extend more  
21 than 10 feet above the roofline if attached to a building, or exceed the maximum height  
22 permitted for freestanding signs in the same district if freestanding. The area of any such sign  
23 shall not exceed 180 square feet, and along each street frontage, all parts of such a sign or  
24 signs that are within 10 feet of the street property line shall not exceed 80 square feet in area.

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

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

8 \* \* \* \*

9 **SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.**

10 (a) The following districts are established for the purpose of implementing the  
11 Commerce and Industry element and other elements of the General Plan, according to the  
12 objective and policies stated therein. Description and Purpose Statements outline the main  
13 functions of each Neighborhood Commercial (NC) District in the Zoning Plan for San  
14 Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

15 The description and purpose statements and land use controls applicable to each of  
16 the general and individual area districts are set forth in this Code for each district class. The  
17 boundaries of the various Neighborhood Commercial Districts are shown on the Zoning Map  
18 referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

19 \* \* \* \*

Named Neighborhood Commercial Districts	Section Number
Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715
Inner Clement Street Neighborhood Commercial District	§ 716
Outer Clement Street Neighborhood Commercial District	§ 717

1	Upper Fillmore Street Neighborhood Commercial District	§ 718
2	Haight Street Neighborhood Commercial District	§ 719
3	Upper Market Street Neighborhood Commercial District	§ 721
4	North Beach Neighborhood Commercial District	§ 722
5	Polk Street Neighborhood Commercial District	§ 723
6	Sacramento Street Neighborhood Commercial District	§ 724
7	Union Street Neighborhood Commercial District	§ 725
8	24th Street-Noe Valley Neighborhood Commercial District	§ 728
9	West Portal Avenue Neighborhood Commercial District	§ 729
10	Inner Sunset Neighborhood Commercial District	§ 730
11	Glen Park Neighborhood Commercial Transit District	§ 738.1
12	Noriega Street Neighborhood Commercial District	§ 739.1
13	Irving Street Neighborhood Commercial District	§ 740.1
14	Taraval Street Neighborhood Commercial District	§ 741.1
15	Judah Street Neighborhood Commercial District	§ 742.1
16	Folsom Street Neighborhood Commercial Transit District	§ 743.1
17	Regional Commercial District	§ 744.1
18		
19	<i>Japantown Neighborhood Commercial District</i>	<i>§ 747.1</i>

20 Section 4. Sheets ZN02 of the Zoning Map of the City and County of San Francisco  
 21 are hereby amended, as follows:

22	<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
23	All parcels zoned NC-3	NC-2 and NC-3	Japantown Neighborhood
24	on Blocks 0700 and 0701;		Commercial District

25 **Planning Commission**  
**BOARD OF SUPERVISORS**

1 all parcels zoned NC-2 on  
2 Blocks 0675, 0676, 0685, and  
3 0686

4 Section 5. Effective Date. This Ordinance shall become effective 30 days after  
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
7 of Supervisors overrides the Mayor's veto of the ordinance.

8  
9 Section 6. In enacting this Ordinance, the Board intends to amend only those words,  
10 phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams,  
11 or any other constituent part of the Planning Code that are explicitly shown in this legislation  
12 as additions, deletions, Board amendment additions, and Board amendment deletions in  
13 accordance with the "Note" that appears under the official title of the legislation.

14  
15 APPROVED AS TO FORM:  
16 DENNIS J. HERRERA, City Attorney

17  
18 By: \_\_\_\_\_  
19 JUDITH A. BOYAJIAN  
Deputy City Attorney

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21  
22  
23  
24  
25

# JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT – SUMMARY AND ZONING COMPARISON

Including Planning Code amendments adopted through 2/17/2015

## Summary

Currently, the commercial areas of Japantown are either zoned NC-3 (south of Post St.) or NC-2 (north of Post St.). These zoning designations appear citywide. To allow more neighborhood-specific zoning, the City and Japantown community have proposed to create a new Japantown Neighborhood Commercial District (NCD).

The table below shows what would be included in the proposed Japantown NCD. To understand what changes would occur, the table also includes the current controls in the NC-2 and NC-3 Districts. Overall, the proposed Japantown NCD generally allows more uses than the NC-2 District but less than the NC-3 District, has the same development controls as NC-2 and NC-3, and compared to NC-2 and NC-3 it requires slightly more process but also slightly increases development capacity and reduces parking requirements.

Note that, for purposes of this analysis, a “C” is considered the same development potential as “P”.

Finally, it is important to note that any change in zoning would not affect existing businesses and uses. It only affects future uses in Japantown.

## Guide to the Table

- P = Permitted
- C = Permitted with a Conditional Use Permit from the Planning Commission
- NP (or blank) = Not Permitted

No.	Zoning Control Category	§ References	SECTION 711	SECTION 712	NEW	Comparison	Comments
			NC-2	NC-3	JAPANTOWN NCD		
			Controls	Controls	Proposed Controls		
<b>BUILDING STANDARDS</b>							
<b>.10</b>	<b>Height and Bulk Limit</b>	§§102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	50-X See Zoning Map	50-X, 65-A See Zoning Map	50-X, 65-A Additional 5 feet height allowed for ground floor active uses (as defined in 145.1(b)). Setback of one foot for every one foot above 35 feet required along Buchanan Street between Post and Sutter. See Zoning Map		<ul style="list-style-type: none"> <li>• No change in base heights</li> <li>• 5-foot height bump allowed only accompanying commercial ground floors – increases potential height, but not development</li> <li>• Required setback on Buchanan Mall reduces development potential.</li> </ul>
<b>.11</b>	<b>Lot Size (Per Development)</b>	§§790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	<ul style="list-style-type: none"> <li>• NC-2: same process</li> <li>• NC-3: same process</li> </ul>	



<b>.12</b>	Rear Yard	§§130, 134, 136	Required at the second story and above and at all residential levels §134(a) (e)	Required at residential levels only §134(a) (e)	Required at all residential levels §134(a) (e)	<ul style="list-style-type: none"> <li>NC-2: more development capacity</li> <li>NC-3: same development capacity</li> </ul>	
<b>.13</b>	Street Frontage	§145.1	Required	Required	Required	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.13a</b>	Street Frontage, Above-Grade Parking Setback and Active Uses	§145.1			Minimum 25 feet on ground floor, 15 feet on floors above § 145.1	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	This actually applies to NC-2 and NC-3 (per § 145.1), it's just not in their tables.
<b>.13b</b>	Street Frontage, Required Ground Floor Commercial	§145.4			Buchanan between Post and Sutter and Post between Fillmore and Laguna on the south side, between Webster and Laguna on the north side.		This is the kind of fine-tuning the NCD allows
<b>.13c</b>	Street Frontage, Parking and Loading access restrictions	§155(r)			Requirements apply to north side of Post from Webster to Laguna, south side of Post from Fillmore to Webster, Buchanan from Post to Sutter §155(r)		<ul style="list-style-type: none"> <li>This is the kind of fine-tuning the NCD allows</li> <li>This is only about garage entries, not curb cuts. Curb cuts, for handtrucks and handicapped parking, are still OK</li> </ul>
<b>.14</b>	Awning	§790.20	P §136.1(a)	P §136.1(a)	P §136.1(a)	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.15</b>	Canopy	§790.26	P §136.1(b)	P §136.1(b)	P §136.1(b)	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.16</b>	Marquee	§790.58	P §136.1(c)	P §136.1(c)	P §136.1(c)	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.17</b>	Street Trees		Required §138.1	Required §138.1	Required §138.1	<ul style="list-style-type: none"> <li>NC-2: same requirements</li> <li>NC-3: same requirements</li> </ul>	

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

<b>.20</b>	Floor Area Ratio	§§102.9, 102.11, 123	2.5 to 1 §124(a) (b)	3.6 to 1 §124(a) (b)	3.6 to 1 §124(a) (b)	<ul style="list-style-type: none"> <li>NC-2: more development capacity</li> <li>NC-3: same development capacity</li> </ul>	
<b>.21</b>	Use Size (Non-Residential)	§790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above §121.2	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	<ul style="list-style-type: none"> <li>NC-2: more process</li> <li>NC-3: more process</li> </ul>	
<b>.22</b>	Off-Street Parking, Commercial/Institutional	§§150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§151, 161(g)	None required. Maximum permitted as set forth in Section 151.1	<ul style="list-style-type: none"> <li>NC-2: less parking</li> <li>NC-3: less parking</li> </ul>	

<b>.23</b>	<b>Off-Street Freight Loading</b>	§§150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§152, 161(b)	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.24</b>	<b>Outdoor Activity Area</b>	§790.70	P if located in front; C if located elsewhere §145.2(a)	P if located in front; C if located elsewhere §145.2(a)	P if located in front; C if located elsewhere §145.2(a)	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.25</b>	<b>Drive-Up Facility</b>	§790.30			NP	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.26</b>	<b>Walk-Up Facility</b>	§790.140	P	P	P	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	
<b>.27</b>	<b>Hours of Operation</b>	§790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	No Limit	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: more use restrictions</li> </ul>	
<b>.30</b>	<b>General Advertising Sign</b>	§§262, 602-604, 608, 609	P §607.1(e)1	P §607.1(e)2	NP	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	Table speaks to existing signs. Currently NP to add new throughout the city.
<b>.31</b>	<b>Business Sign</b>	§§262, 602-604, 608, 609	P §607.1(f)2	P §607.1(f)3	P §607.1(f)2	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: more restrictive design controls</li> </ul>	Outstanding issue: is there a way to improve these controls based on the new Planning Commission language regarding fomrula retail.
<b>.32</b>	<b>Other Signs</b>	§§262, 602-604, 608, 609	P §607.1(c) (d) (g)	P §607.1(c) (d) (g)	P §607.1(c) (d) (g)	<ul style="list-style-type: none"> <li>NC-2: same design controls</li> <li>NC-3: same design controls</li> </ul>	

		<b>§ References</b>	<b>Controls by Story</b>			<b>Controls by Story</b>			<b>Controls by Story</b>				
<b>No.</b>	<b>Zoning Control Category</b>	§790.118	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>	<b>1st</b>	<b>2<sup>nd</sup></b>	<b>3rd+</b>		
<b>.38</b>	<b>Residential Conversion</b>	§790.84	P	C		P	C	C #	P	C	C	<ul style="list-style-type: none"> <li>NC-2: more process</li> <li>NC-3: same process</li> </ul>	
<b>.39</b>	<b>Residential Demolition</b>	§790.86	P	C	C	P	C	C	P	C	C	<ul style="list-style-type: none"> <li>NC-2: same process</li> <li>NC-3: same process</li> </ul>	

**RETAIL SALES AND SERVICES**

<b>.40</b>	<b>Other Retail Sales and Services (Not Listed Below)</b>	§790.102	P	P		P	P	P	P	P	C	<ul style="list-style-type: none"> <li>NC-2: more use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.41</b>	<b>Bar</b>	§790.22	P			P	P		P	C	C	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: less use restrictions</li> </ul>	Outstanding issue: how can we best control for vibration? Should this be a "C" instead of "P"?  Outstanding issue: how can we have a good neighbor policy to address client behavior?
<b>.43</b>	<b>Limited Restaurant</b>	§790.90	P			P	P		P	P	C	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: less use restrictions</li> </ul>	Subject to expedited CU process  Outstanding issue: how can we best control for vibration? Should this be a "C" instead of "P"?
<b>.44</b>	<b>Restaurant</b>	§790.91	P			P	P		P	P	C	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: less use restrictions</li> </ul>	Subject to expedited CU process  Outstanding issue: how can we best control for vibration? Should this be a "C" instead of "P"?

<b>.45</b>	<b>Liquor Store</b>	\$790.55	P						P	C		<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: less use restrictions</li> </ul>	Outstanding issue: Should we make "C" on the 3 <sup>rd</sup> floor?
<b>.46</b>	<b>Movie Theater</b>	\$790.64	P			P	P		P	P	P	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: less use restrictions</li> </ul>	
<b>.47</b>	<b>Adult Entertainment</b>	\$790.36				C	C					<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.48</b>	<b>Other Entertainment</b>	\$790.38	P			P	P		P	P	C	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: less use restrictions</li> </ul>	<p>Outstanding issue: how can we best control for vibration? Should this be a "C" instead of "P"?</p> <p>Outstanding issue: how can we have a good neighbor policy to address client behavior?</p>
<b>.49</b>	<b>Financial Service</b>	\$790.110	P	C		P	P		P – up to 2 in the district	C north of Post, NP south of Post	C north of Post, NP south of Post	<ul style="list-style-type: none"> <li>• NC-2: more use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.50</b>	<b>Limited Financial Service</b>	\$790.112	P			P	P		C	P	P	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: less use restrictions</li> </ul>	
<b>.51</b>	<b>Medical Service</b>	\$790.114	P	P		P	P	P	C	P	P	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.52</b>	<b>Personal Service</b>	\$790.116	P	P		P	P	P	P	P	C	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.53</b>	<b>Business or Professional Service</b>	\$790.108	P	P		P	P	P	C	P	P	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.54</b>	<b>Massage Establishment</b>	\$790.60, Health Code §1900	C			C	C		C	C	C	<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: less use restrictions</li> </ul>	
<b>.55</b>	<b>Tourist Hotel</b>	\$790.46	C	C	C	C	C	C	C	C	C	<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.56</b>	<b>Automobile Parking</b>	§§790.8, 156, 160	C	C	C	C	C	C	C	C	C	<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.57</b>	<b>Automotive Gas Station</b>	\$790.14	C			C						<ul style="list-style-type: none"> <li>• NC-2: more use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.58</b>	<b>Automotive Service Station</b>	\$790.17	C			C			C			<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.59</b>	<b>Automotive Repair</b>	\$790.15	C			C	C		C			<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.60</b>	<b>Automotive Wash</b>	\$790.18				C						<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.61</b>	<b>Automobile Sale or Rental</b>	\$790.12				C			C			<ul style="list-style-type: none"> <li>• NC-2: less use restrictions</li> <li>• NC-3: same use restrictions</li> </ul>	
<b>.62</b>	<b>Animal Hospital</b>	\$790.6	C			C	C		C			<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.63</b>	<b>Ambulance Service</b>	\$790.2				C						<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	
<b>.64</b>	<b>Mortuary</b>	\$790.62				C	C	C				<ul style="list-style-type: none"> <li>• NC-2: same use restrictions</li> <li>• NC-3: more use restrictions</li> </ul>	

<b>.65</b>	Trade Shop	\$790.124	P	C		P	C	C	P	P	P	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	Outstanding issue: how can we best control for vibration? Should this be a "C" instead of "P"?
<b>.66</b>	Storage	\$790.117				C	C	C				<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: more use restrictions</li> </ul>	
<b>.68</b>	Fringe Financial Service	\$790.111	P			P						<ul style="list-style-type: none"> <li>NC-2: more use restrictions</li> <li>NC-3: more use restrictions</li> </ul>	
<b>.69A</b>	Tobacco Paraphernalia Establishments	\$790.123	C			C			C			<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.69B</b>	Amusement Game Arcade	\$790.4				C			C	C	C	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: less use restrictions</li> </ul>	Outstanding issue: how can we best control for vibration? Should this be a "C" instead of "P"?
<b>.69C</b>	Neighborhood Agriculture	\$102.35(a)	P	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.69D</b>	Large-Scale Urban Agriculture	\$102.35(b)	C	C	C	C	C	C	C	C	C	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	

**Institutions and Non-Retail Sales and Services**

<b>.70</b>	Administrative Service	\$790.106				C	C	C		C	C	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: more use restrictions</li> </ul>	
<b>.80</b>	Hospital or Medical Center	\$790.44				C	C	C				<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: more use restrictions</li> </ul>	
<b>.81</b>	Other Institutions, Large	\$790.50	P	C	C	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.82</b>	Other Institutions, Small	\$790.51	P	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.83</b>	Public Use	\$790.80	C	C	C	C	C	C	C	C	C	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.84</b>	Medical Cannabis Dispensary	\$790.141	P			P						<ul style="list-style-type: none"> <li>NC-2: more use restrictions</li> <li>NC-3: more use restrictions</li> </ul>	FYI, per the Code's requirements around distance of clubs from schools, there is no place within this district that is eligible for a dispensary.
<b>.85</b>	Philanthropic Administrative Service								C	P	P	<ul style="list-style-type: none"> <li>NC-2: less use restrictions</li> <li>NC-3: less use restrictions</li> </ul>	

**RESIDENTIAL STANDARDS AND USES**

<b>.90</b>	Residential Use	\$790.88	P	P	P	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>NC-2: same use restrictions</li> <li>NC-3: same use restrictions</li> </ul>	
<b>.91</b>	Residential Density, Dwelling Units	§§207, 207.1, 790.88(a)	1 unit / 800 sq. ft. lot area §207.4			1 unit / 600 sq. ft. lot area §207.4			1 unit / 400 sq. ft. lot area §207.4			<ul style="list-style-type: none"> <li>NC-2: more development capacity</li> <li>NC-3: more development capacity</li> </ul>	
<b>.92</b>	Residential Density, Group Housing	§§207.1, 790.88(b)	1 bedroom / 275 sq. ft. lot area §208			1 bedroom / 210 sq. ft. lot area §208			1 bedroom / 210 sq. ft. lot area §208			<ul style="list-style-type: none"> <li>NC-2: more development capacity</li> <li>NC-3: same development capacity</li> </ul>	



<b>.93</b>	<b>Usable Open Space (Per Residential Unit)</b>	§§135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common §135(d)	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common §135(d)	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common §135(d)	<ul style="list-style-type: none"> <li>• NC-2: same development capacity</li> <li>• NC-3: less development capacity</li> </ul>
<b>.94</b>	<b>Off-Street Parking, Residential</b>	§§150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§151, 161(a) (g)	Generally, 1 space per dwelling unit §§151, 161(a) (g)	None required. P up to 0.75 parking spaces per unit; C up to 1.0 parking spaces per unit. §§145.1, 151.1, 166, 167	<ul style="list-style-type: none"> <li>• NC-2: less parking</li> <li>• NC-3: less parking</li> </ul>
<b>.95</b>	<b>Community Residential Parking</b>	§790.10	C C C	C C C	C C C	<ul style="list-style-type: none"> <li>• NC-2: same parking</li> <li>• NC-3: same parking</li> </ul>

Japantown Proposed Zoning

