



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Initiation of Planning Code Text Amendment

HEARING DATE: JUNE 30, 2016

EXPIRATION DATE: N/A

Project Name: **Article 7: Phase 2 of the Planning Code Reorganization**
Case Number: **2014-001965PCA** [Board File No. TBD]
Initiated by: Planning Department
Staff Contact: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Initiate and Schedule for Adoption on or After September 22, 2016**

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The action before the Commission is initiation of the code amendments described below. Initiation does not involve a decision on the substance of the amendments; it merely begins the required 20 day notice period, after which the Commission may hold a hearing and take action on the proposed Code amendments.

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; requiring Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibiting Kennels in the North Beach Neighborhood Commercial District.

The Way It Is Now:

Main Amendments

1. Article 7 of the Planning Code contains land use controls, development standards, and density controls for the City's Neighborhood Commercial Districts. These controls are outlined in zoning control tables.
2. All uses allowed in Neighborhood Commercial Districts are defined in Section 790 of the Planning Code.
3. The Conditional Use (CU) mailed notice requirement is 20 days for Neighborhood Commercial and Mixed Use Districts and 10 days for all other districts. The General Plan, and Variance mailing requirement is 10 days for all zoning districts.

4. Section 316 contains CU procedures and findings for Neighborhood Commercial Districts and Mixed Use Districts, which are essentially the same as the controls in Section 306 of the Planning Code.

Sunset NCD Amendments

5. Bars and Liquor Stores are principally permitted on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts;
6. An interim control requires CU authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts.
7. Personal Services are principally permitted on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts.

Other Amendments

8. Mobile Food Facilities are currently listed as a separate use in the Article 2 zoning control tables, and defined as a distinct and separate use in Section 102 of the Planning Code.
9. "Use Characteristic" is a term used in the Article 2 zoning control tables but not currently defined in the Planning Code.
10. Various Neighborhood Commercial Districts are missing or incorrectly cited in Section 134 of the Planning Code.
11. Accessory Uses are defined in Section 204 of the Planning Code.
12. Waterborne Commerce is a term used in the Article 2 zoning control tables, but is actually defined in Section 102 as a Maritime Use.

The Way It Would Be:

Main Amendments

1. Article 7 of the Planning Code will still contain land use controls, development standards, and density controls for the City's Neighborhood Commercial Districts; however the proposed ordinance would revise the zoning control tables to match the tables in Article 2.
2. Use definitions in Section 790 of the Planning Code would be deleted. Neighborhood Commercial Districts would use the standardized use definitions in Section 102.
3. The CU, General Plan, and Variance mailing noticing requirement would be 20 days for all zoning districts.
4. Section 316 would be deleted. Conditional Use procedures and findings for CUs in Neighborhood Commercial Districts and Mixed Use Districts would be found in Section 306 of the Planning Code along with all other zoning districts.

Sunset NCD Amendments

5. Bars and Liquor Stores would require CU authorization on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts;

6. The existing interim control that requires CU authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts would become permanent.
7. Personal Services would require CU authorization to establish on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts.

Other Amendments

8. The definition for Mobile Food Facilities would be amended to only refer to the Public work's Code for the definition and refer to temporary use controls and restaurant controls for approval.
9. A definition for "Use Characteristic" would be added to Section 102.
10. Section 134 of the Planning Code would be amended to correct any missing or miss-cited neighborhood commercial districts.
11. The definition of Accessory Uses in Section 204 would be moved to Section 102.
12. Waterborne Commerce would be deleted from the Article 2 zoning control tables and replaced with Maritime Use.

BACKGROUND

Overall Goals and Phasing

Initiated in 2013, the Code Reorganization Project seeks to restructure the Planning Code so that it's easier to read, understand, and use. This Ordinance is Phase 2 of the Planning Code Reorganization project and focuses on Article 7 of the Planning Code. Phase 1 was adopted by the Board of Supervisor on February 10, 2016 (Board File 141253), and signed by the Mayor on February 20, 2015 (Enactment Number 022-15).

Phase 1 of the Code Reorganization program streamlined the use definitions in the Planning Code by consolidating them into one section of the Code (Section 102). The Planning Department also reorganized Article 2, which includes Residential (RH, RM, and RC), Downtown (C-3), and Industrial (PDR, and M) zoning districts, by creating Zoning Control Tables similar to the ones already used in our Neighborhood Commercial Districts. The major benefit to Zoning Control Tables is that they allow users to obtain building standards and use controls for a particular zoning district in one easy to use chart. The Planning Commission unanimously recommended approval of the Phase 1, the Article 2 Reorganization Ordinance, in October of 2014.

Having successfully completed Phase 1 with significant community support, the Department is now proposing to initiate Phase 2. This phase of the project will focus on Article 7 of the Planning Code, which contains controls for Neighborhood Commercial Districts.

Phase 2 will delete the definitions in Article 7 (Planning Code Section 790) so that Neighborhood Commercial Districts use the same consolidated definitions created in Phase 1, and update the format of the Zoning Control Tables. The final phase, Phase 3, will do the same thing for Article 8 of the Planning Code (Mixed Use Districts), and will be initiated once Article 7 is complete.

One of the benefits of the new zoning control tables is that they will account for every use in the Code. This will allow users to easily find out what uses are allowed in a particular zoning district in one

chart, rather than having to rely on interpretations by the Zoning Administrator or complex cross referencing. It will also allow for greater customization by removing use groupings that limit how certain uses can be regulated.

How Did We Get Here?

The Planning Code maintained the same basic structure until 1986 when the NCD controls were added to the Code in Article 7. Prior to that, all development standards and general definitions were located in Article 1, use definitions and use controls were located in Article 2.

For its time, Article 7 was a dramatically new way of organizing the Planning Code and thinking about land use, primarily because it used vertical controls to regulate uses; however, because of the structural differences between Articles 2 and 7, and the desire to more closely regulate retail and service uses, Article 7 was given its own set of use definitions. When Article 8 was added to the Code, it followed the same format as Article 7 along with adding its own list of use definitions. Today we have three sets of use definitions in the Planning Code; one for R, C, M and PDR Districts in Section 102, one for NCDs in Article 7, and one for MUDs in Article 8. At the end of this process, there will only be one set of use definitions in the Planning Code (Section 102) and one standard format for zoning control tables.

ISSUES AND CONSIDERATIONS

Two Ordinances, One Goal

The proposed Article 7 Reorganization ordinance is actually split into two separate ordinances. One ordinance deletes all of the Article 7 zoning control tables and Article 7 use definitions in Section 790. The other ordinance adds the new zoning control tables back and makes other proposed changes. This was done to make the changes easier to identify and understand, and to make the 692 pages much more manageable. It also allows member so the public to only to print out half of the ordinance if they just want to see what is being changed. The Commission's single action today will initiate both ordinances.

Outreach and Process to Date

The Department originally presented the Planning Code Reorganization effort to the Planning Commission on June 20, 2013. At that time, the Department gave an overview of how the Planning Code had grown over time from about 18 pages in the 1930s to the 1336+ page Code we have today, and how that growth added both necessary and unnecessary complexity to the Code. Staff also discussed the proposed organizational structure of the new Article 2 including the proposed use categories, the use of zoning control tables and consolidating definitions into Section 102.

After that presentation, the Department held a series of community outreach meetings both before and after the ordinance was initiated by the Planning Commission. At those meetings, the Department gave an overview of the proposal to interested community members and took feedback on the proposed reorganization. The Department spent the next few months further refining the proposed Ordinance based on the outreach meetings, comments from the Commission and further analysis of the Planning Code. When it was finally adopted by the Planning Commission in October of 2013, those that had participated in the outreach meetings expressed their support for the proposed amendments.

On June 3, staff sent out an invitation to a June 22 community outreach meeting for Phase 2 of the Code Reorganization Project to approximately 800 recipients. That outreach meeting is intended to go over the

proposed ordinance and answer questions. Staff anticipates hosting other outreach meetings between the initiation hearing on June 30 and the scheduled adoption hearing on September 22. The number and format of the meetings will largely depend on interest and need.

Deletion of Section 316 and the 20-Day Notice

Planning Code Section 316 outlines the procedures for CU authorization in Neighborhood Commercial, and Mixed Use Districts. The section is not substantially different than Section 306, which outlines the CU procedures for all other zoning districts in the City. In fact in several instances, the reader is directed back to Section 306. The one significant difference is the 20-day mailed notice required for CU applications in NC Districts. In all other districts this mailed notice is required 10 days prior to the hearing. The Department is proposing to maintain the 20 day noticing period and use it for all mailed CU, General Plan, and Variance notices in all zoning districts. Further, other requirements for posted notices and newspaper notices are already 20 days in all zoning districts. This change will help standardize the noticing requirements in the Planning Code.

Changes to the Sunset Neighborhood Commercial Districts

Unlike the Article 2 Reorganization, the proposed ordinance does include some substantive changes, most which were requested by Supervisor Tang. Over the last year, the Planning Department has been working with Supervisor Tang's office on amendments that she wanted to make to the NCDs within her Supervisorial District. Staff felt that it was possible to include these changes in the propose Article 7 reorganization.

Those specific changes are called out above, but essentially they would:

1. Make permanent the interim controls that require CU authorization for Medical Cannabis Dispensaries in the Sunset NCDs. The CU requirement was inadvertently taken out as part of the Article 2 Reorganization. As a stop gap measure, the Supervisor passed interim controls that put them back. The changes in this ordinance would make them permanent.
2. Require CU for Bars and Liquor Stores on the ground floor, where they are currently principally permitted. These uses typically require a CU authorization in most NCDs.
3. Require CU approval for Personal Service uses on the ground floor but principally permit Instructional Services on the second floor. These two uses were separated as part of the Article 2 Reorganization project, with the intention of regulating them separately in these zoning districts. The purpose of regulating them separately is to reduce the possibility of Personal Service uses located on the second floor being used as a cover for illicit activities, which is an issue that the Supervisor has been trying to address in her district.

IMPLEMENTATION

The Department has determined that this ordinance will help the Department implement the Planning Code by standardizing the Planning Code, making it easier to use and understand.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may initiate the proposed Ordinance and schedule a time for the ordinance to be heard for adoption.

RECOMMENDATION

The Department recommends that the Commission recommend approval of the resolution to initiate the Planning Code amendments for consideration on or after September 22, 2016.

BASIS FOR RECOMMENDATION

The Department recommends that the Commission initiate the proposed ordinance because it will allow for the Code Reorganization effort to move forward, adding more clarity and better organization to the Planning Code. Further, the Department believes that the September 22, 2016 adoption date will provide sufficient time for the community to review the proposed amendments and for the Department to conduct further outreach.

ENVIRONMENTAL REVIEW

The proposal to amend the Planning Code is anticipated to result in no physical impact on the environment. Evaluation under CEQA will be complete prior to the initiation hearing.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance. The Department held a pre-initiation outreach meeting on June 22 at the Planning Department's office. Additional outreach meetings between initiation and adoption are anticipated.

RECOMMENDATION:	Initiate and Consider Adoption on or after September 22, 2016
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Draft Ordinance Part 1 (Deletions)
- Exhibit C: Draft Ordinance Part 2 (Additions and Modifications)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE JUNE 30, 2016

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INITIATING AMENDMENTS TO THE PLANNING CODE TO REORGANIZE ARTICLE 7 AND TO UPDATE, CORRECT, CLARIFY, AND SIMPLIFY CODE LANGUAGE IN OTHER PLANNING CODE SECTIONS; REQUIRING CONDITIONAL USE AUTHORIZATION FOR BARS, AND LIQUOR STORES ON THE FIRST FLOOR IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; ENACTING PERMANENT CONTROLS REQUIRING CONDITIONAL USE AUTHORIZATION FOR MEDICAL CANNABIS DISPENSARIES IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; REQUIRING CONDITIONAL USE AUTHORIZATION FOR PERSONAL SERVICES ON THE SECOND FLOOR IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; PROHIBITING KENNELS IN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT;; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, On February 12, 2015, the Board of Supervisors Passed Phase One of the Planning Reorganization project under Board File 141253 and Enactment Number 022-15, which focused on consolidating definitions into one section of the Planning Code and reorganizing Article 2 of the Planning Code so that it uses zoning control tables; and

WHEREAS, The Code Reorganization Project seeks to restructure the Planning Code so that it's easier to read, understand, and use; and

WHEREAS, the proposed amendments are contained in two ordinances, which are initiated together under this single Resolution; and

WHEREAS, Phase Two and Phase Three were discussed as part of the overall Planning Code Reorganization project effort during the adoption process of Phase One; and

WHEREAS, Phase Two of the Code Reorganization Project will remove duplicative definitions in the Planning Code bringing more consistency to how land use is regulated in San Francisco; and

WHEREAS, Phase Two will also reformat the Neighborhood Commercial District zoning control tables in Article 7 of the Planning Code to make them consistent with the zoning control tables in Article 2; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of the proposed Ordinance on June 30, 2016; and,

WHEREAS, the Environmental Review will be completed prior to the Commission taking action on this item; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after **September 22, 2016**.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 30, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: June 30, 2016

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; requiring**
5 **Conditional Use authorization for Bars, and Liquor Stores on the first floor in the**
6 **Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting**
7 **permanent controls requiring Conditional Use authorization for Medical Cannabis**
8 **Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial**
9 **Districts; requiring Conditional Use authorization for Personal Services on the second**
10 **floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts;**
11 **prohibiting Kennels in the North Beach Neighborhood Commercial District; affirming**
12 **the Planning Department’s determination under the California Environmental Quality**
13 **Act; and making findings of consistency with the General Plan and the eight priority**
14 **policies of Planning Code Section 101.1, and adopting findings of public convenience,**
15 **necessity, and welfare under Planning Code Section 302.**

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

20

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

22

23 Section 1. Findings.

24 (a) The Planning Department has determined that the actions contemplated in this
25 ordinance comply with the California Environmental Quality Act (California Public Resources

1 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
2 Supervisors in File No. _____ and is incorporated herein by reference. The Board
3 affirms this determination.

4 (b) On _____, the Planning Commission, in Resolution No. _____,
5 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
6 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
7 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
8 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

9 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning
10 Code amendments will serve the public necessity, convenience, and welfare for the reasons
11 set forth in Planning Commission Resolution No. _____ and the Board incorporates such
12 reasons herein by reference.

13
14 Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1,
15 121.4, 134, 145.1, 145.2, 145.4, 168, 177, 178, 182, 183, 201, 202, 202.1, 202.2, 202.3,
16 202.5, 204, 204.3, 208, Tables 209.1, 209.2, 209.3, 210.1, 210.2, 210.3 and 210.4, Sections
17 231, 249.35A, 249.40A, 249.60, 249.64, 253.1, 253.3, 260, 263.11, 303, 303.1, 306.3,
18 306.10, 307, 308, 308.1, 310, 312, and 607.1 and deleting Sections 186.1, 316, 316.1, 316.2,
19 316.3, 316.4, 316.5, and 316.6, to read as follows:

20 **SEC. 102. DEFINITIONS.**

21 For the purposes of this Code, certain words and terms used herein are defined as set
22 forth in this and the following sections. ~~Additional definitions applicable to Article 7, Neighborhood~~
23 ~~Commercial Districts, and to Article 9, Mission Bay Districts, are set forth in Section 790.~~ Additional
24 definitions applicable only to Article 8, Mixed Use Districts, are set forth in Section 890.
25 Additional definitions applicable only to the Bernal Heights Special Use District are set forth in

1 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set
2 forth in Section 996. All words used in the present tense shall include the future. All words in
3 the plural number shall include the singular number, and all words in the singular number shall
4 include the plural number, unless the natural construction of the wording indicates otherwise.
5 The word "shall" is mandatory and not directory. Whenever any of the following terms is used
6 it shall mean the corresponding officer, department, board or commission or its successor of
7 the City and County of San Francisco, State of California, herein referred to as the City:
8 Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director
9 of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be
10 deemed to include an employee of any such officer or department of the City who is lawfully
11 authorized to perform any duty or exercise any power as a representative or agent of that
12 officer or department.

13 * * * *

14 *Accessory Use.* A related minor Use that is either necessary to the operation or enjoyment of a lawful
15 *principal use or Conditional Use, or appropriate, incidental, and subordinate to any such use, and is*
16 *located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 of this Code.*

17 * * * *

18 *Conditional Use.* An authorization granted by the Planning Commission under Section 303 of this
19 *Code.*

20 * * * *

21 **Grocery, General.** A Retail Sales and Services Use that:

- 22 (a) Offers a diverse variety of unrelated, non-complementary food and non-food
23 commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,
24 frozen foods, household products, and paper goods;

1 (b) May provide beer, wine, and/or liquor sales for consumption off the premises
2 with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or
3 type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the
4 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the
5 accessory use limits as set forth in Section 703.2 (b)(1)(C)(vi);

6 (c) ~~May prepare~~ Prepares minor amounts ~~of or no~~ food on site for immediate
7 consumption; ~~and~~

8 (d) Markets the majority of its merchandise at retail prices; ~~and~~

9 (e) May ~~provide~~ have a Limited Restaurant ~~use~~ or Take Out Food services which occupy
10 1/3 of the Occupied Floor Area or up to 500 square feet, whichever is less. within the accessory use
11 limits as set forth in Section 703.2(b)(1)(C)(iii). Such businesses shall operate with the specified
12 conditions in Section 202.2(a)(1).

13 (f) Requires Conditional Use authorization for conversion of a General Grocery use
14 greater than 5,000 square feet, pursuant to Section 202.3.

15 **Grocery, Specialty.** A Retail Sales and Services Use that:

16 (a) Offers specialty food products such as baked goods, pasta, cheese, confections,
17 coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may
18 also offer additional food and non-food commodities related or complementary to the specialty
19 food products;

20 (b) May provide beer, wine, and/or liquor sales for consumption off the premises
21 with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or
22 type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the
23 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the
24 accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);

1 (c) ~~May prepare~~ *Prepares* minor amounts ~~of or no~~ food on site for immediate
2 consumption; ~~and~~

3 (d) Markets the majority of its merchandise at retail prices; ~~and~~

4 (e) May provide Limited Restaurant or Take Out Food services which occupy 1/3 of the
5 Occupied Floor Area or up to 500 square feet, whichever is less ~~within the accessory use limits as set~~
6 ~~forth in Section 703.2(b)(1)(C)(iii)~~. Such businesses shall operate with the specified conditions
7 in Section 202.2(a)(1).

8 * * * *

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

16 * * * *

17 **Mobile Food Facility.** ~~A Retail Sales and Service Use as~~ *As* defined in Public Works Code Section
18 184.80. For the purposes of the Planning Code, a Mobile Food Facility that is a temporary Use is
19 regulated as an intermittent activity, per Section 205.4; a Mobile Food Facility that exceeds the
20 limitations set forth in Section 205.4 is considered a Restaurant or Limited Restaurant Use, as defined
21 in this Section 102, and is regulated as such by the Use controls for the respective zoning district.

22 Mobile Food Facilities shall comply with the good neighbor policies set forth in Public Works
23 Code Section 184.94 as well as Planning Code Section 202.2(a)(1).

24 * * * *

1 **Principal (or Principally Permitted) Use.** A Use permitted as of right in each established district
2 where listed for that class of district in Articles 2, 7, 8, or 9 and as regulated in this Code. Principally
3 permitted uses may be required to comply with the Operating Conditions of Section 202.2.

4 * * * *

5 **Restaurant, Limited.** A Retail Sales and Service Use that serves ready-to-eat foods and/or
6 drinks to customers for consumption on or off the premises, that may or may not have seating.
7 It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on
8 the premises as an ~~a~~ Accessory Use as set forth in Section 703.2(b)(1)(C)(v). It includes, but is
9 not limited to, specialty foods provided by bakeries, delicatessens, and confectioneries
10 meeting the above characteristics, but it is distinct from a Restaurant, and a Bar. It may also
11 operate as a Take-Out Food ~~Use~~ Use. It shall not provide on-site beer and/or wine sales for
12 consumption on the premises, but may provide off-site beer and/or wine sales for
13 consumption off the premises with a California Alcoholic Beverage Control Board License type
14 20 (off-sale beer and wine) which occupy less than 15% of the Occupied Floor Area of the
15 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the
16 accessory use limits as set forth in Section 703.2(b)(1)(C)(vi). Such businesses shall operate with
17 the specified conditions in Section 202.2(a)(1).

18 * * * *

19 **Sales and Services, Non-Retail.** A Commercial Use category that includes ~~Uses~~ Uses that
20 involve the sale of goods or services to other businesses rather than the end user, or that
21 does not provide for direct sales to the consumer on site. Uses in this category include, but
22 are not limited to: Business Services, Catering, ~~Laboratory, Life Science,~~ Commercial Storage,
23 Design Professional, ~~General Office, Laboratory, Life Science,~~ Non-Retail Professional Service,
24 ~~General Office, Trade Office,~~ Wholesale Sales, and Wholesale Storage, ~~and Trade Office~~.

1 **Sales and Services, Retail.** A Commercial Use ~~e~~category that includes ~~#~~Uses that involve
2 the sale of goods, typically in small quantities, or services directly to the ultimate consumer or
3 end user with some space for retail service on site, excluding Retail Entertainment Arts and
4 Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business,
5 Animal Hospital, Bar, Cat Boarding, Chair and Foot Massage, ~~Fringe Financial Services~~, Tourist
6 Oriented Gift Store, General Grocery ~~Store~~, Specialty Grocery ~~Store~~, Gym, Hotel, Jewelry
7 Store, Kennel, Liquor Store, Massage Establishment, ~~Chair and Foot Massage~~, ~~Mobile Food~~
8 ~~Facility~~, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited
9 Restaurant, General Retail Sales and Service, Financial Services, Fringe Financial Service,
10 Limited Financial Services, Health Services, ~~Motel~~, ~~Personal Services~~, Instructional Services,
11 Personal Service, Retail Professional Services, Self-Storage, Take-Out Food ~~Facility~~, Tobacco
12 Paraphernalia Establishment Store, and Trade Shop.

13 * * * *

14 **Service, Philanthropic Administrative.** An Institutional Community ~~#~~Use that provides
15 executive, management, administrative, and clerical services and support related to
16 philanthropic activities that serve non-profit institutions and organizations; such philanthropic
17 activities may include funding and support of educational, medical, environmental, cultural,
18 and social services institutions and organizations. Such ~~#~~Uses:

19 (a) may not be located on the first story of buildings where the most recent prior
20 ~~#~~Use was any ~~#~~Use other than ~~#~~Residential or ~~e~~Office; and

21 (b) may be located in a single undivided space not physically separated from a
22 ~~#~~Residential ~~#~~Use; provided that:

23 (1) any Residential Conversion above the first story, associated with, or
24 following commencement of such ~~#~~Use, shall be considered a ~~e~~Conditional ~~#~~Use requiring
25 approval pursuant to ~~Section 703.2(b)(1)(B); and~~

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

3 * * * *

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

8 It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail
9 bakeries. It does not include ~~retail~~ General ~~g~~Grocery and Specialty Grocery Uses ~~stores~~ with
10 accessory take-out food activity, ~~as described in Section 703.2(b)(1)(C) of this Code,~~ or ~~r~~Retail
11 ~~u~~Uses that sell prepackaged or bulk ready-to-eat foods with no on-site food preparation area,
12 such as confectionery or produce stores.

13 It may provide off-site beer, wine, and/or liquor sales for consumption off the premises
14 (with ABC license 20 or 21).

15 * * * *

16 **Use Characteristic.** A feature of a Use, related to its physical layout, location, access, or other
17 characteristics. Use Characteristics may be regulated independently of a Use itself. Residential Use
18 Characteristics include Single Room Occupancy and Student Housing. Commercial Use
19 Characteristics include Drive-up Facility, Formula Retail, Hours of Operation, Maritime Use, Open
20 Air Sales, Outdoor Activity, and Walk-Up Facility.

21 * * * *

22 **Variance.** An authorization to deviate from the strict application of certain Planning Code
23 requirements pursuant to Section 305 of this Code.

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

3 (a) Purpose. In order to promote, protect, and maintain a scale of development
4 which is appropriate to each district and compatible with adjacent buildings, new construction
5 or significant enlargement of existing buildings on lots of the same size or larger than the
6 square footage stated in the table below shall be permitted only as eConditional ~~u~~Uses *subject*
7 *to the provisions set forth in Sections 316 through 316.8 of this Code.*

8 * * * *

9 (b) Design Review Criteria. In addition to the criteria of Section 303(c) of this Code,
10 the City Planning Commission shall consider the extent to which the following criteria are met:

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

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

15 **SEC. 121.4. NON-RESIDENTIAL USE SIZE LIMITS IN (NON-RESIDENTIAL), MIXED USE**
16 **DISTRICTS.**

17 * * * *

18 In the Chinatown Visitor Retail District, the use size limit shall not apply to a
19 Restaurants Use as defined in Section 790.91.

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

22 The rear yard requirements established by this Section 134 shall apply to every
23 building in the districts listed below. To the extent that these provisions are inconsistent with
24 any Special Use District or Residential Character District, the provisions of the Special Use
25 District or Residential Character District shall apply. These requirements are intended to

1 assure the protection and continuation of established midblock, landscaped open spaces, and
2 maintenance of a scale of development appropriate to each district, consistent with the
3 location of adjacent buildings.

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

6 (1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-3, RC-4, NC Districts other**
7 **than the Pacific Avenue NC District, C, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-**
8 **MX, SPD, RSD, ~~SLR~~, SLI and SSO Districts.** The minimum rear yard depth shall be equal to
9 25% of the total depth of the lot on which the building is situated, but in no case less than 15
10 feet. For buildings containing only SRO Units in the South of Market Mixed Use and Eastern
11 Neighborhoods Mixed Use Districts, the minimum rear yard depth shall be equal to 25% of the
12 total depth of the lot on which the building is situated, but the required rear yard of SRO
13 buildings not exceeding a height of 65 feet shall be reduced in specific situations as described
14 in subsection (c) below.

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

19 (B) **NC-2, NCT-2, Ocean Avenue, Castro Street, Inner Clement**
20 **Street, Divisadero Street NCT, Excelsior-Outer Mission Street, Upper Fillmore Street, Judah**
21 **Street, Noriega Street, North Beach, Taraval Street, Union Street, Valencia Street, 24th**
22 **Street-Mission, Glen Park, RCD and Folsom Street Districts.** Rear yards shall be provided
23 at the second story, and at each succeeding story of the building, and at the first story if it
24 contains a ~~d~~Dwelling ~~#~~Unit.

25 * * * *

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

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

16 (E) RED, RED-MX and WMUG Districts. Rear yards shall be
17 provided at the ground level for any building containing a ~~Dwelling~~ ~~Unit~~, and at each
18 succeeding level or story of the building.

19 * * * *

20 **SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-**
21 **COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.**

22 * * * *

23 (c) **Controls.** The following requirements shall generally apply, except for those
24 controls listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor Ceiling
25 Height, which only apply to a "development lot" as defined above.

1 In NC-S Districts, the applicable frontage shall be the primary facade(s) which contain
2 customer entrances to commercial spaces.

3 * * * *

4 (4) **Ground Floor Ceiling Height.** Unless otherwise established elsewhere
5 in this Code:

6 (A) Ground floor non-residential uses in UMU Districts shall have a
7 minimum floor-to-floor height of 17 feet, as measured from grade.

8 (B) Ground floor non-residential uses in all C-3, ~~C-M~~, NCT, DTR,
9 Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO
10 and MUO Districts shall have a minimum floor-to-floor height of 14 feet, as measured from
11 grade.

12 * * * *

13 **SEC. 145.2. OUTDOOR ACTIVITY AREAS IN NC DISTRICTS.**

14 The following provisions governing ~~o~~Outdoor ~~a~~Activity ~~a~~Areas shall apply in NC
15 Districts.

16 In order to provide for limited commercial ~~o~~Outdoor ~~a~~Activity ~~a~~Areas, which promote
17 active street life, but do not detract from the livability of surrounding uses, ~~o~~Outdoor ~~a~~Activity
18 ~~a~~Areas, ~~as defined in Section 790.70 of this Code,~~ in NC Districts shall be regulated below, except
19 in the Outer Clement Street Neighborhood Commercial District, where ~~o~~Outdoor ~~a~~Activity
20 ~~a~~Areas shall be a ~~principal~~ *Principally* ~~p~~Permitted ~~u~~Use if they existed prior to 1985. These
21 provisions shall not apply to those ~~u~~Uses excepted from the requirement for location in an
22 enclosed building, ~~as set forth in Section 703.2(b) of this Code.~~

23 (a) An ~~o~~Outdoor ~~a~~Activity ~~a~~Area operated by a ~~e~~Commercial ~~u~~Use is permitted as a
24 ~~p~~Principal ~~u~~Use if located outside a building and contiguous to the front property line of the lot
25 on which the ~~e~~Commercial ~~u~~Use is located.

1 In NC-S Districts, an ~~o~~Outdoor ~~a~~Activity ~~a~~Area is permitted as a ~~p~~Principal ~~u~~Use if
2 located within the boundaries of the property and in front of the primary facades which contain
3 customer entrances and if it does not obstruct pedestrian traffic flow between store entrances
4 and parking facilities.

5 (b) An ~~o~~Outdoor ~~a~~Activity ~~a~~Area which does not comply with the provisions of
6 Paragraph 1 of this ~~s~~Subsection (b) is permitted as a ~~e~~Conditional ~~u~~Use, ~~subject to the provisions~~
7 ~~set forth in Sections 316 through 316.8 of this Code.~~

8 In addition to the criteria of Section 303(c) of this Code, the ~~C~~City Planning Commission
9 shall find that:

- 10 (1) The nature of the activity operated in the ~~o~~Outdoor ~~a~~Activity ~~a~~Area is
11 compatible with surrounding uses;
- 12 (2) The operation and design of the ~~o~~Outdoor ~~a~~Activity ~~a~~Area does not
13 significantly disturb the privacy or affect the livability of adjoining or surrounding residences;
- 14 (3) The ~~h~~Hours of ~~o~~Operation of the activity operated in the ~~o~~Outdoor
15 ~~a~~Activity ~~a~~Area are limited so that the activity does not disrupt the viability of surrounding uses.

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

17 * * * *

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

20 * * * *

- 21 24) Buchanan Street, between Post Street and Sutter Street; ~~and~~
- 22 (25) Post Street, between Fillmore Street and Laguna Street on the south side and
23 between Webster Street and Laguna Street on the north side.; ~~and~~
- 24 (26) Divisadero Street for the entirety of the Divisadero Street NCT District.

25 (c) **Definitions.**

1 "Active commercial uses" shall include those uses specifically identified below in Table
 2 145.4, and:

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

7 (2) Shall include public uses except for ~~Utility~~ ~~Installations~~; and

8 (3) Shall not include Residential Care Facilities as defined in Sections 102,
 9 ~~790.50, 790.51,~~ and 890.50

10
 11
 12 **Table 145.4**

Reference for Commercial, <i>Neighborhood</i> <i>Commercial,</i> and Residential- Commercial Districts	<i>Reference for</i> <i>Neighborhood</i> <i>Commercial</i> <i>Districts</i>	Reference for Mixed Use Districts	Use
N/A	790.4	890.4	Amusement Game Arcade
102	790.6	890.6	Animal Hospital
102	790.12	890.13	Automobile Sale or Rental (see qualification, above)
102	790.22	102 790.22	Bar
N/A	N/A	890.23	Business Goods and Equipment Sales and Repair Service
<u>102</u>		<u>N/A</u>	<u>Chair and Foot Massage</u>

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102	N/A	N/A	Child Care Facility
102	N/A	N/A	Community Facility
102	790.34	102 790.34	Eating and Drinking Use
102	N/A	N/A	Entertainment, General
N/A	790.38	890.37	Entertainment, Other
102	N/A	890.39	Gift Store-Tourist Oriented
<u>102</u>		<u>N/A</u>	<u>Gym</u>
N/A	790.50, 790.51	890.50	Institutions, Other (see qualification, above)
102	N/A	890.51	Jewelry Store
<u>102</u>		<u>N/A</u>	<u>Liquor Store</u>
102	790.141	890.133	Medical Cannabis Dispensary
102	790.68	890.68	Neighborhood-Serving Business
102	N/A	890.69	Non-Auto Vehicle Sales or Rental (see qualification, above)
<u>102</u>	790.70	890.71	<u>Outdoor Activity Area</u>
<u>102</u>		<u>N/A</u>	<u>Pharmacy</u>
102	N/A	N/A	Post-Secondary Educational Institution
102	N/A	N/A	Public <u>Facility Facilities</u>
N/A	790.80	890.80	Public Use (see qualification, above)
102	N/A	N/A	Religious Institution

1	102	790.91	102 790.91	Restaurant
2	102	790.90	102 790.90	Restaurant, Limited
3	102		N/A	Sales and Services, General Retail
4	N/A	790.102	890.102	Sales and Services, Other Retail
5	102	790.104	890.104	Sales and Services, Retail
6	102	N/A	N/A	School
7	102	790.110	890.110	Service, Financial
8	102	N/A	N/A	Service, Health
9	102		N/A	Services, Instructional
10	102	790.112	890.112	Service, Limited Financial
11	N/A	790.114	890.114	Service, Medical
12	102	790.116	890.116	Service, Personal
13	102		N/A	Service, Retail Professional
14	102		N/A	Social Service or Philanthropic Facility
15	102	790.122	102 790.122	Take-Out Food
16	102	790.123	890.123	Tobacco Paraphernalia Establishment
17	102	790.124	890.124	Trade Shop
18	102	790.140	890.140	Walk-Up Facility

* * * *

SEC. 168. BABY DIAPER-CHANGING ACCOMMODATIONS REQUIRED.

(a) **Definitions.**

1 (1) "Public-Serving Establishment." A Public-Serving Establishment shall be
2 defined as:

3 (A) a new Hospital, Health Services ~~Use~~, or a Social Service or
4 Philanthropic Facility as defined in Section 102 of ~~this the Planning~~ Code, or a new ~~h~~Hospital or
5 medical center as defined in Sections ~~790.44 and~~ 890.44 of ~~the Planning this~~ Code, for which a
6 building permit is issued on or at least six months after the effective date of this Section,
7 unless the building will not be accessible to the public;

8 * * * *

9
10 **SEC. 177. LEGITIMIZATION OF CERTAIN MESSAGE ESTABLISHMENTS.**

11 * * * *

12 (b) **Legitimization Program for Certain Massage Establishments.** A Massage
13 Establishment shall be considered a ~~L~~legal nonconforming use ~~Non-Conforming Use, as defined~~
14 ~~in Section 180,~~ or a ~~P~~permitted Conditional Use, and shall be authorized to continue to operate
15 without obtaining a Conditional Use authorization from the Planning Commission, as required
16 by Sections 102, ~~790.60,~~ and 890.60 of this Code, if it meets all of the following requirements:

17 * * * *

18 **SEC. 178. CONDITIONAL USES.**

19 * * * *

20 (c) **Enlargement, Alteration, or Intensification.**

21 * * * *

22 (3) **Formula Retail.** With regard to Formula Retail uses, a change of owner
23 or operator of a Formula Retail establishment is determined to be an intensification of use and
24 a new Conditional Use authorization shall be required if one or more of the following occurs:
25

1 (A) Change of ~~use~~ Use category, including a change from one ~~use~~ Use to
2 another within the sub-categories of ~~uses~~ Uses ~~set forth~~ in the definition of Retail Sales and Services
3 Uses in Planning Code Sections 102.790.102 and Section 890.102 of this Code;

4 * * * *

5 **SEC. 182. NONCONFORMING USES: CHANGES OF USE.**

6 The following provisions shall apply to nonconforming uses with respect to changes of
7 use:

8 (a) **Enlargement, Intensification, and Alteration.**

9 (1) **No Increase in Nonconformity Allowed.** A nonconforming use shall not be
10 changed or modified so as to increase the degree of nonconformity under the use limitations
11 of this Code, with respect to the type of use or its intensity except as provided in Section 181
12 for Nighttime Entertainment uses within the RSD, MUG, MUR, or SLR Districts. The degree of
13 nonconformity shall be deemed to be increased if the new or modified use is less widely
14 permitted by the use districts of the City than the nonconforming use existing immediately
15 prior thereto. For purposes of this Section, intensification of a Formula Retail use as defined in
16 Section 178(c) is determined to be a change or modification that increases the degree of
17 nonconformity of the use.

18 (b) (2) **Reduction in Nonconformity Permitted.** Except as limited in this ~~§~~ subsection (a)(2),
19 a nonconforming use may be reduced in size, extent or intensity, or changed to a use that is
20 more widely permitted by the use districts of the City than the existing use, subject to the other
21 applicable provisions of this Code. Except as otherwise provided herein, the new use shall still
22 be classified as a nonconforming use.

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

1 (2) — ~~A nonconforming use in a Neighborhood Commercial District may be changed to~~
2 ~~another use as provided in Subsections (b) and (c) and (d) below or as provided in Section 186.1 of this~~
3 ~~Code.~~

4 (3) — ~~A nonconforming use in any South of Market Mixed Use District may not be~~
5 ~~changed to an Office, Retail, Bar, Restaurant, Nighttime Entertainment, Adult Entertainment, Hotel,~~
6 ~~Motel, inn, hostel, or Movie Theater use in any district where such use is otherwise not permitted or~~
7 ~~conditional, except as provided in Subsection (f) below.~~

8 (b) **Changes in Use.** A nonconforming use may be changed to another use or feature as
9 described below. Once a nonconforming use has been changed to a use principally or conditionally
10 permitted in the district in which the property is located, or brought closer in any other manner to
11 conformity with the use limitations of this Code, the use of the property may not thereafter be returned
12 to its former nonconforming status.

13 (e) (1) **Change to a Conditionally Permitted Use.** A nonconforming use may be
14 changed to a use listed as a cConditional #Use for the district in which the property is located,
15 only upon approval of a Conditional Use application pursuant to the provisions of Article 3 of
16 this Code, and the new use may thereafter be continued as a permitted cConditional #Use,
17 subject to the limitation of Section 178(b) of this Code.

18 (d) (2) **Change to a Principally Permitted Use.** A nonconforming use may be
19 changed to a use listed as a pPrincipal #Use for the district in which the property is located,
20 subject to the other applicable provisions of this Code, and the new use may thereafter be
21 continued as a permitted pPrincipal #Use.

22 (3) **Residential Conversion.** Conversion of a nonconforming Residential Use or
23 Live/Work Unit to a Non-Residential Use requires Planning Commission authorization pursuant to
24 Section 317 of this Code.

1 (e) (4) **Change of Use to Dwellings.** A nonconforming use may be converted to a
2 Dwelling Unit and to two or more Dwelling Units with Conditional Use authorization, in a
3 district where such use is principally permitted, without regard to the requirements of this
4 Code with respect to residential density or required off-street parking, and the Zoning
5 Administrator may provide relief from certain other standards specified in Section 307(h)
6 through the procedures of that Section, provided the nonconforming use is eliminated by such
7 conversion, provided further that the structure is not enlarged, extended or moved to another
8 location, and provided further that the requirements of the Building Code, the Housing Code
9 and other applicable portions of the Municipal Code are met.

10 (5) **Formula Retail Uses.**

11 (A) Change of one nonconforming Formula Retail use to another Formula
12 Retail use that is determined to not be an enlargement or intensification of use, as defined in subsection
13 178(c), is subject to the Commission's adopted Performance-Based Design Guidelines for Formula
14 Retail, which may be applied and approved administratively by the Planning Department. Non-
15 conformance with the Performance-Based Design Guidelines for Formula Retail as required by the
16 Department may result in termination of the nonconforming Formula Retail use.

17 (B) Change of one nonconforming Formula Retail use to another Formula
18 Retail use that is determined to be an enlargement or intensification of use, as defined in subsection
19 178(c), is not permitted.

20 (C) Pursuant to subsection 178(c), a change of owner or operator of a
21 Formula Retail establishment is deemed to be an intensification of use and requires a new Conditional
22 Use if one or more of the conditions set forth in that subsection occur.

23 (6) **Nonconforming Uses in Neighborhood Commercial Districts.** A nonconforming
24 use in a Neighborhood Commercial District may be changed to another use as described below only
25 upon approval of a Conditional Use application. The new use shall still be classified as a

1 nonconforming use. The new use shall be subject to any operating conditions or location restrictions
2 specified by Section 202.2 of this Code. The changes in use described in this subsection (b)(6) shall
3 include remodeling activities involving demolition and replacement of structures that result in a change
4 of use.

5 (A) **Eating and Drinking Use.** Any Eating and Drinking Use may change to
6 another Eating and Drinking Use, even though such other use is not permitted in that Neighborhood
7 Commercial District, unless such other use is located in an Alcohol Restricted Use Subdistrict and is
8 prohibited by the provisions governing that Alcohol Restricted Use Subdistrict.

9 (B) **Retail Services Uses.** Any Health Service, Instructional Service, Personal
10 Service, or Retail Professional Service use may change to another such use, even though such other use
11 is not permitted in that Neighborhood Commercial District.

12 (C) **Automotive Repair, Automotive Service Station, and Gas Station Uses.**
13 Any Automotive Repair, Automotive Service Station, or Gas Station use may be demolished and
14 reconstructed as the same use or may change to another such use even though such other use is not
15 permitted in that Neighborhood Commercial District.

16 (7) **Uses Nonconforming as to size in the North Beach Neighborhood Commercial**
17 **District.** In the North Beach Neighborhood Commercial District, any use that exceeds the Non-
18 Residential Use Size limit in the North Beach Zoning Control Table may be changed to a new use only
19 upon the approval of a new Conditional Use application. The Commission's approval of such
20 Conditional Use application shall explicitly address the use size findings of Section 303(c). In the North
21 Beach Neighborhood Commercial District, a nonconforming use cannot be changed to any use that is
22 not a permitted use under Section 722 (North Beach Controls).

23 (8) **Uses Nonconforming as to size in the Castro Street Neighborhood Commercial**
24 **District.** In the Castro Street Neighborhood Commercial District, any use in this district that exceeds

1 the maximum Non-Residential Use Size may be not changed to a new use. The only method for
2 changing a nonconforming use identified in this subsection (b)(8) is to reduce the nonconforming use:

3 (A) to a principally permitted use size; or

4 (B) to a conditionally permitted use size pursuant to Conditional Use
5 authorization.

6 Notwithstanding the above, any General Grocery, General Retail Sales and Services,
7 Pharmacy, or Specialty Grocery use in this District that exceeds the maximum Non-Residential Use
8 Size limit may change to another such use as long as the use size is not increased and the Commission
9 approves a Conditional Use application for such change. The Commission's approval of such
10 Conditional Use application shall explicitly address the use size findings of Section 303(c).

11 ~~(f) (9) **South of Market Mixed Use Districts.** Once a noneonforming use has been~~
12 ~~changed to a principal or conditional use permitted in the district in which the property is located, or~~
13 ~~brought closer in any other manner to conformity with the use limitations of this Code, the use of the~~
14 ~~property may not thereafter be returned to its former nonconforming status, except that within In any~~
15 South of Market Mixed Use District, any area occupied by a nonconforming Office use that is
16 changed to an arts, home and/or business service use falling within the definition of an Arts
17 Activity in Section 102 or zoning categories 816.42 through 816.47 or a wholesale, storage, or
18 light manufacturing use falling within zoning categories 816.64 through 816.67 shall be
19 allowed to return to its former nonconforming Office use. Upon restoration of a previous
20 nonconforming use as permitted above, any modification, enlargement, extension, or change
21 of use, from circumstances that last lawfully existed prior to the change from ~~an~~Office use, shall
22 be subject to the provisions of this Article, and the restored nonconforming use shall be
23 considered to have existed continuously since its original establishment, prior to the change to
24 Office use, for purposes of this Article.

1 ~~(g)~~ (c) **Relocation.** Relocation of a nonconforming use or expansion onto another lot is
2 generally prohibited, except in a Neighborhood Commercial District, where a nonconforming use may
3 be reestablished at another location within that Neighborhood Commercial District only upon approval
4 of a new Conditional Use application, provided that the following conditions are met:

5 (1) The original premises shall not be occupied by an establishment of the same type
6 of use as the relocating use unless by another establishment that is relocating from within the district;

7 (2) No final permits to operate the relocated use at the new premises are granted
8 prior to the issuance of a certificate of final completion of any work to the original premises which is
9 required as conditions attached to the approval of the conditional use application;

10 (3) Deed restrictions are recorded for the original premises in the Official Records
11 of the City and County of San Francisco, which restrictions prohibit for the duration of the Code
12 sections prohibiting the use for the district in which the use is located, the establishment and operation
13 of a new use of the same type of use as the relocated use, unless such new use is relocating from within
14 the district; and

15 (4) The relocated use shall be subject to any operating conditions or location
16 requirements specified for the use by Section 202.2.

17 (d) **Wrongful Changes of Use.** If a nonconforming use has been wrongfully changed
18 to another use in violation of any of the foregoing provisions, and the violation is not
19 immediately corrected when required by the Zoning Administrator, the wrongful change shall
20 be deemed to be a discontinuance or abandonment of the nonconforming use under Section
21 183 of this Code.

22 (h) ~~—If a nonconforming use is a Formula Retail use in a District that prohibits Formula~~
23 ~~Retail uses, the Formula Retail use is deemed abandoned if it is discontinued for a period of 18 months~~
24 ~~or more, or otherwise abandoned. The Formula Retail use shall not be restored.~~

1 (1) — ~~Change of one nonconforming Formula Retail use to another Formula Retail use~~
2 ~~that is determined to not be an enlargement or intensification of use, as defined in Subsection 178(e), is~~
3 ~~subject to the Commission's adopted Performance-Based Design Guidelines for Formula Retail, which~~
4 ~~may be applied and approved administratively by the Planning Department. Non-conformance with the~~
5 ~~Performance-Based Design Guidelines for Formula Retail as required by the Department may result in~~
6 ~~termination of the nonconforming Formula Retail use.~~

7 (2) — ~~Change of one nonconforming Formula Retail use to another Formula Retail use~~
8 ~~that is determined to be an enlargement or intensification of use, as defined in Subsection 178(e), is not~~
9 ~~permitted.~~

10
11 **SEC. 183. NONCONFORMING USES: DISCONTINUANCE AND ABANDONMENT.**

12 ~~(a) — **Discontinuance and Abandonment of a Nonconforming Use, Generally.**~~ Whenever a
13 nonconforming use has been changed to a conforming use, or discontinued for a continuous
14 period of three years, except as noted below, or whenever there is otherwise evident a clear
15 intent on the part of the owner to abandon a nonconforming use, such use shall not after
16 being so changed, discontinued or abandoned be reestablished, and the use of the property
17 thereafter shall be in conformity with the use limitations of this Code for the district in which
18 the property is located.

19 ~~(a) — **Uses Not in Enclosed Buildings.**~~ Where no enclosed building is involved,
20 discontinuance of a nonconforming use for a period of six months shall constitute
21 abandonment.

22 ~~(b) — **Massage Establishments.**~~ Where a Massage Establishment is nonconforming for
23 the reason that it is within 1,000 feet of another such establishment or because it is no longer
24 permitted within the district, discontinuance for a continuous period of three months or change
25 to a conforming use shall constitute abandonment.

1 ~~(b)(c)~~ **Discontinuance or Abandonment of a Nonconforming Formula Retail Use_s.**

2 ~~Notwithstanding subsection (a) of this Section, when a~~ The period of non-use of a nonconforming
3 Formula Retail use deemed to be discontinued shall be ~~has been changed to a conforming use or~~
4 ~~discontinued for a period of 18 months, or whenever there is otherwise evident a clear intent on the~~
5 ~~part of the owner to abandon a nonconforming Formula Retail use, such use shall not be reestablished~~
6 ~~after being so changed, discontinued or abandoned, and the use of the property thereafter shall be in~~
7 ~~conformity with the use limitations of this Code for the district in which the property is located.~~

8 **(d) In the North Beach, Castro Street, and Haight Street Neighborhood Commercial**

9 **Districts.** ~~In the North Beach, Castro Street, and Haight Street Neighborhood Commercial Districts, the~~
10 ~~period of non-use for a nonconforming use deemed discontinued shall be 18 months, except in the~~
11 ~~North Beach Neighborhood Commercial District, the period of non-use for a Restaurant use to be~~
12 ~~deemed discontinued shall be three years.~~

13 **(e) Tobacco Paraphernalia Establishments in the Polk Street Neighborhood Commercial**

14 **District.** ~~In the Polk Street Neighborhood Commercial District, the period of non-use for a~~
15 ~~nonconforming Tobacco Paraphernalia Establishment use to be deemed discontinued shall be 18~~
16 ~~months.~~

17 **~~SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD~~**
18 **~~COMMERCIAL DISTRICTS.~~**

19 ~~The purpose of this Section is to provide for the further continuance in NC Districts of~~
20 ~~nonconforming uses created by adoption of Ordinance No. 69-87, as herein described, and subsequent~~
21 ~~ordinances that change the uses allowed in NC Districts, which are beneficial to, or can be~~
22 ~~accommodated within the neighborhood commercial areas in which they are located.~~

23 ~~It is hereby found and declared that certain uses which traditionally have been permitted to~~
24 ~~locate in neighborhood commercial areas can be beneficial to a neighborhood commercial area in~~
25 ~~small or limited numbers, but which if allowed to proliferate, can disrupt the balanced mix of~~

1 *neighborhood-serving retail stores and services. It is further found and declared that in order to*
2 *prevent undesirable over concentrations of such uses, the establishment of additional such uses shall be*
3 *prohibited pursuant to controls governing uses in NC Districts. At the same time, however, it is*
4 *desirable to provide for the further continuance, expansion, enlargement, alteration, changes,*
5 *discontinuance, and relocation of such existing uses, which are nonconforming as a result of zoning*
6 *controls governing uses in NC Districts.*

7 *The following provisions shall govern with respect to nonconforming uses and features located*
8 *in Neighborhood Commercial Districts to the extent that there is a conflict between the provisions of*
9 *this Section and other Sections contained in this Article 1.7.*

10 (a) **Expansion.** *A nonconforming use may expand in floor area as provided in Subsection*
11 *(b) below, but may not expand beyond the lot which it occupies, nor may the boundaries of such lot be*
12 *expanded for purposes of expanding the use; nor may the use expand upward above the story or stories*
13 *which it lawfully occupies, except as provided in Section 186.2 below.*

14 (b) — **Enlargements or Alteration.**

15 (1) — *A nonconforming use may not be significantly altered, enlarged or intensified,*
16 *except upon approval of a conditional use application pursuant to the provisions of Article 3 of this*
17 *Code, provided that the use not have or result in a greater height, bulk or floor area ratio, less required*
18 *rear yard or open space, or less required off-street parking space or loading space than permissible*
19 *under the limitations set forth in this Code for the district or districts in which such use is located.*

20 (2) — *A nonconforming use may expand to include public sidewalk space provided that*
21 *such space is only occupied with tables and chairs as permitted by this Municipal Code.*

22 (3) — *No existing use or structure which fails to meet the requirements of this Code in*
23 *any manner as described above in this Subsection (b) shall be constructed, reconstructed, enlarged,*
24 *altered or relocated so as to increase the discrepancy, or to create a new discrepancy, at any level of*
25

1 ~~the structure, between existing conditions on the lot and the required standards for new construction~~
2 ~~set forth in this Code.~~

3 (c) — **Changes in Use.** ~~A nonconforming use may be changed to another use or feature as~~
4 ~~described below.~~

5 (1) — ~~A nonconforming use may be changed to a use listed in Article 7 of this Code as~~
6 ~~a principal use for the district in which the property is located, and the new use may thereafter be~~
7 ~~continued as a permitted principal use.~~

8 (2) — ~~A nonconforming use may be changed to a use listed in Article 7 of this Code as~~
9 ~~a Conditional Use for the district in which the use is located, only upon approval of a conditional use~~
10 ~~application pursuant to the provisions of Article 3 of this Code, and the new use may thereafter be~~
11 ~~continued as a permitted conditional use, subject to the provisions of Section 178 of this Code.~~

12 (3) — ~~A nonconforming use may be changed to a use which is not permitted in that~~
13 ~~Neighborhood Commercial District as described below, only upon approval of a Conditional Use~~
14 ~~application, pursuant to the provisions of Article 3 of this Code:~~

15 (A) — ~~Any use described in zoning categories .41, .43, or .44, as defined in~~
16 ~~Sections 790.22, 790.90, and 790.91, respectively, may change to another use described in zoning~~
17 ~~categories .41 or .44, even though such other use is not permitted in that Neighborhood Commercial~~
18 ~~District, unless such other use is located in an Alcohol Restricted Use Subdistrict and is prohibited by~~
19 ~~the provisions governing that Alcohol Restricted Use Subdistrict.~~

20 (B) — ~~Any use described in zoning categories .51, .52, or .53, as defined in~~
21 ~~Sections 790.114, 790.116, and 790.108 respectively, may change to another use described in zoning~~
22 ~~categories .51, .52, or .53, even though such other use is not permitted in that Neighborhood~~
23 ~~Commercial District.~~

24 (C) — ~~Any use described in zoning categories .57, .58, or .59, as defined in~~
25 ~~Sections 790.14, 790.17, and 790.15 respectively, may be demolished and reconstructed as the same~~

1 ~~use or may change to another use described in zoning categories .57, .58, or .59, even though such~~
2 ~~other use is not permitted in that Neighborhood Commercial District.~~

3 ~~The new use shall still be classified as a nonconforming use.~~

4 ~~The changes in use described in this Subsection (3) shall include remodeling activities involving~~
5 ~~the demolition and replacement of structures that result in a change of use.~~

6 ~~(D) — With regard to Formula Retail uses, a change of owner or operator of a~~
7 ~~Formula Retail establishment is determined to be an intensification of use and a new Conditional Use~~
8 ~~authorization shall be required as provided in Section 178(c) of this Code.~~

9 ~~(4) — In the North Beach Neighborhood Commercial District, any use that exceeds the~~
10 ~~use size provisions in the North Beach Zoning Control Table may be changed to a new use only upon~~
11 ~~the approval of a new Conditional Use application. The Commission's approval of such Conditional~~
12 ~~Use application shall explicitly address the use size findings of Section 303(c). In the North Beach~~
13 ~~Neighborhood Commercial District, a nonconforming use cannot be changed to any use that is not a~~
14 ~~permitted use under Section 722 (North Beach Controls).~~

15 ~~(5) — In the Castro Street Neighborhood Commercial District, any use in this district~~
16 ~~that exceeds the maximum use size limit of Section 121.2(b) may be not changed to a new use. The only~~
17 ~~method for changing a nonconforming use identified in this Subsection is to reduce the nonconforming~~
18 ~~use:~~

19 ~~(A) — to a conforming use size; or~~

20 ~~(B) — to a size specified in Subsection 121.2(a) pursuant to Conditional Use~~
21 ~~authorization.~~

22 ~~Notwithstanding the above, any use in this District that exceeds the maximum use size limit of~~
23 ~~Section 121.2(b) and is categorized in the Other Retail Sales and Services zoning classification, as~~
24 ~~defined in Section 790.102, may change to another use category enumerated in Section 790.102 as long~~
25 ~~as the use size is not increased and the Commission approves a Conditional Use application for such~~

1 *change. The Commission's approval of such Conditional Use application shall explicitly address the*
2 *use size findings of Section 303(e).*

3 *(d) — **Discontinuance.** A nonconforming use that is discontinued for a period of three years,*
4 *or otherwise abandoned or changed to another use that is listed in Article 7 of this Code as a principal*
5 *or conditional use for the district in which the use is located shall not be reestablished, except for in the*
6 *following instances:*

7 *(1) — In the North Beach, Castro Street, and Haight Street Neighborhood Commercial*
8 *Districts the period of non-use for a nonconforming use to be deemed discontinued shall be 18 months,*
9 *except in the North Beach Neighborhood Commercial District, the period of non-use for a Restaurant*
10 *use, as defined in Section 790.91, to be deemed discontinued shall be three years.*

11 *(2) — In the Polk Street Neighborhood Commercial Districts for Tobacco*
12 *Paraphernalia Establishments, as defined in Sections 102 and 790.123 of this Code, only, the period of*
13 *non-use for a nonconforming use to be deemed discontinued shall be eighteen (18) months.*

14 *(3) — For Formula Retail uses in any district that prohibits or requires Conditional*
15 *Use authorization for Formula Retail uses, the period of non-use to be deemed discontinued is 18*
16 *months.*

17 *(e) — **Relocation.** A nonconforming use in a Neighborhood Commercial District may be*
18 *reestablished at another location within that Neighborhood Commercial District only upon approval of*
19 *a new conditional use application pursuant to the provisions of Article 3 of this Code, provided that the*
20 *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 *and*

1 (2) ~~No final permits to operate the relocated use at the new premises are granted~~
 2 ~~prior to the issuance of a certificate of final completion of any work to the original premises which is~~
 3 ~~required as conditions attached to the approval of the conditional use application; and~~

4 (3) ~~Deed restrictions are recorded for the original premises in the Official Records of~~
 5 ~~the City and County of San Francisco, which restrictions prohibit for the duration of the Code sections~~
 6 ~~prohibiting the use for the district in which the use is located, the establishment and operation of a new~~
 7 ~~use of the same type of use as the relocated use, unless such new use is relocating from within the~~
 8 ~~district.~~

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

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

12 * * * *

Neighborhood Commercial Districts (NC) <i>(Also see Article 7)</i>	
General Neighborhood Commercial Districts (Defined in Sec. 702(a)(1)- 1)	
NC-1	Neighborhood Commercial Cluster District (Defined in Sec. 710- 1)
NC-2	Small-Scale Neighborhood Commercial District (Defined in Sec. 711- 1)
NC-3	Moderate-Scale Neighborhood Commercial District (Defined in Sec. 712- 1)
NC-S	Neighborhood Commercial Shopping Center District (Defined in Sec. 713- 1)

Named Neighborhood Commercial Districts (Defined in Sec. 702(a)(1)- 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)	

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Outer Clement Street Neighborhood Commercial District (Defined in Sec. 717- f)
Excelsior Outer Mission Neighborhood Commercial District (Defined in Sec. 72045- f)
Upper Fillmore Street Neighborhood Commercial District (Defined in Sec. 718- f)
Haight Street Neighborhood Commercial District (Defined in Sec. 719- f)
Irving Street <u>North Beach</u> Neighborhood Commercial District (Defined in 72240- f)
Judah Street <u>Polk Street</u> Neighborhood Commercial District (Defined in Sec. 72342- f)
Upper Market <u>Sacramento</u> Street Neighborhood Commercial District (Defined in Sec. 7241- f)
Noriega <u>Union</u> Street Neighborhood Commercial District (Defined in Sec. 72539- f)
North Beach <u>24th Street - Noe Valley</u> Neighborhood Commercial District (Defined in Sec. 7282- f)
Pacific <u>West Portal</u> Avenue Neighborhood Commercial District (Defined in Sec. 72932- f)
Polk Street <u>Inner Sunset</u> Neighborhood Commercial District (Defined in Sec. 73023- f)
Sacramento Street <u>Pacific Avenue</u> Neighborhood Commercial District (Defined in Sec. 7264- f)
Inner Sunset <u>Noriega Street</u> Neighborhood Commercial District (Defined in Sec. 7310- f)
Taraval Street <u>Irving Street</u> Neighborhood Commercial District (Defined in 73241- f)
24th Street Noe Valley <u>Taraval Street</u> Neighborhood Commercial District (Defined in Sec. 73328- f)
Union Street <u>Judah Street</u> Neighborhood Commercial District (Defined in Sec. 73425- f)
<u>Japantown Neighborhood Commercial District (Defined in Sec. 721)</u>

Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 <u>(a)(2)-f</u>)

1	NCT-1	Neighborhood Commercial Transit Cluster District (Defined in Sec. 75033A.1)
2	NCT-2	Small-Scale Neighborhood Commercial Transit District (Defined in Sec.
3		75134.1)
4	NCT-3	Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 75231.1)

6	Named Neighborhood Commercial Transit (NCT) Districts	
7	(Defined in Sec. 702(a)(2).1)	
8	Divisadero Street Hayes- Gough NCT (Defined in Sec. 76146)	
9	Fillmore-Valencia Street NCT (Defined in Sec. 76247)	
10	Folsom 24th Street - Mission NCT (Defined in Sec. 76343.1)	
11	Glen Park-Upper Market Street NCT (Defined in Sec. 76438.1)	
12	Hayes-Gough SoMa NCT (Defined in Sec. 75320.1)	
13	Upper Market Mission Street NCT (Defined in Sec. 75433.1)	
14	Mission Street Ocean Avenue NCT (Defined in Sec. 75536.1)	
15	Ocean Avenue Glenn Park NCT (Defined in Sec. 75637.1)	
16	Regional Commercial District Folsom Street NCT (Defined in Sec. 75744)	
17	SoMa NCT Regional Commercial District (Defined in Sec. 75835.1)	
18	24th Divisadero Street - Mission NCT (Defined in Sec. 75927.1)	
19	Valencia Fillmore Street NCT (Defined in Sec. 76026.1)	

* * * *

SEC. 202. USES PERMITTED BY THIS CODE.

1 (a) The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for
2 the use districts of the City, as established by Section 201 of this Code and as shown on the
3 Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105.
4 The ~~u~~Uses permitted under this Code shall consist of the following:

5 (1) Principal ~~u~~Uses, as defined in Section 102 of this Code; ~~permitted as of right in~~
6 ~~each established district where listed for that class of districts in Articles 2, 7, 8, and 9 as regulated~~
7 ~~herein and elsewhere in this Code.~~

8 (2) Conditional ~~u~~Uses, as defined in Section 102 of this Code; ~~and permitted in each~~
9 ~~established district when authorized by the Planning Commission under Section 303 of this Code,~~
10 ~~where listed for that class of districts in Articles 2, 7, 8, and 9 and as regulated herein and elsewhere in~~
11 ~~this Code.~~

12 (3) Accessory ~~u~~Uses, as defined in Section 102 of this Code for such permitted
13 ~~principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section~~
14 ~~703.2(b)(1)(C), Section 803.3(b)(1)(C), Section 903(a)(3), and Section 986 of this Code.~~ Any ~~u~~Use not
15 qualified ~~under such sections~~ as an ~~a~~Accessory ~~u~~Use shall be classified as a ~~p~~Principal ~~U~~se or
16 ~~e~~Conditional ~~u~~Use.

17 * * * *

18 **SEC. 202.1. ZONING CONTROL TABLES.**

19 * * * *

20 (d) The uses and features listed in the Zoning Control Tables in Articles 2, 7, 8, and
21 9 are permitted in the Districts as indicated by the following symbols in the respective columns
22 for each district:

23 * * * *

24 R: Required.

25 1st: First Story and below.

1 2nd: Second Story

2 3rd+ Third Story and above

3 * * * *

4 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

5 * * * *

6 (f) **Residential Uses.** The Residential uses listed below shall be subject to the
7 corresponding conditions:

8 (1) **Senior Housing.** In order to qualify as Senior Housing, as defined in Section
9 102 of this Code, a "dwelling specifically designed for and occupied by senior citizens," the following
10 definitions shall apply and shall have the same meaning as the definitions in California Civil
11 Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall
12 apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any
13 Senior Housing development specifically designed for and occupied by senior citizens must also be
14 consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and
15 Housing Act, California Government Code Sections 12900-12996.

16 * * * *

17 (C) "Senior Citizen Housing Development" means a residential
18 development developed, substantially rehabilitated, or substantially renovated for senior
19 citizens that has at least 35 ~~d~~Dwelling ~~u~~Units. Any ~~s~~Senior ~~e~~Citizen ~~h~~Housing ~~d~~Development
20 that is required to obtain a public report under Section 11010 of the Business and Professions
21 Code and that submits its application for a public report after July 1, 2001, shall be required to
22 have been issued a public report as a ~~s~~Senior ~~e~~Citizen ~~h~~Housing ~~d~~Development under Section
23 11010.05 of the Business and Professions Code. No housing development constructed prior
24 to January 1, 1985, shall fail to qualify as a ~~s~~Senior ~~e~~Citizen ~~h~~Housing ~~d~~Development because
25 it was not originally developed or put to use or occupancy by senior citizens.

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

4 * * * *

5 (ii) **Occupancy.** Each proposed ~~d~~Dwelling ~~#~~Unit must be
6 initially put to use by senior citizens and shall be limited to the occupancy of senior citizens or
7 other qualifying residents under Civil Code Section 51.3 for the actual lifetime of the building,
8 regardless of whether the units will be owner-occupied or renter-occupied. The project must
9 meet all of the requirements of Civil Code Section 51.3 including, but not limited to, the
10 requirement that the covenants, conditions, and restrictions shall set forth limitations on
11 occupancy, residency, and use based on age. Any such limitation shall not be more exclusive
12 than to require that one person in residence in each ~~d~~Dwelling ~~#~~Unit may be required to be a
13 senior citizen and that each other resident in the same ~~d~~Dwelling ~~#~~Unit may be required to be
14 a qualified permanent resident as defined in Civil Code Section 51.3(b), a permitted health
15 care resident as defined in Civil Code Section 51.3(b), or a person under 55 years of age
16 whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That
17 limitation may be less exclusive but shall at least require that the persons commencing any
18 occupancy of a ~~d~~Dwelling ~~#~~Unit include a senior citizen who intends to reside in the unit as his
19 or her primary residence on a permanent basis. The application of the rules set forth in this
20 Section and in State law may result over time in less than all of the ~~d~~Dwellings being actually
21 occupied by a senior citizen.

22 * * * *

23 (iv) **Location.** The proposed project must be within a ¼ of a
24 mile from a NCD-2 (Small-Scale Neighborhood Commercial District) zoned area or higher,
25 including NCT and named ~~#~~Neighborhood ~~e~~Commercial districts, and must be located in an

1 area with adequate access to services, including but not limited to transit, shopping, and
2 medical facilities;

3 * * * *

4 (E) **Density.** For the purpose of qualifying for and receiving additional
5 density at a density ratio or number of ~~d~~Dwelling ~~#~~Units not exceeding twice the number of
6 ~~d~~Dwelling ~~#~~Units otherwise permitted, the project sponsor shall enter into a contract with the
7 City acknowledging that the additional density received under Section ~~207(c)(3)~~ ~~209.1(m) or (o)~~
8 is a form of assistance specified in California Government Code Sections 65915 et seq. for
9 purposes of Civil Code Section 1954.52(b) of the Costa-Hawkins Rental Housing Act. All such
10 contracts must be reviewed and approved by the Mayor's Office of Housing and approved as
11 to form by the City Attorney. All contracts that involve ~~100%~~ ~~percent~~ affordable housing
12 projects in the residential portion shall be executed by the Director of the Mayor's Office of
13 Housing ~~and Community Development (MOHCD)~~. Any contract that involves less than ~~100%~~
14 ~~percent~~ affordable housing in the residential portion, may be executed by either the Director of
15 ~~MOHCD the Mayor's Office of Housing~~ or, after review and comment by the ~~MOHCD Mayor's~~
16 ~~Office of Housing~~, the ~~Director of Planning Director~~.

17 (g) **Other Uses.** The uses listed below are subject to the corresponding controls:

18 (1) **Small Enterprise Workspace (S.E.W.).** S.E.W.'s are subject to the
19 following conditions:

20 * * * *

21 (D) S.E.W. projects shall provide a PDR Business Plan in accordance
22 with the requirements of Section ~~210.3 of this Code~~ ~~219.1(e)(9)~~.

23 * * * *

24 **SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL**
25 **GROCERY USE.**

1 Notwithstanding any other provision of this Article, a change in use or demolition of a
2 General Grocery ~~use~~, as defined set forth in Section 102 ~~and as further defined in Section 790.102~~,
3 which use exceeds 5,000 gross square feet shall require Conditional Use authorization
4 pursuant to Section 303 of this Code. This Section shall not authorize a change in use if the
5 new ~~Use~~ or ~~Uses~~ are otherwise prohibited.

6 **SEC. 202.5. CONVERSION OF AUTOMOTIVE SERVICE STATIONS.**

7 * * * *

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

9 * * * *

10 (2) Notwithstanding ~~S~~subsections (f)(1)(A) and (f)(1)(B) above, if a service
11 station is owned by a lessee of the property and the property lease was signed prior to the
12 effective date of Ordinance 288-91, which lease permits or requires the lessee to remove the
13 service station from the property before or after the expiration or termination of the lease, and
14 the lease has expired or terminated or will do so within 60 days, the lessee may cease
15 operation of the service station as permitted or required in the lease. Nothing in this provision,
16 however, shall relieve the property owner from continued use of property as an Automotive
17 Service Station as defined by Sections 102 790.17 and 890.18 of this Code or the
18 requirements of ~~S~~subsection (f)(1)(A) above.

19 * * * *

20 **SEC. 204. ACCESSORY USES, GENERAL.**

21 This Section 204 ~~Subject to the limitations set forth in this Code~~, and ~~especially as specified in~~
22 Sections 204.1 through 204.5, shall regulate Accessory Uses, as defined in Section 102. Any
23 use which does not qualify as an Accessory Use shall be classified as a Principal or Conditional Use,
24 unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code. ~~a related minor~~
25 ~~use that is either (a) necessary to the operation or enjoyment of a lawful principal use or conditional~~

1 use; or (b) appropriate, incidental, and subordinate to any such use; and (c) in the case of Internet
2 Services Exchange as defined in Section 102, which use does not exceed 25,000 gross square feet of
3 floor area or use more than two megawatts of back-up power generators, shall be permitted as an
4 accessory use when located on the same lot, provided, however, that in the Outer Clement
5 Neighborhood Commercial District the storage of materials for a commercial use shall be permitted as
6 an accessory use if the storage occurred prior to 1985, if it is within 200 feet of the use to which it is
7 accessory, if it is accessible to the principal permitted use without the use of a public sidewalk or other
8 public right-of-way, and if the provision of storage would not conflict with the provisions of Section
9 145.1 relating to street frontage in N-C Districts. In PDR Districts, accessory uses to non-Office uses
10 (as defined in Section 102) may occupy space that is non-contiguous or on a different story as the
11 principal use so long as the accessory use is located in the same building as the principal use and
12 complies with all other restrictions applicable to such accessory uses.

13 **SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M,
14 AND PDR, NC, AND NCT DISTRICTS**

15 (a) **Purpose.** The purpose of this Section is to regulate Accessory Uses other than
16 Dwellings in C, RC, M, NC, and NCT Districts so as to permit complementary Accessory Uses while
17 restricting Uses incompatible with the purpose or detrimental to the character of a district.

18 (b) **Controls.** ~~Commercial and Residential-Commercial Districts.~~ No ~~u~~Use shall be
19 permitted as an ~~a~~Accessory ~~u~~Use to a lawful ~~p~~Principal or ~~e~~Conditional ~~u~~Use ~~in any Commercial~~
20 ~~or Residential-Commercial District~~ which involves or requires any of the following:

21 (1) The use of more than one-third of the total floor area occupied by such
22 use and the ~~p~~Principal or ~~e~~Conditional ~~u~~Use to which it is accessory, except in the case of
23 accessory off-street parking or loading and accessory wholesaling, manufacturing or processing of
24 foods, goods, or commodities. In PDR Districts, Multiple PDR uses within a single building or
25 development may combine their accessory retail allotment into one or more shared retail spaces.

1 provided that the total allotment of accessory retail space per use does not exceed what otherwise
2 would be permitted by this Section.~~;~~~~or~~

3 (2) Any noise, vibration, or unhealthful emissions extending beyond the
4 premises of the use.

5 (b) ~~— PDR and M Districts. No use shall be permitted as an accessory use to a lawful~~
6 ~~principal or conditional use in any PDR or M District that involves or requires the use of more than~~
7 ~~one-third (1/3) of the total floor area occupied by such use and the principal or conditional use to~~
8 ~~which it is accessory, except in the case of accessory retail, off-street parking, and loading. Multiple~~
9 ~~PDR uses within a single building or development may combine their accessory retail allotment into~~
10 ~~one or more shared retail spaces, provided that the total allotment of accessory retail space per use~~
11 ~~does not exceed what otherwise would be permitted by this Section.~~

12 (3) In RC, NC, and NCT Districts, the wholesaling, manufacturing or processing of
13 foods, goods, or commodities on the premises of an establishment which does not also use or provide
14 for retail sale of such foods, goods or commodities at the same location where such wholesaling,
15 manufacturing or processing takes place; however in the Outer Clement Neighborhood Commercial
16 District the storage of materials for a Commercial Use shall be permitted as an Accessory Use if the
17 storage occurred prior to 1985, if it is within 200 feet of the use to which it is accessory, if it is
18 accessible to the Principal Use without the use of a public sidewalk or other public right-of-way, and if
19 the provision of storage would not conflict with the provisions of Section 145.1 relating to street
20 frontage in NC Districts.

21 (4) In NC and NCT Districts,

22 (A) Any Bar or Restaurant, or any other retail establishment which serves
23 liquor for consumption on-site;

24 (B) Any Take-Out Food use, except for a Take-Out Food use accessory to a
25 General Grocery, Specialty Grocery, Limited-Restaurant, or Restaurant use;

1 (C) A Medical Cannabis Dispensary;
 2 (D) Any General Entertainment use except for one that both (i) involves a
 3 Limited Live Performance Permit as set forth in Police Code Section 1060 et seq. and (ii) is located
 4 outside of the RCD.

5 **SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.**

6 Except for Single Room Occupancy Units in the South of Market Mixed Use Districts,
 7 the density limitations for Group Housing or Homeless Shelters, as described in Sections 102,
 8 ~~790.88(b) and (c)~~ and 890.88(b) and (c) of this Code, shall be as follows:

9 * * *
 10 *

11 **Table 209.1**
 12 **ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
Residential Density, Dwelling Units (6) (7)	§ 207	One unit per lot.	P up to one unit per lot. C up to one unit per lot.	P up to two units per lot, if the second unit is 600 square feet or less. C up to one unit per 3,000 square feet of lot area, with no more than three units per lot.		

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			square feet of lot area, with no more than three units per lot.	lot. C up to one unit per 1,500 square feet of lot area. P up to three units per lot. C up to one unit per 1,000 square feet of lot area.
--	--	--	---	---

NON-RESIDENTIAL STANDARDS AND USES

Sales and Service Category

Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C (4)	C (4)
Mobile Food Facility	§ 102	P (5)	P (5)	P (5)	P (5)	P (5)
Mortuary	§ 102	C (5)(6)	C (5)(6)	C (5)(6)	C (5)(6)	C (5)(6)
Non-Retail Sales and Service*	§ 102	NP	NP	NP	NP	NP

* Not listed below.

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

(2) C required for 15 or more children.

(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.

~~(5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational Institution, additional operating restrictions apply.~~

~~(5) (6)~~ Must be located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation.

~~(6) (7)~~ Construction of Accessory Dwelling Units may be permitted pursuant to Section 207(c)(4).

**Table 209.2
ZONING CONTROL TABLE FOR RM DISTRICTS**

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
* * * *					
RESIDENTIAL STANDARDS AND USES					
* * * *					

Residential Uses					
Residential Density, Dwelling Units (7) (8)	§ 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 unit per 200 square feet of lot area. (8) (9)
Senior Housing	§§ 102,	P up to twice the number of dwelling units otherwise permitted as			

	202.2(f)	<p>a principal use in the district and meeting all the requirements of § 202.2(f)(1).</p> <p>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.</p>			
Residential Density, Group Housing	§ 208	P (6)(7) , Up to one bedroom for every 275 square feet of lot area.	P (6)(7) , Up to one bedroom for every 210 square feet of lot area.	P (6)(7) , Up to one bedroom for every 140 square feet of lot area.	P (6)(7) , Up to one bedroom for every 70 square feet of

* * * *

NON-RESIDENTIAL STANDARDS AND USES

* * * *

<i>Sales and Service Category</i>						
Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C (4)	C (4)
<i>Mobile Food Facility</i>	§ 102	P (5)	P (5)	P (5)	P (5)	P (5)
Mortuary	§ 102	C (5) (6)	C (5) (6)	C (5) (6)	C (5) (6)	C (5) (6)
Non-Retail Sales and Service*	§ 102					

1 * * * *

2 * Not listed below.

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

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

5 (3) C required for 7 or more persons.

6 (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.

7 ~~(5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational~~
8 ~~Institution, additional operating restrictions apply.~~

9 ~~(5) (6)~~ Must be located on a landmark site, and where the site is within a Height and Bulk
10 District of 40 feet or less, and where a columbarium use has lawfully and continuously
11 operated since the time of designation.

12 ~~(6) (7)~~ C required if the Group Housing is affiliated with and operated by a Hospital or an
13 Institutional Educational Use as defined in Section 102.

14 ~~(7) (8)~~ Construction of Accessory Dwelling Units may be permitted pursuant to Section
15 207(c)(4).

16 ~~(8) (9)~~ For purposes of this calculation, a Dwelling Unit in this district containing no more
17 than 500 square feet of net floor area and consisting of not more than one habitable room
18 in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a
19 Dwelling Unit.

20 **Table 209.3**
ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
NON-RESIDENTIAL STANDARDS AND USES			
<p>23 * * * *</p> <p>24 <u>Commercial Use Characteristics</u></p>			

1	Drive-up Facility	§ 102	NP	NP
2	Formula Retail	§§ 102, 303.1	C	C
3	<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>
4	Open Air Sales	§ 102	NP	NP
5	Outdoor Activity Area	§ 102	P (1)	P (1)
6	Walk-up Facility	§ 102	P	P
7	Waterborne Commerce	§ 102	NP	NP

10 * * * *

11
12 **Table 210.1**
13 **ZONING CONTROL TABLE FOR C-2 DISTRICTS**

Zoning Category		§ References	C-2
NON-RESIDENTIAL STANDARDS AND USES			
* * * *			
Commercial Use Characteristics			
18	Drive-up Facility	§ 102	P
19	Formula Retail	§§ 102, <u>303.1</u>	P
20	<i>Maritime Use</i>	<u>§ 102</u>	<u>P</u>
21	Open Air Sales	§ 102	NP
22	Outdoor Activity Area	§ 102	P
23	Walk-up Facility	§ 102	P

Waterborne Commerce	§ 102	<i>P</i>
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* * * *

Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G	C-3-S
NON-RESIDENTIAL STANDARDS AND USES						
* * * *						
Commercial Use Characteristics						
Drive-up Facility	§ 102	NP	NP	NP	NP	NP
Formula Retail	§§ 102, 303.1	P	P	P	P (6)	P
<i>Maritime Use</i>	§ 102	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
Open Air Sales	§ 102	P	P	P	P	P
Outdoor Activity Area	§ 102	P	P	P	P	P
Walk-up Facility	§ 102	P	P	P	P	P
Waterborne Commerce	§ 102	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
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<i>Commercial Use Characteristics</i>				
1	Drive-up Facility	§ 102	C	C
2	Formula Retail	§§ 102, 303.1, 786	P (2)	P (2)
3	<i>Maritime Use</i>	<i>§ 102</i>	<i>P</i>	<i>P</i>
4	Open Air Sales	§ 102	P	P
5	Outdoor Activity Area	§ 102	P	P
6	Walk-up Facility	§ 102	P	P
7	<i>Waterborne Commerce</i>	<i>§ 102</i>	<i>P</i>	<i>P</i>

19
20 * * * *

21 **SEC. 231. LIMITED CORNER COMMERCIAL USES IN RTO AND RM DISTRICTS.**

22 * * * *

23 (b) **Location.** Uses permitted under this section must be located:

- 24 (1) completely within an RTO, RTO-M, RM-3, or RM-4 District;
- 25 (2) on or below the ground floor; and

1 (3) in RTO Districts, on a ~~e~~Corner ~~t~~Lot ~~as defined by Section 102.15~~, with no part
2 of the use extending more than 50 feet in depth from said corner, as illustrated in Figure 231.

3 [Figure 231 not included but not deleted]

4 (4) in RM-3, RM-4 and RTO-M Districts, on a ~~e~~Corner ~~t~~Lot ~~as defined in Section~~
5 ~~102.15~~, with no part of the use extending more than 100 feet in depth from said corner.

6 (c) **Permitted Uses.** Any use is permitted which complies with the most restrictive
7 use limitations for the first story and below of an NC-1 District, as set forth in Sections ~~710.10~~
8 ~~through 710.95~~ of this Code.

9 (d) **Use Size.** No more than 1,200 ~~occupied~~ square feet of Occupied Floor Area of
10 commercial area in a RTO District and no more than 2,500 occupied square feet of
11 ~~e~~Commercial Use area in a RM-3, RM-4 or RTO-M District shall be allowed per ~~e~~Corner ~~t~~Lot,
12 except those lots which occupy more than one corner on a given block and which may provide
13 an additional 1,200 ~~occupied~~ square feet of Occupied Floor Area of eCommercial Use area per
14 additional corner, so long as the commercial space is distributed equitably throughout
15 appropriate parts of the parcel or project.

16 * * * *

17 **SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT.**

18 * * * *

19 (d) **Controls.** The following controls apply to projects meeting the criteria of
20 subsection (c) and to any subsequent alterations or changes of use in a building approved
21 under this Section.

22 * * * *

23 (4) All subsequent changes of use shall require Conditional Use
24 authorization from the Planning Commission. The only ~~n~~Non-~~r~~Residential ~~u~~Uses that may be
25 permitted in the space initially approved for a grocery store shall include Trade Shop (~~Planning~~

1 ~~Code Section 790.124~~), Institutional Uses, excluding Medical Cannabis Dispensars, and Philanthropic
2 Administrative Services ~~Other Institutions, Large (Planning Code Section 790.50), Other Institutions,~~
3 ~~Small (Planning Code Section 790.51), and Public Use (Planning Code Section 790.80)~~, except that
4 ~~Other~~ General Retail Sales and Services, (Planning Code Section 790.102) Pharmacy, or Specialty
5 Grocery uses may be permitted provided that no individual tenant occupies more than 3,000
6 square feet of ~~g~~Gross ~~f~~Floor ~~a~~Area.

7 * * * *

8

9 **SEC. 249.40A. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.**

10 * * * *

11 (c) **Controls.**

12 For the entire Special Use District, all provisions of the Planning Code shall
13 continue to apply, except for the following:

14 (1) The following uses shall require a Conditional Use authorization, pursuant
15 to Section 303, unless the underlying zoning is more restrictive:

- 16 (A) Religious facilities, as defined in Sec. 890.50(d);
- 17 (B) Bars, as defined in Sec. ~~102 790.22~~;
- 18 (C) Liquor ~~s~~Stores, as defined in Sec. ~~102 790.55~~;
- 19 (D) Amusement arcades, as defined in Sec. 890.4;
- 20 (E) Restaurants, as defined in Sec. ~~102 790.91~~;
- 21 (F) Adult entertainment, as defined in Sec. 890.36;
- 22 (G) Other entertainment, as defined in Sec. 890.37;
- 23 (H) Movie theatres, as defined in Sec. 890.64;
- 24 (I) Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and

25

1 (J) Parking garages, as defined in Sections 890.8, 890.10, and
2 890.12.

3 (2) The Land Dedication alternative is available for any project of 55 feet or
4 more under the same terms and conditions as provided for in Section 419 et seq.

5 (3) In addition to the controls above, the following provisions shall apply to all
6 properties that are not tangent to the following streets: Howard Street, Harrison Street.
7 Folsom Street, 4th, 5th, 6th and 7th Streets: Any project subject to Section 415 et seq. in
8 excess of 45 feet in height within this Special Use District shall be subject to the Tier C
9 affordable housing requirements of Sections 419 et seq.

10 * * * *

11 **SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT.**

12 * * * *

13 (a) **Prohibition of New Liquor Stores.** No new Liquor Store, *as defined in Sections*
14 *102 and 790.55 of this Code,* shall be permitted in the SUD, except that an existing Liquor Store
15 may relocate pursuant to subsection (c) below.

16 (b) **Allowed Alcohol-related Uses.** Certain uses which are not likely to generate
17 negative impacts on the surrounding area shall be allowed within the SUD as set forth below:

18 (1) The following uses shall be eligible for liquor licenses transferred from
19 within the SUD as well as licenses transferred from outside the SUD:

20 (A) **Bona Fide Eating Places.** A Restaurant Use, *as defined in Section*
21 *790.91 of this Code,* operating as a Bona Fide Eating Place, *as defined in Section 790.142,* shall
22 be permitted to serve alcoholic beverages in this SUD.

23 (B) **Non-Profit Theaters.** A non-profit theater shall be permitted to
24 serve alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a
25 building intended to be used for the specific purposes of presenting any act, play, revue,

1 pantomime, scene, song, dance act, or song and dance act, conducted or participated in by
2 one or more persons, whether or not such person or persons are compensated for such
3 performance, and which is exempted from payment of income tax under Section 23701d of
4 the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue
5 Code of the United States. A "non-profit theater" shall not include any dance hall, as defined
6 in Section 1022 of the ~~San Francisco~~ Police Code, a billiard parlor, pool hall, bowling alley, or
7 ~~a~~Adult entertainment ~~b~~Business as defined in Section 790.36 of this Code.

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

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

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

1 (A) General Groceries *as defined in Section 790.102 (a) of this Code* or
2 Specialty Groceries, ~~*as defined in Section 790.102 (b)*~~ that are 5,000 square feet or smaller ~~*so*~~
3 ~~*long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set*~~
4 ~~*forth in Section 703.2(b)(1)(C)(vi)*~~. Such use shall require a Conditional Use authorization and
5 shall be limited to a Type 20 Liquor License for Specialty Groceries and General Groceries,
6 except that such use shall not sell a single beer or malt beverage in a container size of 24 oz.
7 or smaller, or sell any malt beverage with an alcohol content greater than 5.7% by volume; or
8 any wine in a container size less than 375 ml or with an alcohol content of greater than 15%
9 by volume, except for "dinner wines" that have been aged two years or more and maintained
10 in a corked bottle.

11 (B) General Groceries *as defined in Section 790.102 (a) of this Code* or
12 Specialty Groceries, ~~*as defined in Section 790.102 (b)*~~ that are greater than 5,000 square feet.
13 ~~*Such use shall require a Conditional Use authorization and shall be subject to the limitations set forth*~~
14 ~~*in Section 790.55 of this Code.*~~

15 (C) A new or relocated Bar, ~~*as defined in Section 790.22,*~~ shall be
16 considered pursuant to the underlying zoning, except that such authorization shall be as a
17 Conditional Use. A new Bar shall use a liquor license transferred from another Bar from within
18 the SUD.

19 * * * *

20 (d) **Good Neighbor Policies.** The operating conditions established in Section 202.2
21 ~~703.5~~ of this Code shall apply to all liquor establishments in this SUD in order to maintain the
22 safety and cleanliness of the premises and vicinity. In addition, all new, relocated, or
23 expanded liquor establishments, and any liquor establishment with a license referred for
24 review to the Planning Department by the State of California Department of Alcohol Beverage
25

1 Control, shall comply with the requirements set forth below. Liquor establishment shall have
2 the meaning set forth in subsection (c) above.

3 * * * *

4 **SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.**

5 * * * *

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

19 * * * *

20 (2) **Uses.**

21 (A) **Principally Permitted Uses.** The following uses are principally
22 permitted:

23 (i) **Parkmerced Residential (PM-R).** *Residential dDwelling*
24 *#Units; tLive/wwWork #Units*, provided any such *tLive/wwWork #Unit* is intended for small home
25 business; community gathering spaces such as community rooms and kitchens, business

1 centers, recreation facilities, and art facilities; and ~~e~~Child ~~e~~Care ~~f~~Facilities not larger than 5,000
2 occupied square feet;

3 (ii) **Parkmerced Mixed Use – Social Heart (PM-MU1).** All
4 uses permitted in PM-R; locally serving ~~r~~Retail Sales and ~~s~~Services uses not larger than 15,000
5 occupied square feet per business establishment; one ~~full-service~~ General ~~g~~Grocery ~~s~~Store not
6 larger than 50,000 occupied square feet; and Business Service, Design ~~p~~Professional, ~~medical~~
7 and Non-Retail Professional Service uses ~~business-offices~~, provided such ~~professional, medical or~~
8 ~~business-office~~ Non-Retail ~~u~~Uses shall not exceed 10,000 occupied square feet per business if
9 located on the ground floor of any building;

10 (iii) **Parkmerced Mixed Use – Neighborhood Commons (PM-**
11 **MU2).** All uses permitted in PM-R; locally serving ~~r~~Retail Sales and ~~s~~Services uses not larger
12 than 5,000 occupied square feet per business establishment; and Business Service, Design
13 ~~p~~Professional, ~~medical~~ and Non-Retail Professional Service uses ~~business-offices~~ not larger than
14 5,000 occupied square feet per business, provided that such use does not occupy more than
15 2,000 occupied square feet per business establishment on the ground floor;

16 (iv) **Parkmerced School (PM-S).** Child ~~e~~Care ~~f~~Facilities, pre-
17 schools and one elementary school; all uses permitted in PM-R provided at least 25,000
18 square feet of the above ~~s~~School uses have been constructed or approved within the district.
19 Pursuant to this zoning designation, child care facilities, pre-schools and elementary school
20 uses shall provide direct access to adjacent, dedicated public open spaces;

21 (v) **Parkmerced Community/Fitness (PM-CF).** Recreation
22 facilities, spas, physical fitness facilities and other health and wellness related uses;
23 community gathering spaces such as community rooms and kitchens, business centers,
24 recreation facilities and art facilities; and retail intended to support community/fitness
25

1 activities, provided such use does not exceed 1,000 occupied square feet per business
2 establishment; and

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

17 * * * *

18 (C) **Prohibited Uses.** The following uses shall be prohibited within this
19 Special Use District: ~~Drive-Up through Facility facilities~~; ~~Adult Business entertainment~~; and
20 ~~General Advertising Sign~~. Notwithstanding Sections (b)(1)(A) and (b)(1)(B) above, any ~~Non-~~
21 ~~Residential~~ use that could pose a nuisance to surrounding ~~Residential~~ uses shall be
22 prohibited.

23 * * * *

24 (5) **Off-Street Automobile Parking.** There is no minimum off-street parking
25 requirement for any use in this Special Use District. Upon completion of the Parkmerced

1 Project, the number of off-street parking spaces within this Special Use District shall not
2 exceed: one parking space per ~~residential~~ dDwelling #Unit; one parking space per 500 square
3 feet of occupied ~~General~~ gGrocery ~~store~~ use; one parking space per 1,000 square feet of
4 occupied ~~s~~School, ~~fitness~~ or ~~e~~Community Facility ~~e~~enter-use; and one parking space per 750
5 square feet of occupied space for all other ~~n~~Non-~~r~~Residential #Uses. Because the Project will
6 be built in phases, any off-street parking constructed that would cause the cumulative off-
7 street parking in the Special Use District to exceed these ratios may not be used for parking
8 and shall be physically cordoned off to preclude parking use of such spaces (including
9 prohibition of the commercial or public rental of such spaces on a daily, weekly, monthly or
10 annual basis) until such time as sufficient additional development is completed to bring the
11 overall parking ratios in conformance with the applicable ratio. At Project completion, the ratio
12 for off-street parking constructed shall not exceed the above ratios or the following total
13 amounts, whichever is less: 8,900 residential spaces; and 550 non-residential spaces.

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

23 * * * *

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

25 * * * *

1 (8) **Demolition of Dwelling Units.** No mandatory discretionary review or
2 Conditional Use authorization pursuant to Section 317 shall be required for the demolition of
3 any ~~residential~~ Dwelling ~~Unit~~ within the Parkmerced Special Use District.

4 * * * *

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

7 (a) In the 65-A-1 Height and Bulk District, as designated on Sectional Map HT-01 ~~HH~~
8 of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height
9 shall be permitted as a ~~e~~Conditional ~~Use~~ only upon approval by the ~~City~~ Planning
10 Commission ~~according to the provisions in Sections 316 through 316.8 of this Code~~. The height of
11 the building or structure so approved by the ~~City~~ Planning Commission shall not exceed 65
12 feet.

13 (b) In authorizing any such proposal for a building or structure exceeding 40 feet in
14 height, the City Planning Commission shall find, ~~that~~ in addition to the criteria of Section
15 303(c), that the proposal is consistent with the expressed purposes of this Code, of the
16 Broadway Neighborhood Commercial District, and of the height and bulk districts, set forth in
17 Sections 101, 714~~.1~~, and 251 of this Code hereof and that the following criteria ~~area~~ are met:

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

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

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

1 **SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26 FEET**
2 **NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE DISTRICT.**

3 (a) In the 26-40-X Height and Bulk District, as designated on Sectional Map ~~HT13H~~
4 of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height
5 shall be permitted as a ~~Conditional~~ ~~Use~~ only upon approval by the ~~City~~ Planning
6 Commission ~~according to the provisions in Section 316 through 316.8 of this Code~~. The height of
7 any building or structure so approved by the ~~City~~ Planning Commission shall not exceed 40
8 feet.

9 (b) In authorizing any such proposal for a building or structure exceeding 26 feet in
10 height, the ~~City~~ Planning Commission shall find that, in addition to the criteria of Section
11 303(c), the proposal is consistent with the expressed purposes of this Code, the NC-S District,
12 the Lakeshore Plaza Special Use District, and the height and bulk districts as set forth
13 respectively in Sections 101, ~~713.1~~, ~~780.1~~ and 251 of this Code hereof.

14 **SEC. 260. HEIGHT LIMITS: MEASUREMENT.**

15 * * * *

16 (b) **Exemptions.** In addition to other height exceptions permitted by this Code, the
17 features listed in this ~~S~~subsection (b) shall be exempt from the height limits established by this
18 Code, in an amount up to but not exceeding that which is specified.

19 * * * *

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

22 * * * *

23 (P) Enclosed recreational facilities up to a height of 10 feet above the
24 otherwise applicable height limit when located within a 65-U Height and Bulk District and
25 either an MUO or SSO District, and only then when authorized by the Planning Commission

1 as a ~~e~~Conditional ~~u~~Use pursuant to Sections 303 ~~and 316~~ of this Code, provided that the
2 project is designed in such a way as to reduce the apparent mass of the structure above a
3 base 50 foot building height.

4 * * * *

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

7 (a) **General.** In the 40-X/85-B Height and Bulk District, as designated on Sectional
8 Map No. ~~HT01 H~~ of the Zoning Map, located within the boundaries of the South of Market
9 RSD District, height exceptions above the 40-foot base height to a maximum of 85 feet may
10 be approved in accordance with the conditional use procedures and criteria provided in
11 Sections 303 ~~and 316~~ of this Code, and the criteria and conditions set forth below.

12 * * * *

13 **SEC. 303. CONDITIONAL USES.**

14 (a) **General.** The Planning Commission shall hear and make determinations
15 regarding applications for the authorization of ~~e~~Conditional ~~u~~Uses in the specific situations in
16 which such authorization is provided for elsewhere in this Code. The procedures for
17 ~~e~~Conditional ~~u~~Uses shall be as specified in this Section and in Sections 306 through 306.6,
18 except that Planned Unit Developments shall in addition be subject to Section 304, *Hospitals*
19 *medical institutions* and *p*Post-~~s~~Secondary ~~e~~Educational ~~i~~Institutions shall in addition be subject
20 to the ~~i~~Institutional ~~m~~Master ~~p~~Plan requirements of Section 304.5, ~~and conditional use and~~
21 ~~Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code~~
22 ~~for uses or features in Neighborhood Commercial Districts, and conditional use applications within~~
23 ~~South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of~~
24 ~~this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to~~

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

3 (b) **Initiation.** A eConditional #Use action may be initiated by application of the
4 owner, or authorized agent for the owner, of the property for which the eConditional #Use is
5 sought. For a eConditional #Use application to relocate a gGeneral aAdvertising sSign under
6 subsection (I) below, application shall be made by a gGeneral aAdvertising sSign company that
7 has filed a Relocation Agreement application and all required information with the Planning
8 Department pursuant to Section 2.21 of the San Francisco Administrative Code.

9 (c) **Determination.** After its hearing on the application, or upon the
10 recommendation of the Director of Planning ~~if the application is filed pursuant to Sections 316~~
11 ~~through 316.8 of this Code and that~~ no hearing is required, the Planning Commission shall
12 approve the application and authorize a eConditional #Use if the facts presented are such to
13 establish that:

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

1 condition so imposed shall constitute a violation of this Code and may constitute grounds for
2 revocation of the *e*Conditional *#*Use authorization. Such conditions may include time limits for
3 exercise of the *e*Conditional *#*Use authorization; otherwise, any exercise of such authorization
4 must commence within a reasonable time.

5 (e) **Modification of Conditions.** Authorization of a change in any condition
6 previously imposed in the authorization of a *e*Conditional *#*Use shall be subject to the same
7 procedures as a new *e*Conditional *#*Use. Such procedures shall also apply to applications for
8 modification or waiver of conditions set forth in prior stipulations and covenants relative
9 thereto continued in effect by the provisions of Section 174 of this Code.

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

24 (1) **Public Hearing.** The Director of Planning or the Planning Commission
25 may seek a public hearing on *e*Conditional *#*Use abatement when the Director or Commission

1 has substantial evidence submitted within one year of the effective date of the Conditional
2 Use authorization that the applicant for the eConditional #Use had submitted false or
3 misleading information in the application process that could have reasonably had a substantial
4 effect upon the decision of the Commission or substantial evidence of a violation of conditions
5 of approval, a violation of law, or operation which creates hazardous, noxious or offensive
6 conditions enumerated in Section 202(c).

7 (2) **Notification.** The notice for the public hearing on a eConditional #Use
8 abatement shall be subject to the notification procedure described in Sections 306.3 and
9 306.8 except that notice to the property owner and the operator of the subject establishment
10 or use shall be mailed by regular and certified mail.

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

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

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

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

14 (A) There is substantial new evidence of a new eConditional #Use
15 abatement issue that is significantly different than the issue previously considered by the
16 Planning Commission; or

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

1 * * * *

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

3 ~~(1)~~ With respect to a change in use or demolition of a Movie Theater use
4 ~~pursuant to Section 202.4 as defined in Sections 102, 703.2(b)(1)(B)(ii), 803.2(b)(1)(B)(iii) or~~
5 ~~803.3(b)(1)(B)(ii)~~, in addition to the criteria set forth in ~~s~~subsections (c) and (d) above, the
6 Commission shall make the following findings:

7 ~~(1)~~ ~~(A)~~ Preservation of a Movie Theater use is no longer economically
8 viable and cannot effect a reasonable economic return to the property owner. For purposes of
9 defining "reasonable economic return," the Planning Commission shall be guided by the
10 criteria for Fair Return on Investment set forth in Section 102; ~~and~~

11 ~~(2)~~ ~~(B)~~ The change in use or demolition of the Movie Theater use will not
12 undermine the economic diversity and vitality of the surrounding District; and

13 ~~(3)~~ ~~(C)~~ The resulting project will preserve the architectural integrity of
14 important historic features of the movie theater use affected.

15 (k) **Relocation of Existing General Advertising Signs pursuant to a General
16 Advertising Sign Company Relocation Agreement.**

17 (1) Before the Planning Commission may consider an application for a
18 ~~e~~Conditional ~~u~~Use to relocate an existing lawfully permitted ~~g~~General ~~a~~Advertising ~~s~~Sign as
19 authorized by Section 611 of this Code, the applicant sign company must have:

20 * * * *

21 (2) The Department, in its discretion, may review in a single ~~e~~Conditional
22 ~~u~~Use application all signs proposed for relocation by a ~~g~~General ~~a~~Advertising Sign company or
23 may require that one or more of the signs proposed for relocation be considered in a separate
24 application or applications. Prior to the Commission's public hearing on the application, the
25

1 Department shall have verified the completeness and accuracy of the ~~g~~General ~~a~~Advertising
2 ~~s~~Sign company's sign inventory.

3 * * * *

4 (4) In addition to applicable criteria set forth in subsection (c) above, the
5 Planning Commission shall consider the size and visibility of the signs proposed to be located
6 as well as the following factors in determining whether to approve or disapprove a proposed
7 relocation:

8 * * * *

9 (B) The factors set forth in this ~~s~~subsection ~~(k)(4)~~(B) shall weigh
10 against the Commission's approval of the proposed relocation:

11 * * * *

12 (iv) The proposed relocation site is within, adjacent to, or visible
13 from a zoning district where ~~g~~General ~~a~~Advertising ~~s~~Signs are prohibited.

14 (6) The Planning Commission may adopt additional criteria for relocation of
15 ~~g~~General ~~a~~Advertising ~~s~~Signs that do not conflict with this Section 303(k) or Section 611 of this
16 Code.

17 * * * *

18 (l) **Change in Use or Demolition of General Grocery ~~Store~~ Uses.**

19 ~~(I)~~ With respect to a change in use or demolition of General Grocery ~~Store~~
20 use ~~as defined in Sections 102, 703.2(b)(1)(B)(iii), 803.2(b)(1)(B)(iv) or 803.3 (b)(1)(B)(iii) of this~~
21 ~~Code~~ which use exceeds 5,000 gross square feet pursuant to Section 202.3 of this Code, in
22 addition to the criteria set forth in ~~s~~subsections (c) and (d) above, the Commission shall make
23 the following findings:

24 ~~(1)~~ ~~(A)~~ Preservation of a General Grocery ~~Store~~ use is no longer
25 economically viable and cannot effect a reasonable economic return to the property owner.

1 The Commission may disregard the above finding if it finds that the change in use or
2 replacement structure in the case of demolition will contain a ~~g~~General ~~g~~Grocery store that is of
3 a sufficient size to serve the shopping needs of nearby residents and offers comparable
4 services to the former ~~g~~General ~~g~~Grocery store. For purposes of defining "reasonable
5 economic return," the Planning Commission shall be guided by the criteria for Fair Return on
6 Investment set forth in Section 102; and

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

9 * * * *

10 (n) **Massage Establishments.**

11 ~~(H)~~ With respect to Massage Establishments that are subject to Conditional
12 Use authorization, ~~as defined in Sections 102, 790.60, and 890.60 of this Code,~~ in addition to the
13 criteria set forth in ~~S~~subsection (c) above, the Commission shall make the following findings:

14 (1) ~~(A)~~ Whether the applicant has obtained, and maintains in good
15 standing, a permit for a Massage Establishment from the Department of Public Health
16 pursuant to Section 29.10 of the ~~San Francisco~~ Health Code;

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

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

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

1 ~~(C)~~ ~~(iii)~~ any decorative railings or decorative grille work, other than
2 wire mesh, which is placed in front of or behind such windows, should be at least 75% percent
3 open to perpendicular view and no more than six feet in height above grade;

4 ~~(3)~~ ~~(C)~~ Whether the use includes pedestrian-oriented lighting. Well lit
5 establishments where lighting is installed and maintained along all public rights-of-way
6 adjacent to the building with the massage use during the post-sunset hours of the massage
7 use are encouraged:

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

12 * * * *

13 (p) **Adult Business, General Entertainment and Other Entertainment Uses.**

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

17 * * * *

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

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

25 * * * *

1 (r) **Development of Large Lots in RTO and RTO-M Districts.** In order to
2 promote, protect, and maintain a scale of development that is appropriate to each district and
3 compatible with adjacent buildings, new construction or significant enlargement of existing
4 buildings on lots of the same size or larger than the square footage stated in Table 209.4
5 under Large Project Review shall be permitted only as ~~e~~Conditional ~~#~~Uses subject to the
6 provisions set forth in this Section of this Code.

7 * * * *

8 **SEC. 303.1. FORMULA RETAIL USES.**

9 (a) **Findings.**

10 * * * *

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

18 * * * *

19 (d) **Conditional Use Criteria.** With regard to a ~~e~~Conditional ~~#~~Use authorization
20 application for a Formula Retail use, the Planning Commission shall consider, in addition to
21 the criteria set forth in Section 303, the criteria below and the Performance-Based Design
22 Guidelines adopted by the Planning Commission to implement the criteria below.

23 * * * *

24
25

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

- 4 (1) All Neighborhood Commercial Districts in Article 7;
- 5 (2) All Mixed Use-General Districts in Section 840;
- 6 (3) All Urban Mixed Use Districts in Section 843;
- 7 (4) All Residential-Commercial Districts as defined in Section 209.3206.3;
- 8 ~~(5) — Japantown Special Use District as defined in Section 249.31;~~
- 9 ~~(6) (5) Chinatown Community Business District as defined in Section 810.1;~~
- 10 ~~(7) (6) Chinatown Residential/Neighborhood Commercial District as defined in~~
11 ~~812.1;~~
- 12 ~~(8) (7) Western SoMa Planning Area Special Use District as defined in 823;~~
- 13 ~~(9) — Residential Transit-Oriented Districts as defined in 206.4 and 206.5;~~
- 14 ~~(10) (8) Limited Commercial Conforming Use/Non-Conforming Use in RH, RM, RTO,~~
15 ~~RH-RM-RTO and RED Districts, as permitted by Sections 186, 186.3, and 231;~~
- 16 ~~(11) (9) Third Street Formula Retail Restricted Use District, as defined in Section~~
17 ~~786;~~
- 18 ~~(12) (10) The C-3-G District with frontage on Market Street, between 6th Street~~
19 ~~and the intersection of Market Street, 12th Street and Franklin Street.~~

20 * * * *

21 (g) **Neighborhood Notification and Design Review.** Any application for a Formula
22 Retail use as defined in this section shall be subject to the notification and review procedures
23 of ~~S~~subsections 312(d) and (e) of this Code. A ~~e~~Conditional ~~u~~Use hearing on an application for
24 a Formula Retail use may not be held less than 30 calendar days after the date of mailed
25 notice.

1 * * * *

2 (j) **Change of Use.** Changes of Formula Retail establishments are generally
3 described below, except that a change of a Formula Retail use that is also a nonconforming
4 use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail
5 establishments from one use category to another, including a change from one use to another
6 within the sub-categories of uses set forth in *the definition of Retail Sales and Services* in *Planning*
7 *Code* Section ~~790~~.102 and *in* Section 890.102 *for Mixed Use Districts*, require a new Conditional
8 Use authorization as a new Formula Retail use. Changes of Formula Retail owner or operator
9 within the same use category that are determined to be an enlargement or intensification of
10 use pursuant to ~~S~~subsection 178(c) are required to obtain Conditional Use authorization and
11 shall meet the Commission's adopted Performance-Based Design Guidelines for Formula
12 Retail. In cases determined not to be an enlargement or intensification of use, the
13 Performance-Based Design Guidelines for Formula Retail may be applied and approved
14 administratively by the Planning Department, unless the applicant requests a Conditional Use
15 ~~H~~hearing at the Planning Commission. The applicant shall also pay an administrative fee to
16 compensate Planning Department and City staff for its time reviewing the project under this
17 ~~S~~subsection (j), as set forth in Section 360 of this Code.

18 (k) **Accessory Uses.** Conditional ~~U~~Use authorization shall be required for all
19 ~~A~~Accessory ~~U~~Uses within those use categories subject to Formula Retail controls as defined in
20 this Section 303.1, except for the following:

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

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

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

3 **SEC. 306.3. NOTICE OF HEARINGS.**

4 (a) Except as indicated in Subsection (b) below, ~~and except as provided in Sections~~
5 ~~316.3 and 316.4 of this Code for conditional use applications where such authorization is required~~
6 ~~pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710~~
7 ~~through 729 for each Neighborhood Commercial District,~~ notice of the time, place and purpose of
8 the hearing on action for an amendment to the Planning Code or General Plan, eConditional
9 ~~Use~~ or a vVariance shall be given by the Zoning Administrator as follows:

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

11 (2) By mail, except in the case of proposed amendments to change the text
12 of the Code, not less than ~~10~~ 20 days prior to the date of the hearing to the owners of all real
13 property within the area that is the subject of the action and within 300 feet of all exterior
14 boundaries of such area, using for this purpose the names and addresses of the owners as
15 shown on the latest citywide assessment roll in the Office of the Tax Collector. Failure to send
16 notice by mail to any such property owner where the address of such owner is not shown on
17 such assessment roll shall not invalidate any proceedings in connection with such action;

18 (3) By publication, except in vVariance cases, at least once in a newspaper
19 of general circulation in the City not less than 20 days prior to the date of the hearing;

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

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

22 (1) In the case of vVariance applications involving a less than 10% ~~percent~~
23 deviation as described in Section 305(c), the Zoning Administrator need give only such notice
24 as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.

25 * * * *

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

12 **SEC. 306.10. MULTIPLE LANGUAGE REQUIREMENT FOR NOTICES.**

13 (a) **Applicability.** In addition to the notice requirements set forth elsewhere in this
14 Code, the requirements of this section shall apply to the mailed notices that are required by
15 the following sections of the Planning Code: Sections 228.4(c), 304.5(d), 306.3, 306.7(g),
16 306.9(c), 309(c) through 309(h), 311, 312, 313.4(b), 314.4(a), ~~316.3(d)~~, 330.7, and any other
17 section of the Planning Code that requires a notice to be mailed or personally served to
18 property owners or occupants adjacent to or near a property for which Planning Department
19 development approval is sought.

20 * * * *

21 **SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR.** In

22 addition to those specified in Sections 302 through 306, ~~and Sections 316 through 316.6~~ of this
23 Code, the Zoning Administrator shall have the following powers and duties in administration
24 and enforcement of this Code. The duties described in this Section shall be performed under
25

1 the general supervision of the Director of Planning, who shall be kept informed of the actions
2 of the Zoning Administrator.

3 * * * *

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

11 * * * *

12 **SEC. 308. APPEALS.**

13 In the case of any amendment, ~~conditional use~~ or ~~variance~~ action described in
14 Sections 302 through 305 ~~and Sections 316 through 316.6~~ of this Code, and in the case of any
15 order, requirement, decision or other determination (other than a ~~variance~~) made by the
16 Zoning Administrator, the procedures for appeals shall be as described in Sections 308
17 through 308.2.

18 **SEC. 308.1. APPEALS: AMENDMENTS TO THE PLANNING CODE AND CONDITIONAL**
19 **USES.**

20 (a) **Right of Appeal.** The action of the Planning Commission, in disapproving in
21 whole or in part an amendment to the Planning Code initiated by application as described in
22 Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in
23 part an application for ~~conditional use~~ authorization as described in Sections 303 and 304,
24 ~~and Sections 306 through 306.5, and Sections 316 through 316.6~~ of this Code, shall be subject to
25 appeal to the Board of Supervisors in accordance with this Section. An action of the

1 Commission so appealed from shall not become effective unless and until approved by the
2 Board of Supervisors in accordance with this Section.

3 (b) **Notice of Appeal.** Any appeal under this Section shall be taken by filing written
4 notice of appeal with the Board of Supervisors within 30 days after the date of action by the
5 Planning Commission. The notice of appeal shall be subscribed by either (i) the owners of at
6 least ~~20% percent~~ of the property affected by the proposed amendment or eConditional #Use
7 or (ii) five members of the Board of Supervisors. The signature on the appeal of members of
8 the Board shall not be deemed to be any indication of their position on the merits of the
9 appeal but rather shall indicate only that they believe there is sufficient public interest and
10 concern in the matter to warrant a hearing by the Board of Supervisors. For the purposes of
11 this Section, the property affected shall be calculated as follows:

12 (1) When a proposed amendment or eConditional #Use has been
13 disapproved by the Planning Commission, the property affected shall be deemed to be all
14 property within the area that is the subject of the application for amendment or eConditional
15 #Use, and within 300 feet of all exterior boundaries of the property that is the subject of the
16 application;

17 (2) When a proposed eConditional #Use has been approved by the Planning
18 Commission, the property affected shall be deemed to be all property within 300 feet of all
19 exterior boundaries of the property for which the eConditional #Use has been approved by the
20 Planning Commission, excluding the property for which the approval has been given;

21 (3) In either of the above cases, when any property is owned by the City and
22 County of San Francisco, the United States Government or the State of California, or any
23 department or agency thereof, or by any special district, and is located within 300 feet of the
24 area that is the subject of the application for amendment or eConditional #Use, such property
25

1 shall be excluded in determining the property affected unless such owner shall itself be a
2 subscriber of the notice of appeal; and

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

16 * * * *

17 **SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10.**

18 Notwithstanding any other provision of this Code, the procedures set forth in this Article
19 3 (Sections 301 through 309 ~~and Sections 316 through 316.6~~ of this Code) shall not apply to
20 Article 10, Preservation of Historical, Architectural and Aesthetic Landmarks; the procedures
21 applicable to Article 10 are included therein.

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

3 * * * *

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

13 (c) **Changes of Use.** In NC Districts, all building permit applications for a change of
14 use to ~~or the establishment of an Adult Business, Arts Activity, Bar as defined in Sections 102 and~~
15 ~~790.22, Child-Care Facility, General Entertainment, Group Housing, Limited Restaurant, a Liquor~~
16 ~~Store, as defined in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50,~~
17 ~~Other Small Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102~~
18 ~~and 790.90, a Restaurant as defined in Sections 102 and 790.91, a Massage Establishment as~~
19 ~~defined in Sections 102 and 790.60, Nighttime Entertainment, an Outdoor Activity Area as defined in~~
20 ~~Section 790.70, an Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a~~
21 ~~Fringe Financial Service use as defined in Sections 102 and 790.111, Post-Secondary Educational~~
22 ~~Institution, Private Community Facility, Public Community Facility, Religious Institution, Residential~~
23 ~~Care Facility, School, Tobacco Paraphernalia Establishments as defined in Sections 102 and~~
24 ~~790.123, or Trade School Group Housing as defined in Sections 102 and 790.88(b)~~ shall be subject
25 to the provisions of ~~s~~subsection 312(d); provided, however, that a change of use from a

1 Restaurant to a Limited-Restaurant shall not be subject to the provisions of § subsection
2 312(d). ~~In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications~~
3 ~~for a change of use from any one land use category to another land use category shall be subject to the~~
4 ~~provisions of Subsection 312(d).~~ In addition, any accessory massage use in the Ocean Avenue
5 Neighborhood Commercial Transit District shall be subject to the provisions of § subsection
6 312(d).

7 In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for
8 a change of use from any one land use category to another land use category shall be subject to the
9 provisions of subsection 312(d). For the purposes of this § subsection (c), "land use category"
10 shall mean those categories used to organize the individual land uses which appear in the use
11 tables in Article 8, immediately preceding a group of individual land uses, and include the
12 following: Residential Use, Institutional Use, Retail Sales and Service Use, assembly,
13 Recreation and Entertainment Use, Office Use, motor vehicle services use, Industrial home
14 and business service Use, or other use.

15 * * * *

16 (g) **Wireless Telecommunications Services Facility as Accessory Use,**
17 **Notification and Review Required.** Building permit applications for new construction of a
18 ~~Wireless Telecommunications Services Facility~~ as an accessory use under Article 7 or 8 of
19 the Planning Code in all NC, RED, or Eastern Neighborhoods Mixed Use Districts shall be
20 subject to the notification and review procedures required by this Section.

21 * * * *

22 ~~SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD~~
23 ~~COMMERCIAL, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, AND SOUTH OF~~
24 ~~MARKET MIXED USE DISTRICTS.~~

25

1 *In addition to the provisions of Sections 306.1, 306.4, and 306.5 of this Code, the following*
2 *procedures set forth in this and the following sections shall govern applications for Conditional Use*
3 *authorization where this authorization is required pursuant to Sections 178, 179, 181(f) or (g),*
4 *260(b)(2)(P) or 263.11 of this Code; zoning categories .10, .11, .21, .24 through .27, .38 through .90,*
5 *and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial District; Sections*
6 *813 through 818 for the South of Market Mixed Use Districts; Section 840 through 843 for the Eastern*
7 *Neighborhoods Mixed Use Districts; or Section 823 for the Western SoMa Special Use District. The*
8 *criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional*
9 *criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 of Article 7*
10 *are set forth in the Section of this Code containing the control. Additional criteria for determinations*
11 *on certain applications within Mixed Use Districts are set forth in Sections 263.11 and 803.5 through*
12 *803.9 of this Code. Additional criteria for determination on certain applications within the Western*
13 *SoMa Special Use District are set forth in Section 823 of this Code.*

14 ***SEC. 316.1. APPLICATIONS AND FILING FEES.***

15 *The provisions set forth in Section 306.1 of this Code shall govern with respect to applications*
16 *and filing fees.*

17 ***SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND***
18 ***RECOMMENDATION.***

19 *The Zoning Administrator shall review and schedule applications for conditional use*
20 *authorization for Planning Commission review at a public hearing.*

21 (a) — ***Review.*** *After an application for conditional use is filed at the Department, the Zoning*
22 *Administrator shall review the application and determine if the facts presented establish that the*
23 *proposed use or feature is in conformity with the criteria set forth in Section 303(c) and any other*
24 *applicable provision of this Code.*

1 (b) — ~~**Scheduling of Determination.** After reviewing an application, the Zoning Administrator~~
2 ~~shall set a time and place for Planning Commission determination at a public hearing.~~

3 (c) — ~~**Report and Recommendation.** The Zoning Administrator shall make necessary~~
4 ~~investigations and studies and submit proposed findings to the Planning Director. The report and~~
5 ~~recommendation of the Planning Director will be submitted to the Planning Commission at a public~~
6 ~~hearing.~~

7 ~~**SEC. 316.3. NOTICE OF TIME, PLACE, AND PURPOSE OF THE HEARING.**~~

8 ~~After review of an application subject to these procedures and scheduling of the matter for~~
9 ~~Planning Commission determination, the Zoning Administrator shall provide notice of the time, place,~~
10 ~~and purpose of the hearing, as follows:~~

11 ~~(a) — By mail to the applicant or other person or agency initiating the action;~~

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

14 ~~(c) — By publication at least once in a newspaper of general circulation in the City not less~~
15 ~~than 20 days prior to the scheduled date of the appearance of the item on the Planning Commission~~
16 ~~calendar at a public hearing;~~

17 ~~(d) — By mail at least 20 days prior to the date that the matter is scheduled for determination~~
18 ~~by the City Planning Commission to property owners within 300 feet of the property that is the subject~~
19 ~~of the action using the names and addresses of owners as shown on the latest citywide Assessment Roll~~
20 ~~in the office of the Tax Collector, as well as groups or individuals requesting such notice in writing.~~

21 ~~Failure to send notice by mail to any such property owner where the address of such owner is~~
22 ~~not shown on such assessment roll shall not invalidate any proceedings in connection with such action;~~

23 ~~(e) — Such other notice as the Zoning Administrator shall deem appropriate.~~

24 ~~**SEC. 316.4. CONDUCT OF PUBLIC HEARINGS AND DETERMINATION.**~~

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

3 **~~SEC. 316.5. RECONSIDERATION.~~**

4 *The provisions set forth in Section 306.5 of this Code shall govern with respect to*
5 *reconsideration of conditional use applications which have been disapproved.*

6 **~~SEC. 316.6. APPEAL.~~**

7 *A final determination by the Planning Commission on an application for conditional use*
8 *authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1*
9 *of this Code.*

10 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
11 **DISTRICTS.**

12 * * * *

13 (c) **Identifying Signs.** Identifying Signs, as defined in Section 602.10, shall be
14 permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the
15 limits set forth below.

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

23 (2) One sign identifying a shopping center or shopping mall shall be
24 permitted subject to the conditions in Paragraph (1), but shall not exceed 30 square feet in
25 area. Any sign identifying a permitted eCommercial use *listed in zoning categories .40 through*

1 ~~70 in Section 703.2 (a)~~ in an NC District shall be considered a business sign and subject to
2 Section 607.1(f) of this Code. Such signs may be nonilluminated, indirectly illuminated, or
3 directly illuminated during the hours of operation of the businesses in the shopping center or
4 shopping mall.

5 * * * *

6 Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702,
7 702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 780.1, 780.2, 780.3, 781.1, 781.4,
8 781.5, 781.6, 781.7, 781.9, 784, 787, 788 adding new Zoning Control Tables 710, 711, 712,
9 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730,
10 731, 732, 733, 733A, 734, 735. 736, 737, 738, 739, 740, 741, 742, 743. 744, 745, 746, 747,
11 and 748, to read as follows:

12 **SEC. 701.1. PURPOSE OF ARTICLE 7.**

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

17 (a) To provide in one article a complete listing of or cross-reference to all of the
18 zoning categories, *definitions*, control provisions, and review procedures which are applicable
19 to properties or uses in Neighborhood Commercial Districts.

20 (b) To establish a zoning system which will accommodate all classes of
21 Neighborhood Commercial Districts including general districts for citywide area groupings and
22 individual districts which are tailored to the unique characteristics of specific areas.

23 (c) To provide zoning control categories which embrace the full range of land use
24 issues in all Neighborhood Commercial Districts, in order that controls can be applied
25 individually to each district class to address particular land use concerns in that district.

1 **SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.**

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

4 ~~SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.~~

5 (a) Neighborhood Commercial and Neighborhood Commercial Transit Districts. The
6 ~~following~~ Neighborhood Commercial (NC) and Neighborhood Commercial Transit ~~Districts,~~ listed in
7 Section 201 of this Code, are established for the purpose of implementing the Commerce and
8 Industry element and other elements of the General Plan, according to the objective and
9 policies stated therein. Description and Purpose Statements outline the main functions of
10 each ~~Neighborhood Commercial (NC)~~ and NCT District in the Zoning Plan for San Francisco,
11 supplementing the statements of purpose contained in Section 101 of this Code.

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

17

<i>Neighborhood Commercial General Area Districts</i>	<i>Section Number</i>
NC 1—Neighborhood Commercial Cluster District	§ 710
NC 2—Small Scale Neighborhood Commercial District	§ 711
NC 3—Moderate Scale Neighborhood Commercial District	§ 712
NC S—Neighborhood Commercial Shopping Center District	§ 713

24

<i>Named Neighborhood Commercial Districts</i>	<i>Section</i>
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25

1		Number
2	<i>Broadway Neighborhood Commercial District</i>	§ 714
3	<i>Castro Street Neighborhood Commercial District</i>	§ 715
4	<i>Inner Clement Street Neighborhood Commercial District</i>	§ 716
5	<i>Outer Clement Street Neighborhood Commercial District</i>	§ 717
6	<i>Excelsior Outer Mission Street Neighborhood Commercial District</i>	§ 745
7	<i>Upper Fillmore Street Neighborhood Commercial District</i>	§ 718
8	<i>Haight Street Neighborhood Commercial District</i>	§ 719
9	<i>Irving Street Neighborhood Commercial District</i>	§ 740
10	<i>Judah Street Neighborhood Commercial District</i>	§ 742
11	<i>Upper Market Street Neighborhood Commercial District</i>	§ 721
12	<i>Noriega Street Neighborhood Commercial District</i>	§ 739
13	<i>North Beach Neighborhood Commercial District</i>	§ 722
14	<i>Pacific Avenue Neighborhood Commercial District</i>	§ 732
15	<i>Polk Street Neighborhood Commercial District</i>	§ 723
16	<i>Sacramento Street Neighborhood Commercial District</i>	§ 724
17	<i>Inner Sunset Neighborhood Commercial District</i>	§ 730
18	<i>Taraval Street Neighborhood Commercial District</i>	§ 741.1
19	<i>24th Street Noe Valley Neighborhood Commercial District</i>	§ 728
20	<i>Union Street Neighborhood Commercial District</i>	§ 725
21	<i>West Portal Avenue Neighborhood Commercial District</i>	§ 729
22		
23		
24		
25		

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

<i>Neighborhood Commercial Transit Districts</i>	<i>Section Number</i>
<i>NCT 1 — Neighborhood Commercial Transit Cluster District</i>	§ 733A
<i>NCT 2 — Small Scale Neighborhood Commercial Transit District</i>	§ 734
<i>NCT 3 — Moderate Scale Neighborhood Commercial Transit District</i>	§ 731

<i>Named Neighborhood Commercial Transit (NCT) Districts</i>	<i>Section Number</i>
<i>Divisadero Street Neighborhood Commercial Transit District</i>	§ 746
<i>Fillmore Street Neighborhood Commercial Transit District</i>	§ 747
<i>Folsom Street Neighborhood Commercial Transit District</i>	§ 743
<i>Glen Park Neighborhood Commercial Transit District</i>	§ 738
<i>Hayes Gough Neighborhood Commercial Transit District</i>	§ 720
<i>Upper Market Street Neighborhood Commercial Transit District</i>	§ 733
<i>Mission Street Neighborhood Commercial Transit District</i>	§ 736
<i>Ocean Avenue Neighborhood Commercial Transit District</i>	§ 737
<i>Regional Commercial District</i>	§ 744
<i>SoMa Neighborhood Commercial Transit District</i>	§ 735
<i>24th Street Mission Neighborhood Commercial Transit District</i>	§ 727

(1) **NC Districts.** *NC Districts are low to high density mixed-use neighborhoods of varying scale established around historical neighborhood commercial centers. The NC Districts are intended to support neighborhood-serving uses on the lower floors and housing above. These Districts tend to be linear commercial corridor, but also include small clusters of commercial activity in Residential Districts. Housing density is limited by the area of the lot and minimum parking ratios are typically required for residential uses and commercial uses greater than 5,000 square feet; however some NC districts have no minimum parking requirements. Individually named NC Districts are intended to allow for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.*

(2) **NCT Districts.** NCT Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the 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, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-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 and enhance the pedestrian-oriented character and transit function. (2)

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

16 ~~SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.~~

17 (b) Neighborhood Commercial Special Use Districts. ~~In addition to the Neighborhood~~
 18 ~~Commercial Use Districts established by Section 702.1 of this Code, certain~~ Neighborhood
 19 Commercial Special Use Districts, as listed in Section 201 of this Code, are established for the
 20 purpose of controlling changes in use and new development within sensitive neighborhood
 21 areas.

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

Neighborhood Commercial Special Use Districts	Section Number
--	---------------------------

<i>Lakeshore Plaza Special Use District</i>	§ 780.1
<i>Bayshore-Hester Special Use District</i>	§ 780.2
<i>North Beach Special Use District</i>	§ 780.3
<i>Mission-Harrison Special Use District</i>	§ 780.4

~~SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.~~

(c) Neighborhood Commercial Restricted Use Subdistricts. In addition to the Neighborhood Commercial Use Districts established by Section 702.1 of this Code, certain Neighborhood Commercial Restricted ~~Special~~ Use Subdistricts ~~Districts~~ listed in Section 201 of this Code are established for the purpose of controlling the expansion of certain kinds of uses ~~that~~ ~~which~~ if uncontrolled may adversely affect the character of certain Neighborhood 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.

<i>Neighborhood Commercial Restricted Use Subdistricts</i>	<i>Section Number</i>
<i>Taraval Street Restaurant Subdistrict</i>	§ 781.1
<i>Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict</i>	§ 781.4
<i>Mission Street Formula Retail Restaurant Subdistrict</i>	§ 781.5
<i>North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict</i>	§ 781.6

1	<i>Chestnut Street Financial Service Subdistrict</i>	§ 781.7
2	<i>Haight Street Alcohol Restricted Use District</i>	§ 781.9
3	<i>Lower Haight Street Alcohol Restricted Use District</i>	§ 784
4	<i>Fringe Financial Service Restricted Use District</i>	§ 249.35
5		§ 249.60
6	<i>Mission Alcohol Restricted Use District</i>	(formerly
7		781.8)
8		§ 249.62
9	<i>Third Street Alcohol Restricted Use District</i>	(formerly 782)
10		

11

12 ***SEC. 702.4. SPECIAL USE DISTRICTS.***

13 (d) ***Other Special Use Districts.*** *In addition to the Neighborhood Commercial Use Districts*

14 *and Neighborhood Commercial Special Use Districts established by Sections 702.1 and 702.2 of this*

15 *Code, e*Certain special use districts established in *Section 201 of this Code are located within*

16 *certain Neighborhood Commercial District boundaries. The designations, locations, and*

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

	<i>Special Use Districts</i>	<i>Section Number</i>
18		
19	<i>Third Street Special Use District</i>	§ 249.14
20		§ 249.61
21	<i>17th — Rhode Island Street Special Use District</i>	(formerly 781.10)
22		§ 249.13
23	<i>Geary Boulevard/Divisadero Street Special Use District</i>	
24	<i>California Street And Presidio Avenue Community Central Special Use</i>	§ 249.21
25	<i>District</i>	

<i>Japantown Special Use District</i>	<i>§ 249.31</i>
<i>Fulton Street Grocery Store Special Use District</i>	<i>§ 249.35</i>
<i>Upper Market Special Sign District</i>	<i>§ 608.10</i>

SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

The Neighborhood Commercial District zoning control categories consist of building standards listed in Section 703.1 of this Code and permitted uses listed in Section 703.2 of this Code. The controls are either stated, or summarized and cross-referenced to the sections in other articles of this Code containing the requirements, in Sections 710.1 through 729.95 of this Code, for each of the district classes listed in Section 702.1, or referenced in Section 799 of this Code.

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

*(a) **Zoning Control Tables.** Each Zoning District in Article 7 has a corresponding Zoning Control Table that details the basic development standards and use controls for the respective district. Zoning Control Tables are explained in Section 202.1 of this Code. Any and all uses permitted or conditionally permitted in the zoning districts described in this Section are detailed in the corresponding Zoning Control Tables.*

A use is the specific purpose for which a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-referenced in Article 7 of this Code for each district class.

*(a) **Use Categories.** The uses, functions, or activities, which are permitted in each Neighborhood Commercial District class include those listed below by zoning control category and number and cross-referenced to the Code Section containing the definition.*

<i>No.</i>	<i>Zoning Control Categories for Uses</i>	<i>Section Number of Use Definition</i>
------------	---	---

1			
2	.24	<i>Outdoor Activity Area</i>	§ 790.70
3	.25	<i>Drive-Up Facility</i>	§ 790.30
4	.26	<i>Walk-Up Facility</i>	§ 790.140
5			
6	.27	<i>Hours of Operation</i>	§ 790.48
7	.36	<i>Residential Conversion</i>	§ 317
8	.37	<i>Residential Demolition</i>	§ 317
9			
10	.38	<i>Residential Division</i>	§ 207.8
11	.39	<i>Residential Merger</i>	§ 317
12	.40	<i>Other Retail Sales and Services</i>	§ 790.102
13	.41	<i>Bar</i>	§ 790.22
14			
15	.43	<i>Limited Restaurant</i>	§ 790.90
16	.44	<i>Restaurant</i>	§ 790.91
17	.45	<i>Liquor Store</i>	§ 790.55
18	.46	<i>Movie Theater</i>	§ 790.64
19			
20	.47	<i>Adult Entertainment</i>	§ 790.36
21	.48	<i>Other Entertainment</i>	§ 790.38
22	.49	<i>Financial Service</i>	§ 790.110
23			
24	.50	<i>Limited Financial Service</i>	§ 790.112
25	.51	<i>Medical Service</i>	§ 790.114

1	.52	<i>Personal Service</i>	§ 790.116
2	.53	<i>Business or Professional Service</i>	§ 790.108
3	.54	<i>Massage Establishment</i>	§ 790.60
4	.55	<i>Tourist Hotel</i>	§ 790.46
5	.56	<i>Automobile Parking</i>	§ 790.8
6	.57	<i>Automotive Gas Station</i>	§ 790.14
7	.58	<i>Automotive Service Station</i>	§ 790.17
8	.59	<i>Automotive Repair</i>	§ 790.15
9	.60	<i>Automotive Wash</i>	§ 790.18
10	.61	<i>Automobile Sale or Rental</i>	§ 790.12
11	.62	<i>Animal Hospital</i>	§ 790.6
12	.63	<i>Ambulance Service</i>	§ 790.2
13	.64	<i>Mortuary</i>	§ 790.62
14	.65	<i>Trade Shop</i>	§ 790.124
15	.66	<i>Storage</i>	§ 790.117
16	.68	<i>Fringe Financial Service</i>	§ 790.111
17	.69	<i>Tobacco Paraphernalia Establishment</i>	§ 790.123
18	.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4
19	.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)

1	69D	Large-Scale Urban Agriculture	§ 102.35(b)
2	70	Administrative Service	§ 790.106
3	80	Hospital or Medical Center	§ 790.44
4	81	Other Institutions, Large	§ 790.50
5	82	Other Institutions, Small	§ 790.51
6	83	Public Use	§ 790.80
7	84	Medical Cannabis Dispensary	§ 790.141
8	85	Service, Philanthropic Administrative	§ 790.107
9	90	Residential Use	§ 790.88
10	95	Community Residential Parking	§ 790.10

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

18 (1) ~~**Permitted Uses.**~~ **Uses in Enclosed Buildings.** All permitted uses shall be conducted
19 within an enclosed building in Neighborhood Commercial Districts, unless otherwise
20 specifically allowed in this Code. Exceptions from this requirement are: uses which, when
21 located outside of a building, qualify as an Outdoor Activity Area or Open Air Sales, as defined in
22 ~~Sections 102 and 790.70 of this Code;~~ accessory off-street parking and loading, and other uses
23 listed below which function primarily as open-air uses, or which may be appropriate if located
24 on an open lot, outside a building, or within a partially enclosed building, subject to other
25 limitations of this Article 7 and other sections of this Code.

<i>No.</i>	<i>Zoning Control Category</i>
56	<i>Automobile Parking</i>
57	<i>Automotive Gas Station</i>
58	Automotive Service Station
60	Automotive Wash
61	Automobile Sale or Rental
81	Other Institutions, Large (selected)
83	Public Use (selected)
95	<i>Community Residential Parking</i>

(c) **Multiple Uses in One Structure.** If there are two or more uses in a structure and none is classified *in below under* Section ~~204.3~~ ~~703.2(b)(1)(C)~~ of this Code as accessory, then each of these uses will be considered separately as independent principal, conditional or temporary uses.

(A) — **Principal Uses.** *Principal uses are permitted as of right in a Neighborhood Commercial District, when so indicated in this Code for each district class.*

(B) — **Conditional Uses.** *Conditional uses are permitted in a Neighborhood Commercial District when authorized by the Planning Commission; whether a use is conditional in a given district is indicated in this Code. Conditional uses are subject to the provisions set forth in Sections 178, 179, 303, and 316 through 316.6 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 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 790.64, shall require conditional use authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise prohibited.*

1 ~~restrictive in a general grocery or specialty grocery store. This Take-Out Food use includes the area~~
2 ~~devoted to food preparation and service and excludes storage and waiting areas;~~

3 ~~(iv) — Any Take-Out Food use, as defined in Section 790.122, except for~~
4 ~~a Take-Out Food use operating as a minor and incidental use within a Restaurant or Limited-~~
5 ~~Restaurant use;~~

6 ~~(v) — The wholesaling, manufacturing or processing of foods, goods, or~~
7 ~~commodities on the premises of an establishment which does not also use or provide for retail sale of~~
8 ~~such foods, goods or commodities at the same location where such wholesaling, manufacturing or~~
9 ~~processing takes place.~~

10 ~~(vi) — Any retail liquor sales, as defined in Section 790.55, except for~~
11 ~~beer, wine, and/or liquor sales for the consumption off the premises with a State of California Alcoholic~~
12 ~~Beverage Control ("ABC") Board License type 20 (off-sale beer and wine) or type 21 (off-sale general)~~
13 ~~which occupy less than 15% of the gross square footage of the establishment (including all areas~~
14 ~~devoted to the display and sale of alcoholic beverages) in a General Grocery or Specialty Grocery, or~~
15 ~~Limited-Restaurant use (ABC license type 20 only).~~

16 ~~(vii) — Medical Cannabis Dispensaries as defined in 790.141.~~

17 ~~The foregoing rules shall not prohibit take-out food activity which operates in conjunction with~~
18 ~~a Limited-Restaurant or a Restaurant. A Limited-Restaurant or a Restaurant, by definition, includes~~
19 ~~take-out food as an accessory and necessary part of its operation.~~

20 ~~(viii) — Any other entertainment use, as defined in Section 790.38, except~~
21 ~~for one that involves a Limited Live Performance Permit as set forth in Police Code Section 1060et seq.~~

22 ~~(D) — **Temporary Uses.** Temporary uses are permitted uses, subject to the~~
23 ~~provisions set forth in Section 205 of this Code.~~

24 ~~(d) (2) **Uses Not Permitted Uses.**~~

1 (A) — ~~Uses which are not specifically listed in this Article are not permitted~~
2 ~~unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this Code or are~~
3 ~~determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this~~
4 ~~Code.~~

5 (1) ~~(B)~~ No use, even though listed as a permitted use, shall be permitted
6 in a Neighborhood Commercial District which, by reason of its nature or manner of operation,
7 creates conditions that are hazardous, noxious, or offensive through the emission of odor,
8 fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive
9 noise.

10 (2) ~~(C)~~ The establishment of a use that sells alcoholic beverages, other
11 than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by
12 Section 229. Except in the SoMa NCT, where these uses are permitted accessory uses.

13 (e) **Conflicting Controls.** All uses, buildings and features in NC Districts shall comply with
14 all controls set forth for the district in which they are located. Where different controls conflict or
15 overlap within the same NC District, the use, building or feature shall abide by the most restrictive of
16 all controls. For example, in an NC-2 District, a Dwelling Unit on the second story is proposed for
17 conversion to a Personal Service use. Residential Conversions at the Second Story in an NC-2 District
18 require Conditional Use authorization under Section 711.38, while Personal Services at the Second
19 Story in an NC-2 District are permitted as Principal Uses under Section 711.53. Following the most
20 restrictive control, the applicant must obtain Conditional Use authorization and all other necessary
21 permits in order to legally convert the Dwelling Unit to a Personal Service use.

22 **SEC. 703.4. CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL USES.**

23 (a) This ~~Ordinance~~ Section 703.4 shall be known as the Small Business Protection
24 Act.

1 (b) ~~Notwithstanding Section 703.3(b) and e~~Except for Section 303.1(f), establishment of
2 a ~~f~~Formula ~~r~~Retail use, as defined in Section 303.1, in any Neighborhood Commercial District,
3 as identified in Article 7, shall require ~~e~~Conditional ~~u~~Use authorization pursuant to the criteria
4 of Sections 303(c) and 303.1 and be subject to the terms of Sections 303.1(g) and (h).

5 (c) Nothing herein shall preclude the Board of Supervisors from adopting more
6 restrictive provisions for ~~e~~Conditional ~~u~~Use authorization of ~~f~~Formula ~~r~~Retail use or prohibiting
7 ~~f~~Formula ~~r~~Retail use in any Neighborhood Commercial District.

8 **SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET**
9 **NCT AND RCD DISTRICTS.**

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

12 (a) This subsection ~~(a)~~ applies only to buildings that are a designated landmark
13 building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant
14 to Article 11 of this Code and located within the Extended Preservation District, or a building
15 listed in or determined individually eligible for the National Register of Historic Places or the
16 California Register of Historical Resources by the State Office of Historic Preservation.

17 (b) ~~Non-Retail Professional Services, Retail Professional Services, Philanthropic~~
18 ~~Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial~~
19 ~~Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, All~~
20 ~~office uses, as defined in Planning Code Section 790.69,~~ are permitted as of right, provided that
21 prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of
22 the Historic Preservation Commission, determines that allowing the use will enhance the
23 feasibility of preserving the building.

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

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

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

		<u>NC-1</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>

<u><i>Vehicular Access Restrictions</i></u>	<u><i>§ 155(r)</i></u>	<u><i>Restricted on some streets, see §155(r) for specific districts</i></u>
<u><i>Miscellaneous</i></u>		
<u><i>Lot Size (Per Development)</i></u>	<u><i>§§ 102, 121.1</i></u>	<u><i>P up to 4,999 square feet; C 5,000 square feet and above</i></u>
<u><i>Planned Unit Development</i></u>	<u><i>§ 304</i></u>	<u><i>C</i></u>
<u><i>Awning</i></u>	<u><i>§ 136.1</i></u>	<u><i>P</i></u>
<u><i>Canopy or Marquee</i></u>	<u><i>§ 136.1</i></u>	<u><i>NP</i></u>
<u><i>Signs</i></u>	<u><i>§§ 262, 602-604, 607, 607.1, 608, 609</i></u>	<u><i>As permitted by Section § 607.1</i></u>
<u><i>General Advertising Signs</i></u>	<u><i>§§ 262, 602.7 604, 608, 609, 610, 611</i></u>	<u><i>NP</i></u>
<u><i>Design Guidelines</i></u>	<u><i>General Plan Commerce and Industry Element</i></u>	<u><i>Subject to the Urban Design Guidelines</i></u>

<u><i>Zoning Category</i></u>	<u><i>§ References</i></u>	<u><i>Controls</i></u>
<u><i>RESIDENTIAL STANDARDS AND USES</i></u>		
<u><i>Development Standards</i></u>		
<u><i>Usable Open Space [Per Dwelling Unit]</i></u>	<u><i>§§ 135, 136</i></u>	<u><i>100 square feet per unit if private, or 133 square feet per unit if common</i></u>
<u><i>Off-Street Parking Requirements</i></u>	<u><i>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</i></u>	<u><i>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</i></u>
<u><i>Dwelling Unit Mix</i></u>	<u><i>§ 207.6</i></u>	<u><i>Not required</i></u>
<u><i>Use Characteristics</i></u>		
<u><i>Single Room Occupancy</i></u>	<u><i>§ 102</i></u>	<u><i>P</i></u>
<u><i>Student Housing</i></u>	<u><i>§ 102</i></u>	<u><i>P</i></u>
<u><i>Residential Uses</i></u>		
<u><i>Dwelling Units</i></u>	<u><i>§§ 102, 207</i></u>	<u><i>P(2), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i></u>

1	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
2					
3					
4					
5	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
6					
7	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
8					
9	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
10	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		

1	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>		
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
3	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
4	<u>Outdoor Activity Area</u>	<u>§102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
5	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
6	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Agricultural Use Category</u>				
8	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
9	<u>Agriculture, Large Scale Urban</u>	<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>
11	<u>Automotive Use Category</u>				
	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Industrial Use Category</u>				
	<u>Industrial Uses</u>	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<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(3)</u>	<u>P(3)</u>
24	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>NP(4)</u>	<u>NP</u>	<u>NP</u>
25	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Religious Institution</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
2	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(5)</u>	<u>P(5)</u>
3	<u>Sales and Service Use Category</u>				
	<u>Retail Sales and Service Uses*</u>	<u>§102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
4	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>NP</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, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Retail Professional</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) Additional 5 feet for NC-1 parcels with a commercial use on the ground floor within the following areas:

(a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.

(b) On Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.

1 (2) P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more
2 restrictive controls; otherwise, same as more restrictive control.

3 (3) C required for 13 or more children.

4 (4) Permitted with DR if the Medical Cannabis Dispensaries can demonstrate to the Planning
5 Department they were in operation as of April 1, 2005 and have remained in continuous operation and
6 have obtained a final permit to operate by March 1, 2008.

7 (5) C required for 7 or more persons.

8 **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

9 * * * *

10 **Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**

11 **ZONING CONTROL TABLE**

		<u>NC-2</u>
<u>Zoning Category</u>	<u>§</u> <u>References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<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> <u>District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map</u> <u>Sheets HT01-13 for more information. Height</u> <u>sculpting required on Alleys per §261.1.</u>
<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> <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>
<u>Front Setback and Side Yard</u>	<u>§§130, 131,</u> <u>132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<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 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.</u>
2			
3			
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
6	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific districts</u>
7	<u>Miscellaneous</u>		
8	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
9	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
10	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
11	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
12	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
13			
14	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
15			
16			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
<u>Use Characteristics</u>		

1	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
2	<u>Residential Uses</u>		
3	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
4			
5	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
6			
7			
8			
9			
10	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
11			
12	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
13			
14	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>
15	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>
16			<u>1st</u> <u>2nd</u> <u>3rd+</u>
17	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u> <u>C</u> <u>NP</u>
18	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u> <u>C</u> <u>C</u>
19	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>

20	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
21	<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
22	<u>Development Standards</u>		
23			
24	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
25	<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>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
2					
3					
4	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
5	<u>Commercial Use Characteristics</u>				
6	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
7	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
8	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</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>		
11	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
12	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
13			<u>Controls by Story</u>		
14	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Use Category</u>				
19	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Automotive Service Station</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
26	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
27	<u>Entertainment, Arts and Recreation Use Category</u>				
28	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
30	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
31	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

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

* Not listed below

(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas:

Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.

2) C required for 13 or more children.

3) C required for seven or more persons.

4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants and Take-Out Food are C; Formula Retail Restaurants, Limited-Restaurants, and Take-Out Food are NP.

5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: NP for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.

6) FRINGE FINANCIAL SPECIAL USE DISTRICT: The FFSUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).

SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3

ZONING CONTROL TABLE

		<u>NC-3</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P(1)in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.(6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>

<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>
<u>Loss of Dwelling Units</u>	<u>Controls by Story</u>	
	<u>1st</u>	<u>2nd</u>
		<u>3rd+</u>

<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C(2)</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP(2)</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>No limit</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>				
		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

1	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Service, Parcel Delivery</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>					
7	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Entertainment, Nighttime</u>	<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>
11	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>					
13	<u>Industrial Uses</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>					
14	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Job Training</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>DR</u>
17	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sales and Service Use Category</u>					
19	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
22	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage Establishment</u>	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
3	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
4	<u>Retail Sales and Service, General</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(3)</u>
5	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
6	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
7	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Take-Out Food</u>	<u>§102</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
10	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Storage, Commercial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Utility and Infrastructure Use Category</u>				
18	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas:

Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20.

(2) **THIRD FLOOR RESIDENTIAL CONVERSION:**

Boundaries: Applicable to NC-3 Districts.

Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

(a) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

(3) **THIRD STREET SPECIAL USE DISTRICT**

Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.

Controls: Off-sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for Restaurants and Limited-Restaurants are C.

(4) **MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT**

Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Street and Randall Street as mapped on Sectional Map 7 SU.

Controls: Formula Retail Restaurants, Limited Restaurants, and Take-Out Food are NP.

(5) GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT: Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU. Formula Retail pet supply stores and formula retail eating and drinking uses are NP.

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The FFSUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Neighborhood Commercial District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).

(7) MISSION-HARRINGTON SPECIAL USE DISTRICT

Boundaries: Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11.

Controls: Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

* * * *

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S

ZONING CONTROL TABLE

		<u>NC-S</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 253.3, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. Lakeshore Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Not Required.</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<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 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.</u>
2			
3			
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for specific districts.</u>
6	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific districts</u>
7	<u>Miscellaneous</u>		
8	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>N/A</u>
9	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
10	<u>Awning, Canopy, or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
11	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by Section § 607.1</u>
12	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP(1)</u>
13	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
14			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135(d), 136</u>	<u>Generally, either 100 square feet if private, or 133 square feet if common.(1)</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one automotive space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 feet lot area, or the density permitted in the nearest Residential District, whichever is greater.(1)(4)</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.(1)</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>
<u>Loss of Dwelling Units</u>		
		<u>Controls by Story</u>
		<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>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u> <u>C</u> <u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
2					
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
4					
5	<u>Commercial Use Characteristics</u>				
6	<u>Drive-up Facility</u>	<u>§102</u>	<u>C</u>		
7	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
8	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m., C 2 a.m. 6 a.m.(1)</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>		
11	<u>Outdoor Activity Area</u>	<u>§§102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
12	<u>Walk-up Facility</u>	<u>§§102, 145.2(b)</u>	<u>P</u>		
13	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>Agricultural Use Category</u>				
16	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Use Category</u>				
20	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Automotive Service Station</u>	<u>§§102, 202.2(b)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
26	<u>Parking Garage, Public</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
27	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
28	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>P</u>	<u>P</u>	<u>NP</u>
29	<u>Entertainment, Arts and Recreation Use Category</u>				
30	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
31	<u>Arts Activities</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
32	<u>Entertainment, General</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
33	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
34	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P(1)</u>	<u>NP(1)</u>	<u>NP</u>

1	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP(1)</u>
	<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>
	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<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>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(3)</u>
8	<u>Sales and Service Use Category</u>				
9	<u>Retail Sales and Service Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<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>C</u>	<u>NP</u>
11	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
12	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>NP</u>
	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
16	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
17	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
19	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
21	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Take-Out Food</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
22	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP(1)</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	<u>Utility and Infrastructure Use Category</u>				

<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* Not listed below

(1) LAKESHORE PLAZA SPECIAL USE DISTRICT

Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map SU13 and HT13.

Controls: Special controls on various features and uses, and residential standards per Section 780.1, and special Height controls per Section 253.3.

(2) NP for 13 or more children

(3) NP for 7 or more persons

(4) BAYSHORE-HESTER SPECIAL USE DISTRICT

Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.

Controls: Hotels and Motels may be permitted as a Conditional Use.

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Broadway NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 253.1, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40 to 65 feet See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>

<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Columbus Avenue between Washington and North Point Streets, and on Broadway between Embarcadero and Polk Street</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§135, 136</u>	<u>60 square feet if private, or 80 square feet if common</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>No car parking required (2). P up to one car for each two Dwelling or SRO Units; C up to 0.75 cars for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each Dwelling Unit. Bike parking required per §155.2</u>		
2					
3					
4	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
5					
6	<u>Use Characteristics</u>				
7	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
8	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
9	<u>Residential Uses</u>				
10	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
11	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
12					
13					
14	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
15					
16	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
17					
18	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
19					
20	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
24	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		
25	<u>Zoning Category</u>	<u>§</u>	<u>Controls</u>		

	<u>References</u>			
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<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>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Entertainment, Nighttime</u>	<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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>					
5	<u>Industrial Uses</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>					
6	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
8	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
<u>Sales and Service Use Category</u>					
12	<u>Retail Sales and Service Uses*</u>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<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>
15	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
17	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<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>C(4)(5)</u>	<u>C(4)(5)</u>	<u>NP</u>
20	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>C(4)</u>	<u>NP</u>
21	<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(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
22	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Take-Out Food</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>NP</u>
24	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* Not listed below

(1) BROADWAY OFF-STREET PARKING RESIDENTIAL

Boundaries: Broadway NCD.

Controls: Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:

(a) the proposed garage opening/addition of off-street parking will not cause the “removal” or “conversion of residential unit,” as those terms are defined in Section 317 of this Code.

(b) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;

(c) the building has not had two or more “no-fault” evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years;

(d) the garage would not front on a public right-of-way narrower than 41 feet; and

(e) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) Formula Retail NP for this use.

(5) BROADWAY LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the Broadway Neighborhood Commercial District.

Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway Neighborhood Commercial District.

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).

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Castro NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>

BUILDING STANDARDS**Massing and Setbacks**

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 253.1, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X, 65-B. See Height and Bulk Map Sheet HT07 for more information. Height Sculpting on Alleys per § 261.1</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§ 130 § 134, 134(a)and(e)</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet.</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>

Street Frontage and Public Realm

<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Market Street from Castro Street to the Embarcadero</u>

Miscellaneous

<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>

<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§135</u>	<u>80 square feet if private, or 100 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>

<u>Loss of Dwelling Units</u>	<u>Controls by Story</u>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.0 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP(1) 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
<u>Controls by Story</u>				
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Entertainment, Arts and Recreation Use Category</u>				
5	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Industrial Use Category</u>				
11	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
13	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
15	<u>Philanthropic Admin. Services</u>	<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>
16	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
17	<u>Sales and Service Use Category</u>				
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>C</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>NP</u>	<u>NP</u>	<u>NP</u>
21	<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>
22	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Motel</u>	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	<u>202.2(a)</u>			
1	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>
2	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>
3	<u>Services, Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>
4	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>
5	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>C</u>
6	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>C</u>
7	<u>Services, Limited Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>
8	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>
9	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>
10	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>
11	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>
12	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>
13	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>
14	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>
15	<u>Design Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>
16	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>
<u>Utility and Infrastructure Use Category</u>				
17	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>
18	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>
19	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) USE SIZE EXEMPTION

Use Size shall generally not exceed 4,000 square feet except that a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 that is operated by a non-profit and is neighborhood-serving may exceed 4,000 square feet by CU Authorization.

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the Castro Street Neighborhood Commercial District

Controls: A Restaurant, as defined in Section 102, may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level 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 102 of this Code. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway Neighborhood Commercial District.

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).

1 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

3 **Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

4 **ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Inner Clement Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		

<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>

1	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
2					
3					
4					
5					
6					
7	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
8					
9	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
10					
11	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
12					
13	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

18	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
19	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
20	<u>Development Standards</u>				
21					
22	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
23	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
24					
25					

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
2					
3					
4					
5	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
6					
7	<u>Commercial Use Characteristics</u>				
8	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
9	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
10	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.</u>		
11	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
12	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
13	<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
14	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
15			<u>Controls by Story</u>		
16	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
17	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20					
21	<u>Automotive Use Category</u>				
22	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
26	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
27					
28	<u>Entertainment, Arts and Recreation Use Category</u>				
29	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
31	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
32	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Industrial Use Category</u>				
4	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
7	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
9	<u>Philanthropic Admin. Services</u>	<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>
10	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
11	<u>Sales and Service Use Category</u>				
12	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>C</u>	<u>NP</u>
13	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
16	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Massage Establishment</u>	<u>§102</u>	<u>C</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>
22	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
	<u>Services, Limited Financial</u>	<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>
	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Non-Retail Sales and Service*</u>				
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>

<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) INNER CLEMENT STREET LIQUOR LICENSES FOR BARS

(a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a Bar as defined in Section 102 may be permitted as a Conditional Use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:

(i) The Bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and

(ii) The establishment maintains only an ABC license type 42. Other ABC license types, except those that are included within the definition of a Restaurant pursuant to Section 102, are not permitted for those uses subject to this Section.

(b) Subsequent to the granting of a Conditional Use authorization under this Section, the Planning Commission may consider immediate revocation of the previous Conditional Use authorization should an establishment no longer comply with any of the above criteria for any length of time.

(4) INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS

A Restaurant as defined in Section 102 may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place, as defined in Section 102 of this Code. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Clement Street Neighborhood Commercial District.

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).

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Outer Clement</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheets HT03 and HT04 for more information. Height sculpting required on Alleys per §261.1.</u>
2			
3			
4	<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
5	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
6			
7	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
8	<u>Street Frontage and Public Realm</u>		
9	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
10	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
11			
12			
13	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
14	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
15	<u>Miscellaneous</u>		
16	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
17	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
18	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
19	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
20	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
21			
22	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
23			
24			

<u>Zoning Category</u>	<u>§</u>	<u>Controls</u>
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References

RESIDENTIAL STANDARDS AND USES

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 feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>

Loss of Dwelling Units

Controls by Story

		<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>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m.- 2 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere(4)</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
<u>Controls by Story</u>				
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>NP</u>

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

<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>
<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) **FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)**. Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Outer Clement Street Neighborhood Commercial District. 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).

(4) Outdoor Activity Areas are permitted as a Principally Permitted U if they existed prior to 1985.

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<u>Zoning Category</u>	<u>§ References</u>	<u>Upper Fillmore NCD</u>
		<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>

1	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
2			
3			
4	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required</u>
5	<u>Street Frontage and Public Realm</u>		
6	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
7	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
8			
9			
10	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
11	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>CU required for the entirety of California Street.</u>
12			
13	<u>Miscellaneous</u>		
14	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
15	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
16	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
17	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
18	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
19			
20	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
21			
22			

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

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				

1	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Industrial Use Category</u>				
9	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Institutional Use Category</u>				
11	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
12	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
13	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
15	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</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(2)</u>	<u>P(2)</u>
18	<u>Sales and Service Use Category</u>				
19	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<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	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
23	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
26	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
27	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
28	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)(5)</u>	<u>NP</u>	<u>NP</u>
31	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
32	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
33	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
34	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Take-Out Food</u>	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
2	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	<u>Utility and Infrastructure Use Category</u>				
6	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) A new bar will be allowed with a Conditional Use authorization from the Planning Commission only in conjunction with a Restaurant use.

(4) In considering a conditional use for a Restaurant, the Planning Commission shall consider whether the use proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.

(5) Formula Retail NP for this use

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Haight Street NCD</u>	
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>	
<u>BUILDING STANDARDS</u>			
<u>Massing and Setbacks</u>			
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.I, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheets HT06 and HT07 for more information. Height sculpting required on Alleys per §261.I.</u>	
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>	

1	<u>Rear Yard</u>	<u>§ 130 § 134, 134(a)(e)</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
2	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
3	<u>Street Frontage and Public Realm</u>		
4	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
10	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
11	<u>Miscellaneous</u>		
12	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
13	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
14	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
15	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
16	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
17			
18	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
19			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>		
2					
3	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
4	<u>Use Characteristics</u>				
5	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
6	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
7	<u>Residential Uses</u>				
8	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
9					
10	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
11					
12	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
13					
14	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
15					
16	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
17					
18	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
19			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
22	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		
23					
24	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
25	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>No car parking required if Occupied Floor Area is less than 5,000 sq. ft. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

1	<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(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
2	<u>Services, Health</u>	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>NP</u>
	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
5	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Utility and Infrastructure Use Category</u>				
	<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>

* Not listed below

(1) C required for 13 or more children.

(2) C required for seven or more persons.

(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.

(4) HAIGHT STREET RESTAURANTS

Boundaries: Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.

Controls: A Restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set 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.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Haight Street Neighborhood Commercial District.

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).

(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. In the Haight Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.

**SEC. 720. ~~HAYES GOUGH~~ EXCELSIOR OUTER MISSION NEIGHBORHOOD
COMMERCIAL ~~TRANSIT~~ DISTRICT.**

1 *The Hayes-Gough Neighborhood Commercial Transit District is located within walking*
2 *distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern*
3 *edge generally at Lily Street, with an extension south along both sides of Octavia Boulevard to Market*
4 *Street. This mixed-use commercial district contains a limited range of retail commercial activity, which*
5 *primarily caters to the immediate need of the neighborhood. The few comparison goods that it does*
6 *provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and*
7 *Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types*
8 *of retail activity are limited.*

9 *The Hayes-Gough District controls are designed to allow for growth and expansion that is*
10 *compatible with the existing building and use scales. Building standards protect the moderate building*
11 *and use size and require rear yards at residential levels. To maintain the mixed-use character of the*
12 *district, most commercial uses are permitted at the first and second stories and housing is strongly*
13 *encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial*
14 *activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses*
15 *are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is*
16 *further promoted by restricting new ground-story medical, business and professional offices. To protect*
17 *continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is*
18 *required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required*
19 *on Hayes Street and portions of Octavia Boulevard.*

20 *Housing development in new buildings is encouraged above the second story, and is controlled*
21 *not by lot area but by physical envelope controls. Existing residential units are protected by limitations*
22 *on demolitions, mergers, subdivisions, and upper-story conversions. Given the area's central location*
23 *and accessibility to the downtown and to the City's transit network, accessory parking for residential*
24 *uses is not required. The code controls for this district are supported and augmented by design*
25 *guidelines and policies in the Market and Octavia Area Plan of the General Plan.*

The Excelsior Outer Mission Street Neighborhood Commercial District is located along Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Parking for residential and commercial uses is not required. Buildings range in height, with height limits generally allowing up to four stories. Lots vary in size, generally small- or medium-sized with some very large parcels.

Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		<u>Excelsior Outer Mission NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>

1	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
2			
3			
4	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
5	<u>Street Frontage and Public Realm</u>		
6	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
7	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
8			
9			
10	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required.</u>
11	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
12	<u>Miscellaneous</u>		
13	<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>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
17	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
18			
19	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
20			
21			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to one car for each unit; NP above. Bike parking required per §155.2</u>		
2	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
3	<u>Use Characteristics</u>				
4	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
5	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
6	<u>Residential Uses</u>				
7	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 600 square foot lot area</u>		
8	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
9	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area</u>		
10	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P, in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
11	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
12	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		
17	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
18	<u>Development Standards</u>				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
20	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
2	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
3	<u>Commercial Use Characteristics</u>				
4	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
7	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
8	<u>Open Air Sales</u>	<u>§§102, 703.2</u>	<u>See §703.2</u>		
9	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
11			<u>Controls by Story</u>		
12	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Automotive Use Category</u>				
17	<u>Automotive Uses*</u>	<u>§§102, 142, 156, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Service, Parcel Delivery</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Entertainment, Arts and Recreation Use Category</u>				
24	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
26	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
27	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
28	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
29	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
30	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
31	<u>Industrial Use Category</u>				
32	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
33	<u>Institutional Use Category</u>				

1	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR(1)</u>	<u>DR(1)</u>	<u>DR(1)</u>
	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Sales and Service Use Category</u>				
	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Grocery, General</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
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>C</u>	<u>NP</u>
	<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>
11	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
16	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Storage, Commercial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Utility and Infrastructure Use Category</u>				
22	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

25

1
2
3 (1) MEDICAL CANNABIS DISPENSARIES

4 Controls:

5 (a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a conditional use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD and will supersede the condition use requirement contained in this Section 745.

6 (b) In addition to the requirements of Planning Code Section 303, the Planning Commission shall approve the application and authorize the conditional use if the facts presented are such to establish that:

7 (i) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,

8 (ii) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients,

9 (iii) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in the operation of their business and designating a community liaison to deal effectively with current and future neighborhood concerns.

10 (c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.

11 (d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.

12 (e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be accessible to persons with disabilities as required under the California Building Code.

13 (2) OFF-SALE LIQUOR ESTABLISHMENTS Controls:

14 (a) New Liquor Store uses with Type 20 or Type 21 ABC licenses are not permitted in the district; provided, however, that any use within the District with an existing Type 20 or Type 21 ABC license may obtain a new license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or reconstruction.

15 (b) Liquor Store uses may relocate within the district with conditional use authorization.

16 (c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the following good neighbor policies:

17 (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;

18 (ii) Advertisements in windows and clear doors are not permitted, and no more than 25% of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.

19 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

20 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.

21 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 Section 249.35(c)(3).

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25

1 **SEC. 721. UPPER MARKET STREET JAPANTOWN NEIGHBORHOOD COMMERCIAL**
2 **DISTRICT.**

3 *The Upper Market Street Neighborhood Commercial District, on Market Street at Castro, is*
4 *situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper*
5 *Market Street is a multi-purpose commercial district that provides limited convenience goods to*
6 *adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number*
7 *of offices are located on Market Street within easy transit access to downtown. The width of Market*
8 *Street and its use as a major arterial diminish the perception of the Upper Market Street District as a*
9 *single commercial district. The street appears as a collection of dispersed centers of commercial*
10 *activity, concentrated at the intersections of Market Street with secondary streets.*

11 *This district is well served by transit and is anchored by the Castro Street Station of the Market*
12 *Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the*
13 *district, and the Castro Station serves as a transfer point between light rail and crosstown and*
14 *neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. Residential parking*
15 *is not required and generally limited. Commercial establishments are discouraged or prohibited from*
16 *building accessory off-street parking in order to preserve the pedestrian-oriented character of the*
17 *district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage*
18 *entries) to off-street parking and loading on Market Street to preserve and enhance the pedestrian-*
19 *oriented character and transit function.*

20 *The Upper Market Street district controls are designed to promote moderate-scale development*
21 *which contributes to the definition of Market Street's design and character. They are also intended to*
22 *preserve the existing mix of commercial uses and maintain the livability of the district and its*
23 *surrounding residential areas. Large-lot and use development is reviewed for consistency with existing*
24 *development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings,*
25 *most commercial uses are permitted with some limitations above the second story. In order to maintain*

1 ~~continuous retail frontage and preserve a balanced mix of commercial uses, ground-story~~
2 ~~neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial~~
3 ~~service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and~~
4 ~~drive-up uses.~~

5 ~~Housing development in new buildings is encouraged above the second story. Existing upper-~~
6 ~~story residential units are protected by limitations on demolitions and upper-story conversions.~~
7 ~~Accessory Dwelling Units are permitted on lots within the boundaries of Board of Supervisors District~~
8 ~~8 pursuant to Subsection 207(c)(4) of this Code.~~

9 The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post
10 Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to
11 Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street.
12 The character of these streets is largely commercial, including large malls, although there are some
13 residential units above the ground story. Buildings are typically two- to four-stories, although there are
14 two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit
15 corridors. The commercial district provides convenience goods and services to the surrounding
16 neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and
17 far.

18 The Japantown Neighborhood Commercial District controls are designed to encourage and
19 promote development that enhances the walkable, commercial character of this area and to support its
20 local and regional role. New commercial development is required on the ground floor and permitted
21 above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating,
22 drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are
23 encouraged above the ground floor, along with housing and institutional uses

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Japantown NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>50-X, and 65-A along Fillmore Street. See Height and Bulk Map Sheet HT02 for more information. Along Buchanan Street between Post and Sutter, an upper story setback of one foot for every foot above 35 feet in height from the front property line is required. Height Sculpting on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage, Above Grade Parking Setback and Active Uses</u>	<u>§ 145.1</u>	<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.</u>
<u>Street Frontage, Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on 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.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on the north side of Post Street from Webster Street to Laguna Street; the south side of Post Street from Fillmore Street to Webster Street; and Buchanan Street from Post Street to Sutter Street.</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.75 cars per unit, C up to 1.00 cars per unit, NP above. Bike parking required per § 155.2.</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 400 square foot lot area</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area</u>

<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st (1)</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Maximum permitted as set forth in Section 151.1. Bike parking required per § 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st (1)</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				

1	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment and Recreation Use Category</u>					
9	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Arts Activities</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
11	<u>Entertainment, General</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
12	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
13	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>					
16	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>					
17	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
21	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sales and Service Use Category</u>					
22	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>C</u>
23	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>C(2)</u>	<u>C(2)</u>
26	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
27	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
28	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
29	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
30	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
31	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<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>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
2	<u>Services, Financial</u>	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>C(3)</u>
	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
	<u>Services, Limited Financial</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
4	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
5	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Take-Out Food</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Trade Shop</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
8	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
9	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>
10	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
	<u>Utility and Infrastructure Use Category</u>				
11	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

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

(2) No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) of the Police Code by more than 8 dBC.

(3) Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new Financial Services uses are not permitted south of Post Street.

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>North Beach NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per §261.1.</u>
2			
3			
4	<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
5	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
6			
7			
8	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
9	<u>Street Frontage and Public Realm</u>		
10	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
11	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
12			
13			
14	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
15	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Columbus Avenue between Washington and North Point Streets</u>
16	<u>Miscellaneous</u>		
17	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
18	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
19	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
20	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
21			
22	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
23			
24			
25			

<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines and historic resource consideration. Properties in this zoning district have been identified as potentially eligible for National Register or California Register.</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per unit if common</u>
<u>Off Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>No car parking required. P up to 0.5 parking spaces for each Dwelling Unit; C up to 0.75 parking spaces for each Dwelling Unit. (1)Per 155(t), special controls when installing garages in Residential Buildings. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 400 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 140 square foot lot area.</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>
<u>Loss of Dwelling Units</u>		
		<u>Controls by Story</u>
		<u>1st 2nd 3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P NP NP</u>

<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
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NON-RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP 4,000 square feet and above.</u>		
<u>Off Street Parking Requirements</u>	<u>§§ 150, 151, 161</u>	<u>Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		

Commercial Use Characteristics

<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>NP</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section §703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>NP (2)</u>		

Controls by Story

<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<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, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
16	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
18	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
21	<u>Sales and Service Use Category</u>				
22	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Bar</u>	<u>§§102, 202.2(a), 780.3</u>	<u>C (5) (6)</u>	<u>NP</u>	<u>NP</u>
26	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
27	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
28	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
29	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
31	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
33	<u>Restaurant</u>	<u>§§102, 202.2(a), 780.3</u>	<u>C(5)(6)</u>	<u>NP</u>	<u>NP</u>

1	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a), 780.3</u>	<u>C(5)</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§102, 781.6</u>	<u>NP(8)</u>	<u>NP(8)</u>	<u>NP(8)</u>
4	<u>Services, Limited Financial</u>	<u>§102</u>	<u>C(2)(7)</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
6	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Take-Out Food</u>	<u>§102</u>	<u>C(5)</u>	<u>NP</u>	<u>NP</u>
8	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Trade Shop</u>	<u>§102, 790.124</u>	<u>P</u>	<u>C</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, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
12	<u>Trade Office</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
13	<u>Utility and Infrastructure Use Category</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>
16	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))

Boundaries: North Beach NCD

Controls:

(a) Installing a garage in an existing residential building of four or more units requires a mandatory Discretionary Review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:

(i) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;

(ii) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;

(iii) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years,

(iv) the garage would not front on a public right-of-way narrower than 41 feet, and

(v) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

(b) Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (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.

(2)NORTH BEACH WALK UP FACILITIES: Walk-up automated bank teller machines (ATMs) are not permitted.

(3) C required for 13 or more children.

(4) C required for seven or more persons.

(5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants, Limited-Restaurants, Take-Out Food and Bars may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant, Limited-Restaurant, Take-Out Food or Bar does not occupy:

(a.) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service or by a permitted principal use under Section 722 (North Beach Controls); or

(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 this Code.

(6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place as defined in Section 790.142. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.

(7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT

Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01.

Controls: Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services, Design Professional, and Trade Office are NP at the 1st story.

(8) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the North Beach Neighborhood Commercial District.

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).

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Polk Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>65-A, 80-A, and 130-E. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.</u>

1	<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
2	<u>Rear Yard</u>	<u>§ 130 § 134, 134(a)(e)</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building; 25% of lot depth, but in no case less than 15 feet</u>
3	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
4	<u>Street Frontage and Public Realm</u>		
5	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
6	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
7	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
8	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>CU required for the entirety of California Street.</u>
9	<u>Miscellaneous</u>		
10	<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>
11	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
12	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
13	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
14	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
15	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
16	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>

RESIDENTIAL STANDARDS AND USES

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 400 square foot lot area; or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Residential Density, Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 140 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>Accessory Dwelling Unit §§102, 207(c)(4) P in Supervisorial Districts 3 and 8 extant on July 1, 2015.</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>
		<u>1st 2nd 3rd+</u>

<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Automotive Use Category</u>				
2	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</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	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, Arts and Recreation Use Category</u>				
9	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Entertainment, Nighttime</u>	<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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Industrial Use Category</u>				
17	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Institutional Use Category</u>				
19	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
20	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
21	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
23	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
26	<u>Sales and Service Use Category</u>				
27	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
28	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
31	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
32	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
33	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
34	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Massage, Foot/Chair</u>	<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>
2	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
4	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
7	<u>Services, Limited Financial</u>	<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>
9	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
11	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>					
15	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C required for 13 or more children.

(2) C required for seven or more persons.

(3) **POLK STREET LIQUOR LICENSES FOR RESTAURANTS:** A Restaurant use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.

(4) **FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): Boundaries:** The FFSRUD and its ¼ 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.

Controls: Within the FFSRUD and its ¼ mile buffer, Fringe Financial Services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, Fringe Financial Services are P subject to the restrictions set forth in subsection 249.35(c)(3).

(5) **TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION–** Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District shall be repealed six years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it. In the Polk Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.

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

2 * * * *

3 **Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **ZONING CONTROL TABLE**

		<u>Sacramento Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheets HT02 and HT03 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Street Frontage, Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common.</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area.</u>

<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>Accessory Dwelling Unit §§102, 207(c)(4) P in Supervisorial Districts 3 and 8 extant on July 1, 2015.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<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>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 12 a.m.; C 12 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

1	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>					
4	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>					
9	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Entertainment, Nighttime</u>	<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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>					
16	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>					
17	<u>Institutional Uses*</u>	<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, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
21	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Public Facilities</u>	<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>
<u>Sales and Service Use Category</u>					
24	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Gym</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Massage, Foot/Chair</u>	<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> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant, Limited</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<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>NP(4)</u>	<u>NP</u>	<u>NP</u>
10	<u>Services, Instructional</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Personal</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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>
	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Design Professional</u>	<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>
	<u>Utility and Infrastructure Use 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>
	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(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 Neighborhood Commercial District.

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).

(4) Retail Professional Service, Design Professional and Trade Office uses may be converted to a Health Service use on the first story or below if no residential use or active street frontage is lost.

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Union Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.0 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
<u>Controls by Story</u>				

<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<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>
<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>				
<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>				
<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>
<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
<u>Philanthropic Admin. Services</u>	<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>
<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
<u>Sales and Service Use Category</u>				
<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2 (a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

		<u>202.2(a)</u>			
1	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
2	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
10	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
12	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
13	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
14	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
15	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
17	<u>Services, Retail Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
18	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Take-Out Food</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<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>C</u>	<u>NP</u>
22	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
24	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
25	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<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>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

1 (3) UNION STREET RESTAURANTS: Applicability: The following controls apply to new uses as well to significant
2 alterations, modifications, and intensifications of existing uses pursuant to § 178(c) of the Planning Code.

3 Controls: The Planning Commission may approve a Restaurant if, in addition to meeting the criteria set forth in
4 Section 303, 1: the use is located on the ground floor, and 2: the Planning Commission finds that an additional
5 Restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood
6 Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Restaurants
7 to conditional use authorizations required by Planning Code § 178, including but not limited to significant
8 alterations, modifications, and intensifications of use. No new alcoholic beverage license type 47 or 49 shall be
9 permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant
10 located within the Union Street NCD to another Restaurant, new or existing, located within the Union Street NCD
11 is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.

12 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

13 Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood
14 Commercial District.

15 Controls: Within the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are NP pursuant to Section
16 249.35. Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set
17 forth in subsection 249.35(c)(3).

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**SEC. 726. VALENCIA STREET PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL
TRANSIT DISTRICT.**

The Valencia Street Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street. The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail

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

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 upper-~~
11 ~~story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central~~
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
17 Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-
18 scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience
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 yard patterns at the ground floor. Accessory dwelling units are permitted within
25 the district pursuant to subsection 207(c)(4) of this Code.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Pacific Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X. See Height and Bulk Map Sheets HT01 and HT02 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 45% of lot depth</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>

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

<u>Zoning Category</u>	<u>§</u> <u>References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 151, 161</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 1,000 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102,</u> <u>202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Unit</u>	<u>§§102,</u> <u>207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>

1	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
2	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

8	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
9	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
10	<u>Development Standards</u>				
11	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 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 above</u>		
13	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
16	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
18	<u>Commercial Use Characteristics</u>				
19	<u>Drive-up Facility</u>	<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>	<u>P 6 a.m. - 10 p.m.; C 10 p.m.- 2 a.m.; NP 2 a.m. to 6 a.m.</u>		
22	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
23	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
24	<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
25	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
			<u>Controls by Story</u>		
	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

1	<u>Agriculture, Large Scale Urban</u>	<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>
3	<u>Automotive Use Category</u>				
4	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>
7	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Entertainment, Arts and Recreation Use Category</u>				
11	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Industrial Use Category</u>				
15	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Institutional Use Category</u>				
17	<u>Institutional Uses*</u>	<u>§§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Child Care Facility</u>	<u>§102</u>	<u>C(1)</u>	<u>NP</u>	<u>NP</u>
19	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Residential Care Facility</u>	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
21	<u>Sales and Service Use Category</u>				
22	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Animal Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
27	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
28	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
31	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<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</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
5	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Take-Out Food</u>	<u>§102</u>	<u>P</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>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
13	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	Utility and Infrastructure Use Category				
15	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) NP for 13 or more children

(2) NP for seven or more persons. (3) C required if use sells alcohol

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Pacific Avenue Neighborhood Commercial District.

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).

SEC. 727. RESERVED. 24TH STREET MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The 24th Street Mission Neighborhood Commercial Transit District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open

1 ~~during the day while the district's bars and restaurants are also active in the evening. Dwelling units~~
2 ~~are frequently located above the ground-story commercial uses.~~

3 ~~The 24th Street Mission Neighborhood Commercial Transit District controls are designed to~~
4 ~~provide potential for new development consistent with the existing scale and character. Small-scale~~
5 ~~buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground~~
6 ~~story and at residential levels are protected. Most commercial uses are encouraged at the ground story,~~
7 ~~while service uses are permitted with some limitations at the second story. Special controls are~~
8 ~~necessary to preserve the unique mix of convenience and specialty commercial uses. In order to~~
9 ~~maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are~~
10 ~~prohibited, and limitations apply to the development and operation of ground-story full-service~~
11 ~~restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and~~
12 ~~encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active,~~
13 ~~pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set~~
14 ~~back or below ground.~~

15 ~~Housing development in new buildings is encouraged above the ground story. Housing density~~
16 ~~is not controlled by the size of the lot but by requirements to supply a high percentage of larger units~~
17 ~~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~~
19 ~~location and accessibility to the City's transit network, accessory parking for residential uses is not~~
20 ~~required.~~

1 **SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

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

4 **ZONING CONTROL TABLE**

		<u>24th Street - Noe Valley NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§ 130 § 134, 134(a)(e)</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet, C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<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>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

1	<u>Agriculture, Large Scale Urban</u>	<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>
2	<u>Automotive Use Category</u>				
3	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Entertainment, Arts and Recreation Use Category</u>				
7	<u>Entertainment, Arts and Recreation Uses*</u>	<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	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Entertainment, Nighttime</u>	<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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Industrial Use Category</u>				
13	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
	<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>DR</u>	<u>NP</u>	<u>NP</u>
17	<u>Philanthropic Admin. Services</u>	<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>
18	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Sales and Service Use Category</u>				
19	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<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>
	<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	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Liquor Store</u>	<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>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<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(3)</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
4	<u>Services, Limited Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Take-Out Food</u>	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
7	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<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	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) 24th STREET – NOE VALLEY LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the 24th Street – Noe Valley Neighborhood Commercial District.

Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level 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 length of time, the conditional use authorization shall be subject to immediate revocation.

(4) 24TH STREET – NOE VALLEY SPECIALTY RETAIL USES

Boundaries: 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 ¼ mile of this District asset forth in Code §§ 710.10 and 186.

Controls: Formula Retail Limited-Restaurants are NP.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District.

Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).

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

2 * * * *

3 Table 729. WEST PORTAL NEIGHBORHOOD COMMERCIAL DISTRICT

4 ZONING CONTROL TABLE

		<u>West Portal NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>26-X. See Height and Bulk Map Sheets HT06 and HT12 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet if private, or 133 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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(4), 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P(4), 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P(4) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(4), density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<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>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 to 3,999 square feet; NP 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m., NP 2:00 a.m. - 6:00 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

1	<u>Agriculture, Neighborhood</u>	<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>
2	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Automotive Use Category</u>				
4	<u>Automotive Uses*</u>	<u>§§102, 142, 156, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Entertainment, Arts and Recreation Use Category</u>				
9	<u>Entertainment and Recreation Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Industrial Use Category</u>				
	<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Institutional Use Category</u>				
12	<u>Institutional Uses*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
16	<u>Sales and Service Use Category</u>				
17	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<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>
19	<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>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage, Foot/Chair</u>	<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>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Services, Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
2	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Retail Professional</u>	<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	<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>
5	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<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	<u>Utility and Infrastructure Use Category</u>				
	<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	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(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.

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Inner Sunset NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per §261.1.</u>

1	<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>
2	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
3	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
4	<u>Street Frontage and Public Realm</u>		
5	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
6	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
7			
8			
9			
10	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
11	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
17	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
18	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
19			
20			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>		
2	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
3	<u>Use Characteristics</u>				
4	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
5	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
6	<u>Residential Uses</u>				
7	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
8	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
9					
10					
11					
12	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
13					
14	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit.</u>		
15					
16	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
17					
18	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
19			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
22	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

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

1	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
2	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>		
3	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
4					
5	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
6					
7	<u>Commercial Use Characteristics</u>				
8	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
9	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
10	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
11	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
12	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
13	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
14	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
15			<u>Controls by Story</u>		
16	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
17	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Use Category</u>				
21	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
26	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
27	<u>Entertainment, Arts and Recreation Use Category</u>				
28	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
31	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
32	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
33	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

1	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
7	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
9	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<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>
25	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
26	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
27	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
28	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
29	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
30	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
31	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
32	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
33	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
34	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
35	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
36	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
37	<u>Utility and Infrastructure Use Category</u>				
38	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
39	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<i>Public Utilities Yard</i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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** Not listed below*

(1) C required for 13 or more children.

(2) C required for seven or more persons. (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset Neighborhood Commercial District.

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).

SEC. 731. ~~NCT-3~~ MODERATE-SCALE NORIEGA STREET-NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT .

~~NCT-3 Districts are transit-oriented moderate-to-high density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are mixed-use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the 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, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-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 NC and transit streets to preserve and enhance the pedestrian-oriented character and transit function.~~

1 *NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty*
2 *goods and services to a population greater than the immediate neighborhood, additionally 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 *sealed commercial streets, although the districts may include small as well as moderately sealed lots.*
7 *Buildings may range in height, with height limits varying from four to eight stories.*

8 *NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards*
9 *are protected at residential levels.*

10 *A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety*
11 *of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,*
12 *entertainment, and financial service uses generally are permitted with certain limitations at the first*
13 *and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal*
14 *services and offices are permitted at all stories of new buildings. Limited storage and administrative*
15 *service activities are permitted with some restrictions.*

16 *Housing development in new buildings is encouraged above the second story. Existing*
17 *residential units are protected by limitations on demolitions and upper-story conversions. Accessory*
18 *Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.*

19 *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*
25 *business offices as well as financial institutions.*

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District’s vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street’s active retail frontage, and local fabrication and production of goods.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Noriega Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		

1	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
2	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
3			
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
6	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
7	<u>Miscellaneous</u>		
8	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
9	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
10	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
11	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
12	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
13			
14	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
15			
16			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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>		

1	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>P, 1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
4					
5					
6					
7	<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
8					
9	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
10					
11	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
12	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
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	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
2	<u>Commercial Use Characteristics</u>				
3	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.</u>		
6	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
10			<u>Controls by Story</u>		
11	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<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	<u>Automotive Use Category</u>				
16	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Parking Lot, Public</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Entertainment, Arts and Recreation Use Category</u>				
25	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
27	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
28	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
29	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
30	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
31	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
32	<u>Industrial Use Category</u>				
33	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
34	<u>Institutional Use Category</u>				
35	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>

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

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) Formula Retail NP for this use

1 *(4) Subject to Formula Retail Controls*

2 **SEC. 732. PACIFIC AVENUE IRVING STREET NEIGHBORHOOD COMMERCIAL**
3 **DISTRICT.**

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

9 *The Pacific Avenue Neighborhood Commercial District controls are designed to promote a*
10 *small, neighborhood serving mixed use commercial street that preserves the surrounding neighborhood*
11 *residential character. These controls are intended to preserve livability in a largely low rise*
12 *development residential neighborhood, enhance solar access on a narrow street right of way and*
13 *protect residential rear yard patterns at the ground floor. Accessory dwelling units are permitted within*
14 *the district pursuant to Subsection 207(c)(4) of this Code.*

15 *The Irving Street Neighborhood Commercial District is located in the Outer Sunset*
16 *neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of*
17 *Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods*
18 *and services for the residents of the Outer Sunset District. There are a high concentration of*
19 *restaurants, drawing customers from throughout the City and the region. There are also a significant*
20 *number of professional, realty, and business offices as well as financial institutions.*

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

Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street’s active retail frontage, and local fabrication and production of goods.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		<u>Irving Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<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>
2	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
3	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
4	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
5	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
6			
7	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
8			
9			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>

<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.</u>
<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>
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>

		<u>Controls by Story</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
1	<u>Agricultural Use Category</u>				
2	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Automotive Use Category</u>				
6	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Entertainment, Arts and Recreation Use Category</u>				
15	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Industrial Use Category</u>				
23	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Institutional Use Category</u>				
25	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
26	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
27	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
28	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
29	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
31	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
32	<u>Sales and Service Use Category</u>				
33	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
34	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
35	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<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>
2	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<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>
4	<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>
5	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
6	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Take-Out Food</u>	<u>§102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
11	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Utility and Infrastructure Use Category</u>				
15	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) Formula Retail NP for this use

(4) Subject to Formula Retail Controls

**SEC. 733. UPPER MARKET TARAVAL STREET NEIGHBORHOOD COMMERCIAL
TRANSIT DISTRICT.**

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

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*
3 *arterial diminish the perception of the Upper Market Street Transit District as a single commercial*
4 *district. The street appears as a collection of dispersed centers of commercial activity, concentrated at*
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*
11 *of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,*
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*
19 *which contributes to the definition of Market Street's design and character. They are also intended to*
20 *preserve the existing mix of commercial uses and maintain the livability of the district and its*
21 *surrounding residential areas. Large-lot and use development is reviewed for consistency with existing*
22 *development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most*
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 ~~Code.~~

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.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Taraval Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102,121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608,</u>	<u>As permitted by Section § 607.1</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>
<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§102</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 157, 159 - 161, 166, 204.5</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

1	<u>Agriculture, Large Scale Urban</u>	<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>
2	<u>Automotive Use Category</u>				
	<u>Automotive Uses*</u>	<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	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Entertainment, Arts and Recreation Use Category</u>				
10	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Industrial Use Category</u>				
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Institutional Use Category</u>				
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	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<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>
	<u>Sales and Service Use Category</u>				
22	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<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>

1	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Massage, Foot/Chair</u>	<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>
3	<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>P(3)</u>	<u>NP</u>	<u>NP</u>
4	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Take-Out Food</u>	<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>
	<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>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Utility and Infrastructure Use Category</u>				
13	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) Formula Retail NP for this use

(4) Subject to Formula Retail Controls

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

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. 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,

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 * * * *

1 **SEC. 734. ~~NCT-2 – SMALL-SCALE JUDAH STREET NEIGHBORHOOD COMMERCIAL~~**
2 **~~TRANSIT DISTRICT.~~**

3 ~~NCT-2 Districts are transit-oriented mixed-use neighborhoods with small-scale commercial~~
4 ~~uses near transit services. The NCT-2 Districts are mixed-use districts that support neighborhood-~~
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~~
10 ~~buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,~~
11 ~~including open space and exposure, and urban design guidelines. There are prohibitions on access~~
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~~
14 ~~function. Residential parking is not required and generally limited. Commercial establishments are~~
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 goods.

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Judah Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 151, 161, 166</u>	<u>A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2</u>
<u>Dwelling Unit Mix</u>	<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 permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>

<u>Group Housing</u>	<u>§ 208</u>	<u>P, 1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 150, 151, 161</u>	<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.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		

1	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
2			<u>Controls by Story</u>		
3	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Automotive Use Category</u>				
8	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Industrial Use Category</u>				
25	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Institutional Use Category</u>				
27	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
28	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
29	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Job Training</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
31	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
32	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<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>
2	<u>Sales and Service Use Category</u>				
3	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§102, 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(3)</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
17	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Take-Out Food</u>	<u>§102</u>	<u>P(3)</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>
23	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
24	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<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>

* Not listed below

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) Formula Retail NP for this use

(4) Subject to Formula Retail Controls

1 **SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.**

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,

1 and late-night activity; eating and drinking establishments are restricted, depending upon the intensity
 2 of such uses in nearby commercial districts.

3 Existing residential units are protected by prohibitions of conversions above the ground story
 4 and limitations on demolitions.

5 **Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1**

6 **ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>NCT-1 Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for more information.</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet if private, or 133 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<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 procedures of Section 151.1(f); NP above 0.75 spaces per Dwelling Unit. Bike parking required per §155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</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>		

1	<u>Dwelling Units, Senior Housing, and Group Housing.</u>	<u>§ 102, 202.2(f), 207, 208</u>	<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.</u>		
2					
3					
4					
5	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
6					
7	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>		
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
10	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing Dwelling Units P per §207.8</u>		
13	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Conversion of 1-2 units Mandatory DR/Conversion of 3 or more units C. C required for all Mergers and Demolitions</u>		
14					
15					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<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>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		

1	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>		
3	<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>		
4	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
5	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
			<u>Controls by Story</u>		
6	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Automotive Use Category</u>				
10	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Entertainment, Arts and Recreation Use Category</u>				
16	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Industrial Use Category</u>				
21	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<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, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>

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

* 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; 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.

1 (4) P if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive
2 controls; otherwise, same as more restrictive control.

3 (5) C if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive
4 controls; otherwise, same as more restrictive control.

5 **SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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

20 NCT-2 Districts are intended to provide convenience goods and services to the surrounding
21 neighborhoods as well as limited comparison shopping goods for a wider market. The range of
22 comparison goods and services offered is varied and often includes specialty retail stores, restaurants,
23 and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,
24 which approximate or slightly exceed the standard development pattern. Rear yard requirements above
25 the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

<u>Zoning Category</u>	<u>§ References</u>	<u>NCT-2 Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on certain streets</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Required on certain streets, see 155(r) for more information.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</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, Senior Housing, and Group Housing.</u>	<u>§ 102, 202.2(f), 207, 208</u>	<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.</u>
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>
<u>Loss of Dwelling Units</u>		
		<u>Controls by Story</u>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Conversion</u>	<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>
<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		

1	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
3	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
4	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
5	<u>Controls by Story</u>				
6	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Use Category</u>				
	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<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, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Entertainment, Arts and Recreation Use Category</u>				
18	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>
	<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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Industrial Use Category</u>				
24	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
3	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<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(3)</u>	<u>P(3)</u>
5	<u>Sales and Service Use Category</u>				
6	<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>
9	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<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>

* Not listed below

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

2 (2) C required for 13 or more children

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

4 **SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT**
5 **DISTRICT.**

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

20 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty
21 goods and services to a population greater than the immediate neighborhood, additionally providing
22 convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of
23 the longest linear commercial streets in the City, some of which have continuous retail development for
24 many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-
25 scaled commercial streets, although the districts may include small as well as moderately scaled lots.
Buildings may range in height, with height limits varying from four to eight stories.

NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, and financial service uses generally are permitted with certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

**Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL
TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>NCT-3 Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		

1	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
2	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
3			
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for more information.</u>
6	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Market Street, Church Street, and Mission Street. C required on Duboce Street, Haight Street</u>
7			
8	<u>Miscellaneous</u>		
9	<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>
10	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
11	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
12	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
13	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
14			
15	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
16			
17			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<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 Dwelling Unit. Bike parking required per § 155.2.</u>

1	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms.</u>		
2	<u>Use Characteristics</u>				
3	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
4	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
5	<u>Residential Uses</u>				
6	<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§ 102, 202.2(f), 207, 208</u>	<u>P(1), No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>		
7	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
8	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>		
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		
14	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet Exceptions permitted per §161.</u>		
2	<u>Commercial Use Characteristics</u>				
3	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§102</u>	<u>No Limit</u>		
6	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
10			<u>Controls by Story</u>		
11	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<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	<u>Automotive Use Category</u>				
16	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Service, Parcel Delivery</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Entertainment, Arts and Recreation Use Category</u>				
27	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
28	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
29	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
30	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
31	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>

1	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<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>
6	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
7	<u>Philanthropic Admin. Services</u>	<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>
8	<u>Sales and Service Use Category</u>				
9	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<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, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
20	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>
	<u>Services, Retail Professional</u>	<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	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<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	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>
25	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

<i>Storage, Commercial</i>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Trade Office</i>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Power Plant</i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Public Utilities Yard</i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

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

(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 Commercial District.

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).

(3) **CU FOR LIMITED FINANCIAL SERVICE AND OTHER USES**

Boundaries: Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard.

Controls: A Conditional Use authorization is required for a Limited Financial Service, Retail Professional Services, Design Professional, and Trade Office uses on the 1st story.

SEC. 735. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

<u>Zoning Category</u>	<u>§ References</u>	<u>SoMa NCT Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheets HT01 and HT08 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet</u>

1	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
4	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking 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.</u>
5			
6			
7	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on 6th Street for its entirety within the District</u>
8	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on 6th Street for its entirety within the District</u>
9			
10	<u>Miscellaneous</u>		
11	<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>
12	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
13	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
14	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
15	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
16			
17	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
18			
19			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces Per Dwelling Unit. Bike parking required per § 155.2.</u>
25		

1	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>		
2	<u>Use Characteristics</u>				
3	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
4	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
5	<u>Residential Uses</u>				
6	<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§ 102, 202.2(f), 207, 208</u>	<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.</u>		
7					
8					
9					
10	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
11	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P (1), density limits regulated by the Administrative Code</u>		
12					
13	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		
18	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of any unit requires C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
2	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
3	<u>Commercial Use Characteristics</u>				
4	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
7	<u>Maritime Use</u>	<u>§102</u>			
8	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
9	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
11			<u>Controls by Story</u>		
12	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Automotive Use Category</u>				
17	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Entertainment, Arts and Recreation Use Category</u>				
26	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
27	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
28	<u>Open Recreation Area</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
29	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
30	<u>Industrial Use Category</u>				
31	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Institutional Use Category</u>				
33	<u>Institutional Uses*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Child Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Community Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Community Facility, Private</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P(3)</u>
5	<u>Social Service or Philanthropic Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Sales and Service Use Category</u>				
	<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>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<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>
	<u>Jewelry Store</u>	<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>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Massage, Foot/Chair</u>	<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>
13	<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>
	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<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	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

25

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

2 (2) C required for 13 or more children

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

4 **SEC. 736. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

5 * * * *

6 **Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

7 **ZONING CONTROL TABLE**

		<u>Mission Street NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 253.4, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheet HT07 for more information. Buildings above 65 feet require C. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</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>		

1 2 3 4	<u>Dwelling Units, Senior Housing, Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<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.</u>		
5 6	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
7	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>		
8	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
9			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
10	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		
13	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of any unit requires C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§102,303.1</u>	<u>C</u>

1	<u>Hours of Operation</u>	<u>§102</u>	<u>No Limit</u>		
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
2	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
4			<u>Controls by Story</u>		
	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
5	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Automotive Use Category</u>				
9	<u>Automotive Uses*</u>	<u>§§ 102, 142, 156</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Services, Ambulance</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Entertainment, Arts and Recreation Use Category</u>				
	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Industrial Use Category</u>				
23	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<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	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Sales and Service Use Category</u>				
5	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<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>C</u>	<u>NP</u>
11	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<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, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
20	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
25	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<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>

* Not listed below

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

(2)FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: *The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District.*

Controls: *Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35, unless Fringe Financial Service is a Non-Profit. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).*

SEC. 737. 755.-OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		<u>Ocean Avenue NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 45-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>

<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on Ocean Avenue within the District, except on the north side of Ocean Avenue between Plymouth and Brighton Avenues.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Ocean Avenue within the District.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Lot Consolidation</u>	<u>§ 121.6</u>	<u>Not Permitted except to create corner lots</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</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>		

1	<u>Dwelling Units, Senior Housing, Group Housing.</u>	<u>§ 102, 202.2(f), 207, 208</u>	<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.</u>		
2					
3					
4					
5	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
6					
7	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>		
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		
14	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>

1	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
2	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
3	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
4	<u>Controls by Story</u>				
5	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Automotive Use Category</u>				
10	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<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, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Entertainment, Arts and Recreation Use Category</u>				
19	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Industrial Use Category</u>				
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Institutional Use Category</u>				
	<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(2)</u>	<u>P(2)</u>

1	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
	<u>Sales and Service Use Category</u>				
5	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<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>
7	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<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	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<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>
16	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<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>

* 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

		<u>Glen Park NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>30-X and 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on Diamond and Chenery Streets within the District.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Chenery and Diamond Streets within the District.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 151, 161, 166</u>	<u>Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</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, Senior Housing, and Group Housing</u>	<u>§ 102, 202.2(f), 207, 208</u>	<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</u>
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>

<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>		
<u>Loss and Division of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<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>
<u>Division of Dwelling Units</u>	<u>§ 207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>					
7	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>					
14	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>					
15	<u>Institutional Uses*</u>	<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(2)</u>	<u>P(2)</u>
17	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
19	<u>Philanthropic Admin. Services</u>	<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(3)</u>	<u>P(3)</u>
<u>Sales and Service Use Category</u>					
22	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
26	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
27	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
28	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
29	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
31	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
33	<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>
<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<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>
<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* 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. 743. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		<u>Folsom Street NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps</u>	<u>65-X to 75-X. See Height and Bulk Map Sheets HT01, HT07, and HT08 for more information. Height sculpting required on alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>

<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136, 823(c)</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy, or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>§823(b), and General Plan Commerce and Industry Element</u>	<u>WSoMa Design Standards and the Urban Design Guidelines.</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136, 823(c)(2)</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common - roof decks do not qualify.</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>		
2					
3	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>		
4					
5	<u>Use Characteristics</u>				
6	<u>Single Room Occupancy</u>	<u>§§ 102, 823(c)(7)</u>	<u>P</u>		
7	<u>Student Housing</u>	<u>§ 102</u>	<u>C in newly constructed buildings, NP otherwise.</u>		
8	<u>Residential Uses</u>				
9	<u>Dwelling Units, Senior Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P, no density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department.</u>		
10					
11					
12	<u>Group Housing</u>	<u>§ 208</u>	<u>C(1), no density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department. except ; no density limit.</u>		
13					
14					
15					
16					
17	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
18					
19	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
20					
21	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
22			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
23	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
24	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1, 823(c)(10)</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P at 1st and 2nd Floors if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Livery Stable</u>	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>				
<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

<u>Take-Out Food</u>	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§102</u>	<u>P(7)</u>	<u>NP</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>P(7)</u>	<u>NP</u>	<u>NP</u>
<u>Wholesale Sales</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* Not listed below

(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-MX Districts is NP

(3) NP for seven or more persons

(4) P for grooming and daycare 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.

SEC. 744. 758. REGIONAL COMMERCIAL DISTRICT.

* * * *

Table 758. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Regional Commercial District</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps</u>	<u>55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>NP</u>

1	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136, 823(c)</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
2			
3			
4	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
5	<u>Street Frontage and Public Realm</u>		
6	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
7	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
8			
9			
10	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
11	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
12	<u>Miscellaneous</u>		
13	<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>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
17	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
18			
19	<u>Design Guidelines</u>	<u>§823(b), and General Plan Commerce and Industry Element</u>	<u>WSoMa Design Standards and the Urban Design Guidelines.</u>
20			
21			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136, 823(c)(2)</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common - roof decks do not qualify.</u>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>		
2	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>		
3	<u>Use Characteristics</u>				
4	<u>Single Room Occupancy</u>	<u>§§ 102, 823(c)(7)</u>	<u>P, except on the ground floor</u>		
5	<u>Student Housing</u>	<u>§ 102</u>	<u>NP</u>		
6	<u>Residential Uses</u>				
7	<u>Dwelling Units, and Senior Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P, no density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department.</u>		
8					
9					
10					
11					
12	<u>Group Housing</u>	<u>§ 208</u>	<u>C(1), no density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department.</u>		
13					
14					
15					
16					
17	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>		
18					
19	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P, density limits regulated by the Administrative Code</u>		
20	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		
25	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 10,000 square feet; C above; NP above 25,000 square feet except for Schools and Child Care Facilities</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>

Commercial Use Characteristics

<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§102, 303.1, 823(c)(10)</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.</u>
<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>
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P at 1st and 2nd Floors if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>

Controls by Story

<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<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>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Public</u>	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

Entertainment, Arts and Recreation Use Category

1	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Open Recreation Area</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Industrial Use Category</u>				
5	<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Manufacturing, Light</u>	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Institutional Use Category</u>				
8	<u>Institutional Uses*</u>	<u>§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Child Care Facility</u>	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
10	<u>Community Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Community Facility, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Job Training</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Public Facilities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Residential Care Facility</u>	<u>§102</u>	<u>NP</u>	<u>C(4)</u>	<u>C(4)</u>
15	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Social Service or Philanthropic Facility</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Sales and Service Use Category</u>				
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>
20	<u>Animal Hospital</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
21	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Cat Boarding</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
23	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Kennel</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
25	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
26	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
27	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
28	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
31	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
32	<u>Services, Financial</u>	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
33	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
34	<u>Services, Health</u>	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
35	<u>Services, Instructional</u>	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
36	<u>Services, Limited Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Services, Personal</u>	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
	<u>Services, Retail Professional</u>	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
2	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Take-Out Food</u>	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
3	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Design Professional</u>	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
6	<u>Storage, Commercial</u>	<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>	<u>NP</u>
7	<u>Wholesale Sales</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</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>

* Not listed below

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

(2) Allowed with C so long as there is no ingress/ egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts

(3) C required for 13 or more children.

(4) NP for facilities with seven or more persons

(5) P up to 10,000 gross square feet per lot; NP above.

(6) P when primarily open to the general public on a client-oriented basis.

(7) P on first or second floor, but not on both; P on all floors in Historic Buildings.

(8) P for grooming and daycare only; no 24 hour care.

SEC. 746. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		<u>Divisadero St. NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

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

<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit, C up to 0.75 cars per Dwelling Unit; NP above. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

<u>Dwelling Units, Senior Housing, Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P(1), No density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department.</u>
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>

Loss of Dwelling Units

	<u>§</u>	<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		

<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<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 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, Arts and Recreation Use Category</u>				
7	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Arts Activities</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
9	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
10	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
11	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
12	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Industrial Use Category</u>				
15	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Institutional Use Category</u>				
17	<u>Institutional Uses*</u>	<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(3)</u>	<u>P(3)</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, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
21	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>P(2)</u>	<u>NP</u>
22	<u>Public Facilities</u>	<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(4)</u>	<u>P(4)</u>
24	<u>Sales and Service Use Category</u>				
25	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
26	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
27	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
28	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
29	<u>Grocery, General</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
30	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
31	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
32	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
33	<u>Liquor Store</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP</u>	<u>NP</u>
34	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Massage, Foot/Chair</u>	<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>
2	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
4	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
5	<u>Retail Sales and Service, General</u>	<u>§§102, 202.3</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
7	<u>Services, Limited Financial</u>	<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	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
9	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
10	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Utility and Infrastructure Use Category</u>				
	<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	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>* Not listed below</u>				

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

(2) P on the Second Story of existing buildings which have had no immediately prior second-story Residential Use, otherwise NP.

(3) C required for 13 or more children

(4) C required for seven or more persons.

1 (5) (a) Liquor Stores are not permitted within the Divisadero Street NCD. Liquor Store uses which become
 2 inactive for more than 180 days may not be reestablished. A lawfully existing Liquor Store may relocate within
 3 the district with Conditional Use authorization;

4 (b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following
 5 Good Neighbor requirements:

6 (i) The business operator shall maintain the main entrance to the building and all sidewalks abutting the
 7 subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets
 8 and Sidewalk Maintenance Standards. In addition the operator shall be responsible for daily monitoring of the
 9 sidewalk within a one-block radius of the subject business to maintain the sidewalk free of litter associated with
 10 the business during business hours in accordance with Article 1 Section 34 of the San Francisco Police Code.
 11 For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.

12 (ii) The business operator shall provide outside lighting in a manner sufficient to illuminate street and
 13 sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.

14 (iii) No more than one-third of the square footage of the windows and clear doors of the business shall bear
 15 advertising or signage of any sort and all advertising and signage shall be placed and maintained in a manner
 16 that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises
 17 including the area in which the cash registers are maintained from the exterior public sidewalk or entrance to the
 18 premises.

19 **(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)**

20 **Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Divisadero
 21 Street NCD.

22 **Controls:** Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section
 23 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set
 24 forth in Section 249.35(c)(3).

25 **SEC. 747. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

* * * *

Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		<u>Fillmore St. NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 50-X south. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.</u>

1	<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
2	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet</u>
3	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
4	<u>Street Frontage and Public Realm</u>		
5	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
6	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<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.</u>
7	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required along Fillmore Street from Bush Street to McAllister Street</u>
8	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>
9	<u>Miscellaneous</u>		
10	<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>
11	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
12	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
13	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
14	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
15	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

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

1	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>	
2	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit; NP above. Bike parking required per § 155.2.</u>	
3				
4	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>	
5				
6	<u>Use Characteristics</u>			
7	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>	
8	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>	
9	<u>Residential Uses</u>			
10	<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P(1), No density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department.</u>	
11				
12				
13				
14	<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>	
15				
16	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>	
17	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>	
18			<u>1st</u>	<u>2nd</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>
20	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>
21	<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>	
22	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>Loss of 1-2 units Mandatory DR/Loss of 3 or more units C; All Residential Mergers C</u>	

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>No limit</u>		
<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>		
<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<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>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§ 102, 142, 156, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

1	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Service, Non-Retail Professional</u>	<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 Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

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

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore Street NCD.

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).

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1 **SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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 south 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

1 *uses is not required. The code controls for this district are supported and augmented by design*
 2 *guidelines and policies in the Market and Octavia Area Plan of the General Plan.*

3 **Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

4 **ZONING CONTROL TABLE**

		<u>Hayes-Gough NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on Hayes Street; portions of Octavia Street</u>

<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Hayes Street between Franklin and Laguna Streets, and on Octavia Street between Hayes and Fell Streets. CU required on Haight between Market and Webster Streets and on Octavia between Fell and Market Streets.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. NP above 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms.</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>		

1	<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P(1), no residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>		
2					
3					
4					
5	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015 and for buildings undergoing seismic retrofit.</u>		
6					
7	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>		
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</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	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.0 to 1</u>
<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>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>

1	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>NP</u>		
	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
2	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§102, 703(b)</u>	<u>See Section 703(b)</u>		
3	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
4	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
5	<u>Controls by Story</u>				
	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Automotive Use Category</u>				
	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Entertainment, Arts and Recreation Use Category</u>				
	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Entertainment, Nighttime</u>	<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>
19	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Industrial Use Category</u>				
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
22	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
23	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
25	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<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(3)</u>	<u>P(3)</u>
2	<u>Sales and Service Use Category</u>				
3	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</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>
10	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</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>C</u>	<u>NP</u>
18	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
20	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
21	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
23	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
24	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Take-Out Food</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<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>

* Not listed below

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

1 (2) C required for 13 or more children

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

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

5 **SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

6 The Valencia Street Commercial Transit District is located near the center of San Francisco in
7 the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and
8 includes a portion of 16th Street extending west toward Dolores Street. The commercial area provides
9 a limited selection of convenience goods for the residents of sections of the Mission and Dolores
10 Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings
11 and appliance outlets. The commercial district also has several automobile-related businesses. Eating
12 and drinking establishments contribute to the street's mixed-use character and activity in the evening
13 hours. A number of upper-story professional and business offices are located in the district, some in
14 converted residential units.

15 The Valencia Street District has a pattern of large lots and businesses, as well as a sizable
16 number of upper-story residential units. Controls are designed to permit moderate-scale buildings and
17 uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving
18 commercial development is encouraged mainly at the ground story. While offices and general retail
19 sales uses may locate at the second story of new buildings under certain circumstances, most
20 commercial uses are prohibited above the second story. In order to protect the balance and variety of
21 retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment
22 uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up
23 facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any
24 new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses
25 are required.

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 residential units are protected by prohibitions on upper-story 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. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE

		<u>Valencia Street NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X, 50-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian 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 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.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on portions of Valencia Street, 16th Street, and 22nd Street</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Valencia Street between 15th and 23rd Streets and on 16th Street between Guerrero and Capp Streets.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet.; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>
<u>Use Characteristics</u>		

1	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
2	<u>Residential Uses</u>		
3	<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P(1), no residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>
4			
5			
6			
7	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial District 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
8			
9	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>
10	<u>Loss of Dwelling Units</u>		
11			<u>Controls by Story</u>
			<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	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>C</u>
14	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>

15	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
16	<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
17	<u>Development Standards</u>		
18	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 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 above</u>
20	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
21			
22	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
23			
24	<u>Commercial Use Characteristics</u>		
25	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>

1	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
2	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
3	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
4	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
5			<u>Controls by Story</u>		
	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Automotive Use Category</u>				
10	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<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>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Industrial Use Category</u>				
25	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Institutional Use Category</u>				
27	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
28	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
29	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>

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

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.

1 (4) GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED

2 Boundaries: Valencia Street from 15th Street to 24th Street.

3 Controls: Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any
4 point within a period of three years prior to submission of a building permit application to Restaurant requires
5 conditional use authorization.

6 (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

7 Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood
8 Commercial Transit District.

9 Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35.
10 Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in
11 subsection 249.35(c)(3).

12 **SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

13 The 24th Street – Mission Neighborhood Commercial Transit District is situated in the Inner
14 Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district
15 provides convenience goods to its immediate neighborhood as well as comparison shopping goods and
16 services to a wider trade area. The street has a great number of Latin American restaurants, grocery
17 stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open
18 during the day while the district's bars and restaurants are also active in the evening. Dwelling units
19 are frequently located above the ground-story commercial uses.

20 The 24th Street – Mission Neighborhood Commercial Transit District controls are designed to
21 provide potential for new development consistent with the existing scale and character. Small-scale
22 buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground
23 story and at residential levels are protected. Most commercial uses are encouraged at the ground story,
24 while service uses are permitted with some limitations at the second story. Special controls are
25 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,

1 pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set
 2 back or below ground.

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

9 **Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL**
 10 **TRANSIT DISTRICT ZONING CONTROL TABLE**

		<u>24th Street - Mission NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>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>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<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 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.</u>
2			
3			
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on 24th Street for the entirety of the district</u>
6	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on 24th Street for the entirety of the district</u>
7	<u>Miscellaneous</u>		
8	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
9	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
10	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
11	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by Section § 607.1</u>
12	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
13			
14	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
15			
16			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.</u>
<u>Use Characteristics</u>		

1	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
2	<u>Residential Uses</u>		
3	<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>P(1), No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>
4			
5			
6			
7	<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
8			
9	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>
10	<u>Loss of Dwelling Units</u>		
11			<u>Controls by Story</u>
			<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	<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>C</u>
14	<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 150, 151, 161</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>

1	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
2	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
3	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(b)</u>		
	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
4	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
5			<u>Controls by Story</u>		
	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Automotive Use Category</u>				
10	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<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>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</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	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Industrial Use Category</u>				
25	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Institutional Use Category</u>				
27	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
28	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
29	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>

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

* 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.

1 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD):

2 **Boundaries:** The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street-Mission
3 Neighborhood Commercial Transit District.

4 **Controls:** Within the FFSRUD and its ¼ mile buffer, Fringe Financial Services are NP pursuant to Section
5 249.35. Outside the FFSRUD and its ¼ mile buffer, Fringe Financial Services are P subject to the restrictions
6 set forth in subsection 249.35(c)(3).

7 **SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

8 The Upper Market Street Neighborhood Commercial Transit District is located on Market
9 Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-
10 purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but
11 also serves as a shopping street for a broader trade area. A large number of offices are located on
12 Market Street within easy transit access to downtown. The width of Market Street and its use as a major
13 arterial diminish the perception of the Upper Market Street Transit District as a single commercial
14 district. The street appears as a collection of dispersed centers of commercial activity, concentrated at
15 the intersections of Market Street with secondary streets.

16 This district is well served by transit and is anchored by the Market Street subway (with stations
17 at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the
18 City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit
19 service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary
20 bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope
21 of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,
22 including open space and exposure, and urban design guidelines. Residential parking is not required
23 and generally limited. Commercial establishments are discouraged or prohibited from building
24 accessory off-street parking in order to preserve the pedestrian-oriented character of the district and
25 prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-
oriented character and transit function.

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 preserve the existing mix of commercial uses and maintain the livability of the district and its 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 commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Ground floor-commercial space is required along Market and Church Streets. Most automobile and drive-up uses are prohibited or conditional.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		<u>Upper Market Street NCT</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Ground Floor Commercial</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet. See §134(a)(1)(D) for waiver.</u>

1	<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>
4	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking 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.</u>
5			
6			
7	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Market Street and Church Street for the entirety of the Upper Market NCT</u>
8			
9	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on Market Street from Embarcadero to Castro Street. CU required on Duboce Street from Noe to Market Streets</u>
10			
11	<u>Miscellaneous</u>		
12	<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>
13	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>N/A</u>
14	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
15	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609, 609.12</u>	<u>As permitted by § 607.1 and the Upper Market Street Special Sign District in § 609.12</u>
16	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604, 608, 609, 610, 611</u>	<u>NP</u>
17	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
18			
19			

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

<u>Off-Street Parking Requirements</u>	<u>§§ 151.1, 161</u>	<u>Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to .75 spaces per Dwelling Unit; not permitted above .75 spaces per Dwelling Unit. Bike parking required per § 155.2.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms.</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

<u>Dwelling Units, Senior Housing, and Group Housing.</u>	<u>§ 102, 202.2(f), 207, 208</u>	<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.</u>
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P(1) in Supervisorial Districts 3 and 8 extant on July 1, 2015, and buildings undergoing seismic retrofit</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P(1), density limits regulated by the Administrative Code</u>

<u>Loss of Dwelling Units</u>	<u>Controls by Story</u>			
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
<u>Residential Conversion</u>	<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>
<u>Division of Dwelling Units</u>	<u>§207.8</u>	<u>Division of existing dwelling units P per §207.8</u>		
<u>Residential Conversion, Demolition, or Merger</u>	<u>§ 317</u>	<u>C</u>		

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.0 to 1</u>
<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>

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2.</u>		
2	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>		
3	Commercial Use Characteristics				
4	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
7	<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	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
11			<u>Controls by Story</u>		
12	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Automotive Use Category</u>				
17	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 228</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Entertainment, Arts and Recreation Use Category</u>				
24	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Arts Activities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
26	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
27	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
28	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
29	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
30	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
31	<u>Industrial Use Category</u>				

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

<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>

* 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.

(4) UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the Upper Market Street Neighborhood Commercial Transit District.

Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street NCT Neighborhood Commercial District.

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).

SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The ~~following~~ controls for the NC-S District, as set forth in Sections ~~713.10 through 713.95~~ of this Code, shall apply to the Lakeshore Plaza Special Use District, except as provided below:

* * * *

SEC. 780.2. BAYSHORE-HESTER SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** All of the controls for the NC-S District, as set forth in Sections ~~713.10 through 713.95~~ of this Code, shall apply to the Bayshore-Hester Special Use District, except that a Motel or Tourist Hotel shall be permitted as a Conditional Use, as provided below:

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

~~property.~~

SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

(a) **Purpose.** 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.

(b) **Controls.** The following provisions shall apply within such ~~a~~District:

~~(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 ~~e~~Conditional ~~u~~Use on the First Story ground 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 ~~e~~Conditional ~~u~~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 ~~uses goods and/or services:~~ Animal Hospital, General Grocery, Other General Retail Sales and Services as defined in Section 790.102, Health Service, Jewelry Store,

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~~
4 ~~Limited Restaurants as defined in Section 790.90.~~

5 (e) (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:

10 (1) (A) the existing Restaurant has been in continuous operation within
11 the District for at least five years;

12 (2) (B) the proposed second location is a First Story ~~ground-level~~ space of
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
15 least 40% percent of the space for a Basic Neighborhood Sales or Service use, as defined in
16 subsection (b)(2) above;

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) ~~(e)~~, 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
24 whole and will not conflict with the purpose and intent of this Section 780.3.

25 **SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT.**

1 (a) **Purpose.** In order to preserve the mix and variety of goods and services provided
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 sSubdistrict:

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

11 ~~(b)~~ (2) Restaurants and Limited-Restaurants also defined as fFormula #Retail, as
12 defined in Section 303.1 of this Code, shall not be permitted in this sSubdistrict.

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

16 **SEC. 781.4. GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND**
17 **FORMULA RETAIL EATING AND DRINKING SUBDISTRICT.**

18 (a) **Purpose.** In order to preserve the mix and variety of goods and services provided
19 to the Richmond neighborhood and City residents and prevent further proliferation of formula
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
22 Pet Supply Store and Formula Retail Eating and Drinking Subdistrict, generally applicable for
23 the NC-3-zoned portion of Geary Boulevard between 14th and 28th Avenues, as designated
24 on Sectional Maps 3SU and 4SU of the Zoning Map.

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

1 ~~(a)~~ (1) A ~~retail use, as defined in Section 790.102(g) of this Code,~~ that is a pet
2 supply store and also a ~~Formula retail use, as defined in Section 303.1 of this Code,~~ shall
3 not be permitted in this ~~subdistrict.~~ For purposes of this section, a "pet supply store" shall be
4 defined as a ~~retail use~~ which devotes more than 50% of its ~~occupied floor area space~~ to
5 pet food, toys, apparatus, and similar pet items for sale.

6 (2) An ~~eating and drinking use, as defined in Section 790.34 of this Code,~~ that
7 is also a ~~Formula retail use, as defined in Section 303.1 of this Code,~~ shall not be permitted in
8 this ~~subdistrict.~~

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

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

13 ~~(a)~~ Purpose. In order to preserve the mix and variety of goods and services provided
14 to the Mission neighborhood and City residents and prevent further proliferation of formula
15 retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict,
16 generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall
17 Streets, as designated on Sectional Map 7SU of the Zoning Map.

18 ~~(b)~~ Controls. The following provisions shall apply within such ~~subdistrict:~~

19 ~~(a)~~ (1) A ~~Limited-Restaurant use, as defined by Planning Code Section 790.90, and~~
20 ~~or a Restaurant use, as defined by Planning Code Section 790.91,~~ that are also Formula Retail
21 ~~uses,~~ as defined in Planning Code Section 303.1, shall not be permitted in this ~~subdistrict.~~

22 ~~(b)~~ (2) The provisions of Sections 180 through 186.1 of this Code shall govern
23 Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective
24 date of this Code in this ~~subdistrict.~~

1 **SEC. 781.6. NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND**
2 **BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT.**

3 (a) Purpose. In order to preserve the unique mixture of local, citywide and regional
4 sales and services in the North Beach area, there shall be a North Beach Financial Service,
5 Limited Financial Service, and Business or Professional Service Subdistrict, generally
6 applicable for the portion of the North Beach Neighborhood Commercial District south of
7 Greenwich Street, as designated on Sectional Map SU01 of the Zoning Map.

8 (b) Controls. The following provisions shall apply within such sSubdistrict:

9 (a) (1) A ~~fFinancial sService, as defined in Section 790.110 of this Code, shall not be~~
10 ~~permitted in this subdistrict.~~

11 (b) or a A lLimited fFinancial sService, as defined in Section 790.112 of this Code, shall
12 not be permitted in this sSubdistrict.

13 (c) (2) A ~~business Retail or pProfessional sService, as defined in Section 790.108 of~~
14 ~~this Code,~~ shall not be permitted in this sSubdistrict on the ~~fFirst sStory.~~

15 (3) The provisions of Sections 180 through 186.1 of this Code shall govern
16 ~~fFinancial sServices, lLimited fFinancial sServices, and business Retail or pProfessional~~
17 ~~sServices~~ which existed lawfully at the effective date of this Code in this sSubdistrict.

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

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

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

1 (a) (1) A ~~f~~Financial ~~s~~Service, ~~as defined in Section 790.110 of this Code, and or a~~
2 ~~l~~Limited ~~f~~Financial ~~s~~Service, ~~as defined in Section 790.112 of this Code,~~ shall not be permitted in
3 this Subdistrict.

4 (b) (2) The provisions of Sections 180 through 186.2 of the Code shall govern
5 ~~f~~Financial ~~s~~Services and Limited Financial Services 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 (a) Purpose. There is an unusually large number of establishments dispensing
9 alcoholic beverages, including beer and wine, for both on-site and off-site consumption in the
10 Haight-Ashbury neighborhood. A concentration of alcoholic beverage establishments in a
11 neighborhood disrupts the desired mix of land uses that contribute to a livable neighborhood
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,
16 safety and general welfare problems in these areas, including loitering, littering, public
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,~~ The 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 ZN07. The Haight Street Alcohol RUSD is designated on ~~Section~~ Sectional Maps ~~Numbers 6SU~~
4 SU06 and ~~7SU~~ SU07. These controls shall also apply within 1/4-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) **Controls.**

8 (1) **Definitions.**

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 59, 60, 61, 67, 70 or 75.

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 Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
23 or off-site consumption, so long as otherwise lawful.

1 (iii) c. only offered in conjunction with the screening of films and
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*
4 *Code Section 790.64 that contains only a single screen and auditorium, has seating for 150 or fewer*
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 ~~P~~rohibited ~~L~~iquor ~~E~~stablishment may continue in
8 accordance with ~~Planning Code~~ Sections 180 through 186.2 *of this Code*, subject to the
9 following provisions: ~~For purposes of this Section, the Haight Street Alcohol RUSD shall be~~
10 ~~considered to include, pursuant to Section 186 of this Code and to the Special Provisions for NC-1~~
11 ~~Districts, the area within 1/4 mile of the Haight Street Alcohol RUSD as mapped.~~

12 (A) A ~~P~~rohibited ~~L~~iquor ~~E~~stablishment 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 ~~L~~iquor ~~E~~stablishment, 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:

17 (i) ~~(1)~~ Except as provided by ~~S~~ubsection (B) below, the premises
18 shall retain the same type of retail liquor license within a license classification; and

19 (ii) ~~(2)~~ Except as provided by ~~S~~ubsection (B) below, the licensed
20 premises shall be operated continuously, without substantial change in mode or character of
21 operation.

22 (B) 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

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

3 ~~(i) (1)~~ A change in ownership of a ~~P~~rohibited ~~L~~iquor
4 ~~E~~stablishment or an owner-to-owner transfer of an ABC License; or

5 ~~(ii) (2)~~ Re-establishment, restoration or repair of an existing
6 ~~P~~rohibited ~~L~~iquor ~~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 ~~P~~rohibited ~~L~~iquor
9 ~~E~~stablishment for not more than ninety (90) days for repair, renovation or remodeling;

10
11 ~~(iv) (4)~~ Relocation ~~Re-location~~ of an existing ~~P~~rohibited ~~L~~iquor
12 ~~E~~stablishment in the Haight Street Alcohol RUSD to another location within the same Haight
13 Street Alcohol RUSD with ~~e~~Conditional ~~u~~se authorization from the ~~C~~ity Planning
14 Commission, provided that the original premises shall not be occupied by a ~~P~~rohibited
15 ~~L~~iquor ~~E~~stablishment, unless by another ~~P~~rohibited ~~L~~iquor ~~E~~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

1 ~~place), type 48 (on-sale general public premises) or type 57 (special on-sale general) selling alcoholic~~
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 ~~61, 67, 70 or 75.~~

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 ~~(e)~~ (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

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

3 The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood
4 Commercial District are designated on Sectional Map ~~Number 7~~ ZN07 of the Zoning Map of the
5 City and County of San Francisco. Block and lot numbers for the properties included in these
6 districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are
7 incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on
8 Sectional Map Number ~~7SU~~ SU07 of the Zoning Map of the City and County of San Francisco.

9 * * * *

10 (c) **Definitions.** The following definitions shall apply to this Section 784.

11 (1) An "off-sale liquor establishment" shall mean a Liquor Store use ~~any~~
12 ~~establishment that is defined in Section 790.55 of this Code.~~

13 (2) A "prohibited liquor establishment" shall mean any establishment selling
14 alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed
15 by the State of California for the sale of alcoholic beverages for off-site consumption ("off-
16 sale"), so long as otherwise lawful.

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

19 (a) **Purpose.** In order to provide for a compatible revenue-generating commercial
20 and economic development use in a portion of the existing San Francisco Lesbian Gay
21 Bisexual and Transgender Community Center at 1800 Market Street to financially support the
22 ongoing operations of such community center, there shall be an 1800 Market Street
23 Community Center Project Special Use District at 1800 Market Street located at the northwest
24 corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871,
25

1 as designated on Sectional Map SU07 of the Zoning Map *of the City and County of San*
2 *Francisco. The following provisions shall apply within such special use district:*

3 ~~(a)~~ (b) **Controls.** In this ~~s~~Special ~~u~~Use ~~d~~District, all of the provisions of this Code
4 applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided
5 ~~in Subsections (b) and (c) below.~~

6 ~~(b)~~ (1) A ~~r~~Restaurant, ~~as defined in Section 790.91,~~ a ~~b~~Bar, ~~as defined in Section~~
7 ~~790.22,~~ Arts Activity, Nighttime Entertainment, and ~~other General e~~Entertainment, ~~as defined in~~
8 ~~Section 790.38,~~ up to 6,999 ~~gross~~ square feet ~~in use size of Gross Floor Area~~ shall be ~~p~~Permitted
9 ~~u~~Uses on the ~~t~~Third ~~s~~Story and above.

10 ~~(c)~~ (2) An ~~o~~Outdoor ~~a~~Activity ~~a~~Area operated by a permitted ~~r~~Restaurant, ~~b~~Bar,
11 Arts Activity, Nighttime Entertainment, or ~~other General e~~Entertainment use, ~~as defined by Sections~~
12 ~~145.2 and 790.70,~~ shall be a ~~p~~Permitted ~~u~~Use on the ~~t~~Third ~~s~~Story and above if located
13 contiguous to the Market Street front property line, subject to the following restrictions:

14 ~~(1)~~ (A) Hours of operation of the ~~o~~Outdoor ~~a~~Activity ~~a~~Area shall be no later
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
19 eight dBA above the local ambient at any point outside of the property plane, as defined by
20 Chapter 29 of the Police Code.

21
22
23
24
25 **SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.**

1 * * * *

2 (c) **Definitions.**

3 (1) A "liquor establishment" shall mean any enterprise selling alcoholic
4 beverages, as defined by California Business and Professions Code Section 23004 and
5 23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be
6 interpreted to mean an establishment that

7 (A) operates as a Bona Fide Eating Place, ~~as defined in Section 790.142~~
8 ~~of this Code,~~ or

9 (B) operates as a General Grocery or Specialty Grocery ~~use an "other~~
10 ~~retail sales and service" use that sells general groceries or specialty groceries, as defined in Planning~~
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.~~

14 (3) An "on sale liquor establishment" shall mean a Bar use as defined in
15 ~~Planning Code Section 790.22.~~

16 (d) **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
19 in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to
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
22 Restricted Use District shall not transfer any alcohol license to a liquor establishment located
23 within the Lower Polk Street Alcohol Restricted Use District; and provided further that any
24 transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted
25

1 Use District shall require a ~~e~~Conditional ~~u~~Use ~~permit~~ authorization for the new liquor
2 establishment.

3 (2) Whenever a liquor establishment has discontinued its use for a
4 continuous period of one year or more, the liquor establishment shall be deemed to have
5 abandoned its use as a liquor establishment; provided that a break in continuous operation
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 * * * *

11 (C) A change in ownership of a ~~L~~liquor ~~E~~establishment or an owner-to-
12 owner transfer of an ABC License.

13 * * * *

14
15 Section 4. The Planning Code is hereby amended by revising Sections 801.2, 803.3,
16 803.8, 803.9, and 825, to read as follows:

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
19 a result, some references to Articles 1, ~~and 2~~ and 7 have not yet been modified. The following
20 references in this Section of the Code are amended as follows:

21 * * * *

22 227(h) shall refer to Section 102, Commercial Wireless Telecommunication Facility

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

2 790.50 shall refer to Section 102, Institutional Use.

3 790.55 shall refer to Section 102, Liquor Store

4 790.84 shall refer to Section 317, Residential Conversion

5 790.90 shall refer to Section 102, Limited-Restaurant

6 790.91 shall refer to Section 102, Restaurant

7 790.102(a) shall refer to Section 102, General Grocery

8 790.110 shall refer to Section 102, Financial Service

9 790.114 shall refer to Section 102, Health Service

10 790.116 shall refer to Section 102, Personal Service

11 790.117 shall refer to Section 102, Self-Storage

12 790.122 shall refer to Section 102, Take-Out Food

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~~ 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.**

20 * * * *

21 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South
22 of Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are
23 not permitted.

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

4 (A) **Principal Uses.** Principal uses are permitted as of right in an
5 Eastern Neighborhood Mixed Use District and South of Market Mixed Use District, when so
6 indicated in Sections 813 through 818 and 840 through 847 of this Code for the district.
7 Additional requirements and conditions may be placed on particular uses as provided
8 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, ~~316~~, and 803.5
14 through 803.9 of this Code.

15 (i) An establishment which sells beer or wine with motor
16 vehicle fuel is a conditional use, and shall be governed by Sections 202(b)(1) and 229.

17 (ii) Notwithstanding any other provision of this Article, a change
18 in use or demolition of a movie theater use, as set forth in Section 890.64, shall require
19 eConditional ~~#~~Use authorization. This Section shall not authorize a change in use if the new
20 use or uses are otherwise prohibited.

21 (iii) Notwithstanding any other provision of this Article, a change
22 in use or demolition of a ~~g~~General ~~g~~Grocery ~~store~~ use, as set forth in Section 890.102(a) and
23 as further defined in Section 102 790.102(a), shall require eConditional ~~#~~Use authorization. This
24 ~~S~~subsection (b)(1)(B)(iii) shall not authorize a change in use if the new use or uses are
25 otherwise prohibited.

1 (iv) Large-Scale Urban Agriculture, as defined in Section
2 102.35(b), shall require eConditional #Use authorization.

3 * * * *

4 **SEC. 803.8. HOUSING IN MIXED USE DISTRICTS.**

5 (a) **Low-Income Affordable Housing Within the Service/Light Industrial**
6 **District.** Dwelling #Units 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 dDwellings #Units 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
10 in San Francisco ("lower income household"), as determined by Title 25 of the California Code
11 of Regulations Section 6932 and implemented by the Mayor's Office of Housing.

12 * * * *

13 (2) The size of the dDwelling #Unit 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 eConditional #Use ~~permit~~ authorization will be approved pursuant to
17 this ssubsection 803.8(b) unless the applicant and City have agreed upon enforcement
18 mechanisms for the provisions of this ssubsection 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 dDwelling #Units authorized pursuant to this ssubsection
22 shall submit an annual enforcement report to the City, along with a fee whose amount shall be
23 determined periodically by the Planning Commission to pay for the cost of enforcement of this
24 ssubsection. The fee shall not exceed the amount of such costs. The annual report shall
25 provide information regarding rents, mortgage payments, sales price and other housing costs,

1 annual household income, size of household in each dwelling unit, and any other information
2 the City may require to fulfill the intent of this ~~S~~ subsection.

3 * * * *

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

5 (a) **Preservation of Historic Buildings Within the South of Market Mixed Use**
6 **Districts.** Within the South of Market Mixed Use Districts, any use which is permitted as a
7 principal or ~~e~~Conditional ~~#~~Use within the SSO District, excluding ~~#~~Nighttime ~~e~~Entertainment
8 use, may be permitted as a ~~e~~Conditional ~~#~~Use in ~~(a)~~ (1) a landmark building located outside a
9 designated historic district, ~~(b)~~ (2) a contributory building which is proposed for conversion to
10 ~~e~~Office use of an aggregate gross square footage of 25,000 or more per building and which is
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 ~~e~~Conditional ~~#~~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
18 will be made to conform with the San Francisco Building Code standards for seismic loads
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
24 allowing the use will enhance the feasibility of preserving the contributory building; and (b) the
25 contributory building will be made to conform with the San Francisco Building Code standards

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

3 * * * *

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

5 * * * *

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.**

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

18 (B) **Conditional Uses.** Conditional uses are permitted in a Downtown
19 Residential District, when authorized by the Planning Commission; whether a use is
20 conditional in a given district is indicated in the Section of this Code governing the individual
21 DTR District. Conditional ~~u~~Uses are subject to the applicable provisions set forth in Sections
22 178, 179, 263.11, 303, ~~316~~, and 803.5 of this Code.

23 (i) Notwithstanding any other provision of this Article, a change
24 in use or demolition of a movie theater use, as set forth in Section 890.64, shall require
25

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

3 * * * *

4 Section 5. Effective Date. This ordinance shall become effective 30 days after
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
10 ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors
11 does not override that veto, then this ordinance shall expire immediately by operation of law
12 and be of no force.

13
14 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
18 additions, and Board amendment deletions in accordance with the "Note" that appears under
19 the official title of the ordinance.

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

23
24 By: _____
25 JUDITH A. BOYAJIAN
Deputy City Attorney

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1 [Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control
2 Tables]

3 **Ordinance amending Article 7 of the Planning Code to delete Zoning Control Tables**
4 **that are superseded by new Zoning Control Tables in a companion ordinance and to**
5 **delete duplicate definitions previously relocated to Article 2 and related outdated text;**
6 **affirming the Planning Department’s determination under the California Environmental**
7 **Quality Act; and making findings of consistency with the General Plan and the eight**
8 **priority policies of Planning Code Section 101.1.**

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

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 Sections 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. The Board
22 affirms this determination.

23 (b) On _____, the Planning Commission, in Resolution No. _____,
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
25 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
2 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
8 Section 2. The Planning Code is hereby amended by deleting Sections 701.2, 701.3,
9 703.1, 703.3, 703.5, 709, 790, 790.2, 790.4, 790.6, 790.8, 790.8, 790.10, 790.12, 790.14,
10 790.15, 790.16, 790.17, 790.18, 790.22, 790.30, 790.34, 790.34, 790.38, 790.44, 790.46,
11 790.47, 790.48, 790.50, 790.51, 790.54, 790.55, 790.56, 790.60, 790.62, 790.64, 790.68,
12 790.69, 790.70, 790.80, 790.88, 790.90, 790.91, 790.100, 790.102, 790.104, 790.106,
13 790.107, 790.108, 790.110, 790.111, 790.112, 790.114, 790.116, 790.117, 790.118, 790.122,
14 790.123, 790.124, 790.130, 790.140, 790.141, 790.141, and 799, to read as follows:

15 **~~SEC. 701.2. REPORT TO THE BOARD OF SUPERVISORS.~~**

16 *~~The Director of City Planning shall prepare a report to the Board of Supervisors on the~~*
17 *~~Neighborhood Commercial Zoning controls enacted by Ordinance No. 69-87 and Ordinance No. 445-~~*
18 *~~87 within twenty-four months from the effective date of Ordinance No. 445-87, and every twenty-four~~*
19 *~~months thereafter. The City Planning Commission shall hold a public hearing on the Neighborhood~~*
20 *~~Commercial Zoning controls to solicit public input on a comprehensive review of said controls prior to~~*
21 *~~forwarding the report, and any recommended amendments, to the Board of Supervisors.~~*

22 **~~SEC. 701.3. REFERENCES TO ARTICLES 1 AND 2 (TEMPORARY).~~**

23 *~~Articles 1 and 2 of this Code are in the process of a significant reorganization. As a result,~~*
24 *~~some references to Articles 1 and 2 have not yet been modified. The following references in this~~*
25 *~~Section of the Code are amended as follows:~~*

1 ~~102.8 shall refer to Section 102, Family~~

2 ~~102.9 shall refer to Section 102, Gross Floor Area Ratio~~

3 ~~102.10 shall refer to Section 102, Occupied Floor Area~~

4 ~~102.11 shall refer to Section 102, Floor Area Ratio~~

5 ~~102.12 shall refer to Section 102, Height (of a building)~~

6 ~~102.18 shall refer to Section 102, One Ownership~~

7 ~~102.35(a) shall refer to Section 102, Neighborhood Agriculture~~

8 ~~102.35(b) shall refer to Section 102, Large Scale Urban Agriculture.~~

9 ~~Any other discrepancy between an Article 1 or 2 references in this Section of the Code and the~~
10 ~~actual or intended reference shall be arbitrated by the Zoning Administrator on a case-by-case basis.~~

11 **SEC. 703.1. BUILDING STANDARDS.**

12 ~~Building standards are controls which regulate the general size, shape, character, and design of~~
13 ~~development in Neighborhood Commercial Districts. They are set forth or summarized and cross-~~
14 ~~referenced in the zoning control categories as listed in Paragraph (a) below in Sections 710.10 through~~
15 ~~729.94 of this Code for each district class.~~

16 (a) — **Building Standard Categories.** ~~The building standard categories which govern~~
17 ~~Neighborhood Commercial Districts are listed below by zoning control category and number and~~
18 ~~cross-referenced to the Code Section containing the standard and the definition.~~

No.	Zoning Control Categories for Building Standards	Section Number of Standard	Section Number of Definition
10	Height and Bulk	Zoning Map	§§ 102.11, 102.18, 263.20, 270
11	Lot Size [Per Development]	§ 121.1	§§ 121(c), 790.56
12	Rear Yard	§ 134(a)(e)	§ 134

1	.13	<i>Street Frontage</i>	§ 145.1	
2	.14	<i>Awning</i>	§ 136.1(a)	§ 790.20
3	.15	<i>Canopy</i>	§ 136.1(b)	§ 790.26
4	.16	<i>Marquee</i>	§ 136.1(c)	§ 790.58
5				
6	.17	<i>Street Trees</i>	§ 143	
7	.20	<i>Floor Area Ratio</i>	§§ 123-124	§§ 102.8, 102.10
8	.21	<i>Use Size [Nonresidential]</i>	§ 121.2	§ 790.130
9				
10	.22	<i>Off-Street Parking, Commercial and Institutional</i>	§ 151	§ 150
11	.23	<i>Off-Street Freight Loading</i>	§ 152	§ 150
12				
13	.30	<i>General Advertising Sign</i>	§ 607.1(e)	§ 602.7
14	.31	<i>Business Sign</i>	§ 607.1(f)	§ 602.3
15	.32	<i>Other Signs</i>	§ 607.1(c), (d)-(g)	§§ 602.9, 602.17, 602.20
16				
17	.91	<i>Residential Density, Dwelling Units</i>	§ 207.4	§ 207.1
18	.92	<i>Residential Density, Group Housing</i>	§ 208	§ 208
19	.93	<i>Usable Open Space</i>	§ 135(d)	§ 135
20				
21	.94	<i>Off-Street Parking, Residential</i>	§ 151	§ 150

SEC. 703.3. FORMULA RETAIL USES.

(a) — The Formula Retail controls set forth in Section 303.1 of this Code apply to all Neighborhood Commercial Districts in Article 7 of this Code.

1 ***(b) — Formula Retail Uses Permitted.*** Any use permitted in a Neighborhood Commercial
2 *District that is a "Formula Retail use" as defined in Section 303.1 of this Code is hereby permitted.*

3 ***SEC. 703.5. OPERATING CONDITIONS.***

4 ***(a) — Eating and Drinking Uses.*** Such businesses shall operate in accordance with the
5 *following conditions:*

6 ***(1) —*** *The business operator shall maintain the main entrance to the building and all*
7 *sidewalks abutting the subject property in a clean and sanitary condition in compliance with the*
8 *Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator*
9 *shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject*
10 *business to maintain the sidewalk free of paper or other litter associated with the business during*
11 *business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.*

12 *For information about compliance, contact the Bureau of Street Use and Mapping, Department*
13 *of Public Works.*

14 ***(2) —*** *When located within an enclosed space, the premises shall be adequately*
15 *soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond*
16 *the premises or in other sections of the building, and fixed source equipment noise shall not exceed the*
17 *decibel levels specified in the San Francisco Noise Control Ordinance.*

18 *For information about compliance of fixed mechanical objects such as rooftop air conditioning,*
19 *restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the*
20 *Environmental Health Section, Department of Public Health.*

21 *For information about compliance with construction noise requirements, contact the*
22 *Department of Building Inspection.*

23 *For information about compliance with the requirements for amplified sound, including music*
24 *and television, contact the Police Department.*

25

1 (3) — ~~While it is inevitable that some low level of odor may be detectable to nearby~~
2 ~~residents and passers by, appropriate odor control equipment shall be installed in conformance with~~
3 ~~the approved plans and maintained to prevent any significant noxious or offensive odors from escaping~~
4 ~~the premises.~~

5 ~~For information about compliance with odor or other chemical air pollutant standards, contact~~
6 ~~the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning~~
7 ~~Department.~~

8 (4) — ~~Garbage, recycling, and compost containers shall be kept within the premises~~
9 ~~and hidden from public view, and placed outside only when being serviced by the disposal company.~~
10 ~~Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set~~
11 ~~forth by the Department of Public Works.~~

12 ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~
13 ~~of Public Works.~~

14 **~~SEC. 709. GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT~~**
15 **~~ZONING CONTROLS.~~**

16 ~~Neighborhood Commercial District controls are set forth in the Zoning Control Tables in~~
17 ~~Sections 710.10 through 729.95, or referenced in Section 799 of this Code.~~

18 (a) — ~~The first column in the Zoning Control Table, titled "No." provides a category number~~
19 ~~for each zoning control category.~~

20 (b) — ~~The second column in the table, titled "Zoning Control Category," lists each zoning~~
21 ~~control category which is regulated in Article 7 of this Code.~~

22 (c) — ~~The third column, titled "§ References," contains numbers of other sections in the~~
23 ~~Planning Code and other City Codes, in which additional control provisions, including exceptions and~~
24 ~~definitions, where pertinent, are contained.~~

1 (d) — In the fourth column, the controls applicable to the various Neighborhood Commercial
2 Districts are indicated either directly or by reference to other Code Sections which contain the
3 controls.

4 The following symbols are used in this table: — Neighborhood Commercial District controls are
5 set forth in the Zoning Control Tables in Sections 710.10 through 729.95, or referenced in Section 799
6 of this Code.

7	<i>P</i> —	<i>Permitted as a principal use.</i>
8		
9	<i>C</i> —	<i>Permitted as a conditional use, subject to the provisions set forth in Sections 178, 179,</i>
10		<i>and 316 through 316.8 of this Code.</i>
11		<i>A blank space on the table or the symbol "NP" indicate that the use or feature is not</i>
12		<i>permitted. Unless a use or feature is permitted or required as set forth in the Zoning</i>
13		<i>Control Tables or in those sections referenced in Section 799 of this Code, such use or</i>
14		<i>feature is prohibited, unless determined by the Zoning Administrator to be a permitted use</i>
15		<i>pursuant to Section 307(a) of this Code.</i>
16		<i>See specific provisions listed by section and zoning category number at the end of the</i>
17	<i>#</i> —	<i>table.</i>
18		
19	<i>1st</i> —	<i>1st story and below</i>
20	<i>2nd</i> —	<i>2nd story</i>
21	<i>3rd+</i> —	<i>3rd story and above</i>

22 (e) — At the end of each table, footnotes to zoning control categories marked with the symbol
23 "*#*" provide additional controls and/or references for additional controls applicable to certain portions
24 of districts as identified and/or referenced therein.

1 (f) — ~~All uses, buildings and features in NC Districts shall comply with all controls set forth~~
2 ~~for the district in which they are located. Where different controls conflict or overlap within the same~~
3 ~~NC District, the use, building or feature shall abide by the most restrictive of all controls. For example,~~
4 ~~in an NC-2 District, a residential unit on the second story is proposed for conversion into a business~~
5 ~~service. Residential conversions at the second story in an NC-2 District require conditional use~~
6 ~~authorization under Section 711.38, while business services at the second story in an NC-2 District are~~
7 ~~permitted as principal uses under Section 711.53. Following the most restrictive control, the applicant~~
8 ~~must obtain conditional use authorization and all other necessary permits in order to legally convert~~
9 ~~the residential unit to a business service.~~

10 **~~SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.~~**

11 ~~This and the following Sections provide the definitions for Neighborhood Commercial Districts.~~
12 ~~In case of conflict between the following definitions and those set forth in Sections 102 through 102.28~~
13 ~~of this Code, the following definitions shall prevail for Neighborhood Commercial Districts.~~

14 **~~SEC. 790.2. AMBULANCE SERVICE.~~**

15 ~~A retail use which provides medically related transportation services.~~

16 **~~SEC. 790.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).~~**

17 ~~A retail use which provides eleven or more amusement game devices such as video games,~~
18 ~~pinball machines, or other such similar mechanical and electronic amusement devices, in a quantity~~
19 ~~which exceeds that specified in Section 1036.23 of the Police Code as an Ancillary Use. Mechanical~~
20 ~~amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code.~~

21 **~~SEC. 790.6. ANIMAL HOSPITAL.~~**

22 ~~A retail use which provides medical care and accessory boarding services for animals, not~~
23 ~~including a commercial kennel as specified in Section 224(e) of this Code.~~

1 **~~SEC. 790.8. AUTOMOBILE PARKING.~~**

2 ~~A use which provides temporary parking accommodations for private vehicles whether~~
3 ~~conducted within a garage or on an open lot, excluding accessory parking, as defined in Section 204.5~~
4 ~~of this Code, and community residential parking, as defined in Section 790.10 of this Code. Provisions~~
5 ~~regulating automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article~~
6 ~~1.5 of this Code. Parking of commercial vehicles or trucks shall be limited to commercial passenger~~
7 ~~vehicles and light delivery trucks only and must be conducted within a garage.~~

8 **~~SEC. 790.10. AUTOMOBILE PARKING, COMMUNITY RESIDENTIAL.~~**

9 ~~A use which provides parking accommodations, including a garage or lot, for the storage of~~
10 ~~private passenger automobiles for residents of the vicinity and meeting the requirements of Section 159~~
11 ~~and other Sections in Article 1.5 of this Code, and for off-street car-share parking spaces, as defined in~~
12 ~~Section 166, when permitted by this Code, and excluding accessory parking, as defined in Section 204.5~~
13 ~~of this Code.~~

14 **~~SEC. 790.12. AUTOMOBILE SALE OR RENTAL.~~**

15 ~~A retail use which provides vehicle sales or rentals whether conducted within a building or on~~
16 ~~an open lot.~~

17 **~~SEC. 790.14. AUTOMOTIVE GAS STATION.~~**

18 ~~A retail automotive service use which provides motor fuels, lubricating oils, air, and water~~
19 ~~directly into motor vehicles and without providing automotive repair services, including self-service~~
20 ~~operations which sell motor fuel only.~~

21 **~~SEC. 790.15. AUTOMOTIVE REPAIR.~~**

22 ~~A retail automotive service use which provides any of the following automotive repair services~~
23 ~~when conducted within an enclosed building having no openings, other than fixed windows or exits~~
24 ~~required by law, located within 50 feet of any R-District: minor auto repair, engine repair, rebuilding,~~
25 ~~or installation of power train components, reconditioning of badly worn or damaged motor vehicle,~~

1 ~~collision service, or full body paint spraying. It may include other services for automobiles including,~~
2 ~~but not limited to, accessory towing, if all towed vehicles stored on the premises are limited to those~~
3 ~~vehicles which are to be repaired on the premises.~~

4 **~~SEC. 790.16. AUTOMOTIVE SERVICE.~~**

5 ~~A retail use which provides services for motor vehicles including automotive gas station,~~
6 ~~automotive service station, automotive repair, and automotive wash.~~

7 **~~SEC. 790.17. AUTOMOTIVE SERVICE STATION.~~**

8 ~~A retail automotive service use which provides motor fuels and lubricating oils directly into~~
9 ~~motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power~~
10 ~~train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full~~
11 ~~body paint spraying) and services which remain incidental to the principal sale of motor fuel. Repairs~~
12 ~~shall be conducted within no more than three enclosed service bays in buildings having no openings,~~
13 ~~other than fixed windows or exits required by law, located within 40 feet of any R District. It may~~
14 ~~include other incidental services for automobiles including, but not limited to, accessory towing, if the~~
15 ~~number of towing vehicles does not exceed one, and all towed vehicles stored on the premises are~~
16 ~~limited to those vehicles which are to be repaired on the premises.~~

17 **~~SEC. 790.18. AUTOMOTIVE WASH.~~**

18 ~~A retail automotive service use which provides cleaning and polishing of motor vehicles,~~
19 ~~including self-service operations, when such cleaning and polishing are conducted within an enclosed~~
20 ~~building having no openings, other than fixed windows or exits required by law located within 50 feet~~
21 ~~of any R District, and which has an off-street waiting and storage area outside the building which~~
22 ~~accommodates at least ¼ the hourly capacity in vehicles of the enclosed operations.~~

23 **~~SEC. 790.22. BAR.~~**

24 ~~A retail use which provides on-site alcoholic beverage sales for drinking on the premises,~~
25 ~~including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age~~

1 ~~is admitted (with Alcoholic Beverage Control [ABC] license types 42, 48, or 61) and drinking~~
2 ~~establishments serving beer where minors are present (with ABC license types 42 or 60) in conjunction~~
3 ~~with other uses such as movie theaters and other entertainment. This use must comply with the controls~~
4 ~~set forth in Section 703.5.~~

5 **~~SEC. 790.30. DRIVE-UP FACILITY.~~**

6 ~~A structure designed for drive-to or drive-through trade which provides service to patrons while~~
7 ~~in private motor vehicles; excluding gas stations, service stations, auto repair garages and automotive~~
8 ~~wash, as defined in Sections 790.14, 790.15, 790.17 and 790.18 of this Code.~~

9 **~~SEC. 790.34. EATING AND DRINKING USE.~~**

10 ~~A retail use which provides food and/or beverages for either on or off-site food consumption~~
11 ~~including Bars, Restaurants, Limited Restaurants, and Take-out Food.~~

12 **~~SEC. 790.36. ENTERTAINMENT, ADULT.~~**

13 ~~—A retail use which includes the following: adult bookstore, as defined by Section 791 of the~~
14 ~~Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as~~
15 ~~defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from~~
16 ~~another adult entertainment use.~~

17 **~~SEC. 790.38. ENTERTAINMENT, OTHER.~~**

18 ~~A retail use, other than adult entertainment, as defined in Section 790.36 of this Code, which~~
19 ~~provides live entertainment, including dramatic and musical performances, and/or provides amplified~~
20 ~~taped music for dancing on the premises, including but not limited to Places of Entertainment and~~
21 ~~Limited Live Performance Locales, as defined in Section 1060 of the Police Code, and which is~~
22 ~~adequately soundproofed or insulated so as to confine incidental noise to the premises. Other~~
23 ~~entertainment also includes a bowling alley, billiard parlor, shooting gallery, skating rink and other~~
24 ~~commercial recreational activity, but it excludes amusement game arcades, as defined in Section 790.4~~
25 ~~of this Code and regulated in Section 1036 of the Police Code.~~

1 **~~SEC. 790.44. HOSPITAL OR MEDICAL CENTER.~~**

2 ~~A public or private institutional use which provides medical facilities for inpatient or outpatient~~
3 ~~medical care, medical offices, clinics, and laboratories. It may also include employee or student~~
4 ~~dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a~~
5 ~~medical institution. The institution must have met the applicable provisions of Section 304.5 of this~~
6 ~~Code concerning institutional master plans.~~

7 **~~SEC. 790.46. HOTEL, TOURIST.~~**

8 ~~A retail use which provides tourist accommodations, including guest rooms or suites, which are~~
9 ~~intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy~~
10 ~~the room for less than 32 consecutive days. This definition also applies to buildings containing six or~~
11 ~~more guest rooms designated and certified as tourist units, under Chapter 41 of the San Francisco~~
12 ~~Administrative Code. For purposes of this Code, a tourist hotel does not include (except within the~~
13 ~~Bayshore-Hester Special Use District as provided for in Sections 713 and 780.2 of this Code) a tourist~~
14 ~~motel, which contains guest rooms or suites which are independently accessible from the outside, with~~
15 ~~garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling~~
16 ~~transient visitors. Tourist hotels shall be designed to include all lobbies, offices and internal circulation~~
17 ~~to guest rooms and suites within and integral to the same enclosed building or buildings as the guest~~
18 ~~rooms or suites.~~

19 **~~SEC. 790.47. HOTEL, RESIDENTIAL.~~**

20 ~~A hotel, as defined in Chapter 41 of the San Francisco Administrative Code, which contains one~~
21 ~~or more residential hotel units. A residential hotel unit is a guest room, as defined in Section 203.7 of~~
22 ~~Chapter XII, Part II of the San Francisco Municipal Code (Housing Code), which had been occupied~~
23 ~~by a permanent resident on September 23, 1979, or any guest room designated as a residential unit~~
24 ~~pursuant to Sections 41.6 or 41.7 of Chapter 41 of the San Francisco Administrative Code. Residential~~
25

1 ~~hotels are further defined and regulated in the Residential Hotel Unit Conversion and Demolition~~
2 ~~Ordinance, Chapter 41 of the San Francisco Administrative Code.~~

3 **~~SEC. 790.48. HOURS OF OPERATION.~~**

4 ~~The permitted hours during which any commercial establishment, not including automated~~
5 ~~teller machines, may be open for business.~~

6 ~~(a) — Other restrictions on the hours of operation of movie theaters, adult entertainment, and~~
7 ~~other entertainment uses, as defined in Sections 790.64, 790.36, and 790.38 of this Code, respectively,~~
8 ~~shall apply pursuant to provisions in Section 303(c)(5), when such uses are permitted as conditional~~
9 ~~uses.~~

10 ~~(b) — Exception for Pharmacies. For purposes of this Section, "pharmacy" shall mean a retail~~
11 ~~enterprise in which the profession of pharmacy is practiced and where prescriptions are compounded~~
12 ~~and offered for sale. This Section shall not be construed to limit any qualifying pharmacy from offering~~
13 ~~other retail goods in addition to prescription pharmaceuticals. Notwithstanding anything to the~~
14 ~~contrary in this Code, a pharmacy may operate on a 24-hour basis as a permitted use provided that the~~
15 ~~following conditions are met during any period between 11:00 p.m. and 6:00 a.m. in which the~~
16 ~~pharmacy is open for business:~~

17 ~~(1) — A pharmacist licensed by the State of California in accordance with the~~
18 ~~California Business and Professions Code is on duty on the premises;~~

19 ~~(2) — The pharmacy provides prescription drugs for retail sale; and~~

20 ~~(3) — The pharmacy provides adequate lighting and security for the safety of~~
21 ~~customers, residents and the adjoining property, including adequate lighting and security for any~~
22 ~~parking facilities provided. Such lighting and security may not negatively impact neighborhood~~
23 ~~character.~~

24 **~~SEC. 790.50. INSTITUTIONS, OTHER LARGE.~~**

1 ~~A public or private, nonprofit or profit-making use, excluding hospitals and medical centers,~~
2 ~~which provides services to the community and meets the applicable provisions of Section 304.5 of this~~
3 ~~Code concerning institutional master plans, including but not limited to the following:~~

4 ~~(a) — **Assembly and Social Service.** A use which provides social, fraternal, counseling or~~
5 ~~recreational gathering services to the community. It includes a private noncommercial club house,~~
6 ~~lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an~~
7 ~~unenclosed recreation area.~~

8 ~~(b) — **Child Care.** A use which provides less than 24-hour care for 13 or more children by~~
9 ~~licensed personnel and which meets the requirements of the State of California and other authorities.~~

10 ~~(c) — **Educational Service.** A use certified by the Western Association of Schools and Colleges~~
11 ~~which provides educational services, such as a school, college or university. It may include, on the~~
12 ~~same premises, employee or student dormitories and other housing operated by and affiliated with the~~
13 ~~institution.~~

14 ~~(d) — **Religious Facility.** A use which provides religious services to the community, such as a~~
15 ~~church, temple or synagogue. It may include on the same lot, the housing of persons who engage in~~
16 ~~supportive activity for the institution.~~

17 ~~(e) — **Residential Care.** A medical use which provides lodging, board, and care 24 hours or~~
18 ~~more to seven or more persons in need of specialized aid by personnel licensed by the State of~~
19 ~~California and which provides no outpatient services; including but not limited to, a board and care~~
20 ~~home, rest home, or home for the treatment of the addictive, contagious, or other diseases or~~
21 ~~physiological disorders.~~

22 **~~SEC. 790.51. INSTITUTIONS, OTHER SMALL.~~**

23 ~~A public or private, nonprofit or profit-making use which provides services to the community~~
24 ~~and limited to the following:~~

1 ~~(a) — **Child Care.** A use which provides less than 24-hour care for 12 or fewer children by~~
2 ~~licensed personnel and which meets the requirements of the State of California and other authorities.~~

3 ~~(b) — **Residential Care.** A medical use which provides lodging, board and care 24 hours or~~
4 ~~more to six or fewer persons in need of specialized aid by personnel licensed by the State of California~~
5 ~~and which provides no outpatient services, including but not limited to, a board and care home, rest~~
6 ~~home, or home for the treatment of the addictive, contagious, or other diseases or physiological~~
7 ~~disorders.~~

8 **SEC. 790.54. LIGHT MANUFACTURING, WHOLESALE SALES.**

9 ~~A commercial use, including light manufacturing or wholesale sales, as defined in Subsections~~
10 ~~(a) and (b) below.~~

11 ~~(a) — **Light Manufacturing.** A nonretail use which provides for the fabrication or production~~
12 ~~of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises,~~
13 ~~primarily involving the assembly, packaging, repairing, or processing of previously prepared~~
14 ~~materials, when conducted in an enclosed building having no openings other than fixed windows or~~
15 ~~exits required by law located within 50 feet of any R District. Light manufacturing uses include~~
16 ~~production and custom activities, usually involving individual or special design, or handiwork, such as~~
17 ~~the following fabrication or production activities defined by the Standard Industrial Classification~~
18 ~~Code Manual as light manufacturing uses:~~

19 ~~(1) — Food processing, not including mechanized assembly line production of canned~~
20 ~~or bottled goods;~~

21 ~~(2) — Apparel and other garment products;~~

22 ~~(3) — Furniture and fixtures;~~

23 ~~(4) — Printing and publishing of books or newspapers;~~

24 ~~(5) — Leather products;~~

25 ~~(6) — Pottery;~~

1 ~~(7) — Glass blowing;~~

2 ~~(8) — Measuring, analyzing, and controlling instruments; photographic, medical and~~
3 ~~optical goods; watches and clocks.~~

4 ~~It shall not involve the chemical processing of materials or the use of any machine that has~~
5 ~~more than five horsepower capacity, nor shall the mechanical equipment required for the use, together~~
6 ~~with related floor space used primarily by the operators of such equipment, in aggregate occupy more~~
7 ~~than 1/4 of the total gross floor area of the use.~~

8 ~~It shall be distinct and separate from a trade shop, as defined in Section 790.124 of this Code. It~~
9 ~~shall not include other general or heavy manufacturing uses, not described in this Subsection (a).~~

10 ~~(b) — Wholesale Sales. A nonretail use which exclusively provides goods or commodities for~~
11 ~~resale or business use, including accessory storage. It shall not include a nonaccessory storage~~
12 ~~warehouse.~~

13 **~~SEC. 790.55. LIQUOR STORE.~~**

14 ~~A retail use which sells beer, wine, or distilled spirits to a customer in an open or closed~~
15 ~~container for consumption off the premises and which needs a State of California Alcoholic Beverage~~
16 ~~Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general). This classification~~
17 ~~shall not include retail uses that:~~

18 ~~(a) — are (1) classified as a general grocery store use as set forth in Section 790.102(a), or a~~
19 ~~specialty grocery store use as set forth in Section 790.102(b), and (2) have a gross floor area devoted~~
20 ~~to alcoholic beverages that is within the accessory use limits set forth in Section 703.2(b)(1)(C)(vi); or~~

21 ~~(b) — have (1) a use size as defined in Section 790.130 of this Code of greater than 10,000~~
22 ~~gross square feet and (2) a gross floor area devoted to alcoholic beverages that is within accessory use~~
23 ~~limits as set forth in Section 204.2 or 703.2(b)(1)(C) of this Code, depending on the zoning district in~~
24 ~~which the use is located.~~

1 ~~(c) — For purposes of Planning Code Sections 249.5, 781.9, 782, and 784, the retail uses~~
2 ~~explicitly exempted from this definition as set forth above shall only apply to general grocery and~~
3 ~~specialty grocery stores that exceed 5,000 s/f in size, that do not:~~

4 ~~(1) — sell any malt beverage with an alcohol content greater than 5.7% by volume; any~~
5 ~~wine with an alcohol content of greater than 15% by volume, except for "dinner wines" that have been~~
6 ~~aged two years or more and maintained in a corked bottle; or any distilled spirits in container sizes~~
7 ~~smaller than 600 ml;~~

8 ~~(2) — devote more than 15% of the gross square footage of the establishment to the~~
9 ~~display and sale of alcoholic beverages; and~~

10 ~~(3) — sell single servings of beer in container sizes 24 oz. or smaller.~~

11 **~~SEC. 790.56. LOT SIZE (PER DEVELOPMENT).~~**

12 ~~The permitted gross lot area for new construction or expansion of existing development. "Lot"~~
13 ~~is defined in Section 102.14.~~

14 **~~SEC. 790.60. MASSAGE ESTABLISHMENT.~~**

15 ~~(a) — **Definition.** Massage establishments are defined by Section 1900 of the San Francisco~~
16 ~~Health Code. The massage establishment shall first obtain a permit from the Department of Public~~
17 ~~Health pursuant to Section 1908 of the San Francisco Health Code.~~

18 ~~(b) — **Controls.** Massage establishments shall generally be subject to Conditional Use~~
19 ~~authorization. Certain exceptions to the Conditional Use requirement for accessory use massage are~~
20 ~~described in subsection (c) below. When considering an application for a conditional use permit~~
21 ~~pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in~~
22 ~~Section 303(c), the additional criteria described in Section 303(n).~~

23 ~~(c) — **Exceptions.** Certain exceptions would allow a massage use to be "permitted" without a~~
24 ~~Conditional Use authorization including:~~

1 (1) — ~~Certain Accessory Use Massage, provided that the massage use is accessory to a~~
2 ~~principal use; the massage use is accessed by the principal use; and~~

3 (A) — ~~the principal use is a dwelling unit and the massage use conforms to the~~
4 ~~requirements of Section 204.1, for accessory uses for dwelling units in R or NC districts; or~~

5 (B) — ~~the principal use is a tourist hotel as defined in Section 790.46 of this~~
6 ~~Code, that contains 100 or more rooms;~~

7 (C) — ~~the principal use is a large institution as defined in Section 790.50 of this~~
8 ~~Code, or~~

9 (D) — ~~the principal use is a hospital or medical center, as defined in Section~~
10 ~~790.44 of this Code.~~

11 (2) — ~~Chair Massage. The only massage service provided is chair massage, such~~
12 ~~service is visible to the public, and customers are fully clothed at all times.~~

13 (3) — Sole Practitioner Massage Establishments, as defined in Section 29.5 of the
14 Health Code.

15 **~~SEC. 790.62. MORTUARY.~~**

16 ~~A retail use which provides funeral services, funeral preparation, or burial arrangements,~~
17 ~~including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other~~
18 ~~funerary goods.~~

19 **~~SEC. 790.64. MOVIE THEATER.~~**

20 ~~A retail use other than an adult theater, regulated as adult entertainment, defined in Section~~
21 ~~790.36 of this Code, which displays motion pictures, slides, or closed-circuit television pictures.~~

22 **~~SEC. 790.68. NEIGHBORHOOD-SERVING BUSINESS.~~**

23 ~~A neighborhood-serving business cannot be defined by the type of use, but rather by the~~
24 ~~characteristics of its customers, types of merchandise or service, its size, trade area, and the number of~~
25

1 ~~similar establishments in other neighborhoods. The primary clientele of a "neighborhood-serving~~
2 ~~business," by definition, is comprised of customers who live and/or work nearby.~~

3 ~~While a neighborhood-serving business may derive revenue from customers outside the~~
4 ~~immediately surrounding neighborhood, it is not dependent on out-of-neighborhood clientele.~~

5 ~~A neighborhood-serving use provides goods and/or services which are needed by residents and~~
6 ~~workers in the immediate neighborhood to satisfy basic personal and household needs on a frequent~~
7 ~~and recurring basis, and which if not available require trips outside of the neighborhood.~~

8 ~~A use may be more or less neighborhood-serving depending upon its trade area. Uses which,~~
9 ~~due to the nature of their products and service, tend to be more neighborhood-serving, are those which~~
10 ~~sell convenience items such as groceries, personal toiletries, magazines, and personal services such as~~
11 ~~cleaners, laundromats, and film processing. Uses which tend to be less neighborhood-oriented are~~
12 ~~those which sell more specialized, more expensive, less frequently purchased comparison goods such as~~
13 ~~automobiles and furniture.~~

14 ~~For many uses (such as stores selling apparel, household goods, and variety merchandise),~~
15 ~~whether a business is neighborhood-serving depends on the size of the establishment: the larger the~~
16 ~~use, the larger the trade area, hence the less neighborhood-oriented.~~

17 ~~Whether a business is neighborhood-serving or not also depends in part on the number and~~
18 ~~availability of other similar establishments in other neighborhoods: the more widespread the use, the~~
19 ~~more likely that it is neighborhood-oriented.~~

20 **~~SEC. 790.69. OFFICE.~~**

21 ~~A building, or portion thereof, containing a service as defined in Sections 790.106 through~~
22 ~~790.116 of this Code.~~

1 ~~SEC. 790.70. OUTDOOR ACTIVITY AREA.~~

2 ~~An area, not including primary circulation space or any public street, located outside of a~~
3 ~~building or in a courtyard which is provided for the use or convenience of patrons of a commercial~~
4 ~~establishment including, but not limited to, sitting, eating, drinking, dancing, and food service~~
5 ~~activities.~~

6 ~~SEC. 790.80. PUBLIC USE.~~

7 ~~A publicly or privately owned use which provides public services to the community, whether~~
8 ~~conducted within a building or on an open lot, and which has operating requirements which necessitate~~
9 ~~location within the district, including civic structures (such as museums, post offices, administrative~~
10 ~~offices of government agencies), public libraries, police stations, transportation facilities, utility~~
11 ~~installations, including Internet Services Exchange, and wireless transmission facilities. Such use shall~~
12 ~~not include service yards, machine shops, garages, incinerators and publicly operated parking in a~~
13 ~~garage or lot. "Publicly operated parking" is defined in Sections 790.8 and 790.10 of this Code. Public~~
14 ~~uses shall also include a community recycling collection center, as defined in Subsection (a) below.~~

15 ~~(a) — Community Recycling Collection Center. A public use, which collects, stores or~~
16 ~~handles recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper~~
17 ~~products, plastic and other materials which may be processed and recovered, if within a completely~~
18 ~~enclosed container or building, having no openings other than fixed windows or exits required by law,~~
19 ~~provided that: (1) flammable materials are collected and stored in metal containers and (2) collection~~
20 ~~hours are limited to 9:00 a.m. to 7:00 p.m. daily. It does not include the storage, exchange, packing,~~
21 ~~disassembling or handling of junk, waste, used furniture and household equipment, used cars in~~
22 ~~operable condition, used or salvaged machinery, or salvaged house wrecking and structural steel~~
23 ~~materials and equipment.~~

24 ~~SEC. 790.88. RESIDENTIAL USE.~~

1 ~~A use which provides housing for San Francisco residents, rather than visitors, including a~~
2 ~~dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as~~
3 ~~defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.~~
4 ~~Notwithstanding the foregoing, use of a dwelling unit as a Short-Term Residential Rental in compliance~~
5 ~~with Administrative Code Section 41A.5 shall not alter the use type as a residential use.~~

6 ~~(a) — **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and~~
7 ~~includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.~~

8 ~~(b) — **Group Housing.** A residential use which provides lodging or both meals and lodging~~
9 ~~without individual cooking facilities for a week or more at a time in a space not defined as a dwelling~~
10 ~~unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house,~~
11 ~~lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent,~~
12 ~~and ashram. It also includes group housing operated by a medical or educational institution when not~~
13 ~~located on the same lot as such institution.~~

14 ~~(c) — **B** A residential use which consists of living and/or sleeping accommodations without~~
15 ~~any fee to individuals and families who are homeless, as defined in the Federal Homeless Emergency~~
16 ~~Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, as amended from time to time, as~~
17 ~~defined in and subject to the physical and operation standards in Section 102 of this Code.~~

18 ~~**SEC. 790.90. LIMITED-RESTAURANT.**~~

19 ~~(a) — A retail eating and/or drinking use which serves foods and/or drinks to customers for~~
20 ~~consumption on or off the premises, that may or may not have seating. It may include wholesaling,~~
21 ~~manufacturing, or processing of foods, goods, or commodities on the premises as an accessory use as~~
22 ~~set forth in Section 703.2(b)(1)(C)(v).~~

23 ~~(b) — It includes, but is not limited to, specialty foods provided by bakeries, delicatessens, and~~
24 ~~confectioneries meeting the above characteristics, but it is distinct from a Restaurant, as defined in~~

1 ~~Section 790.91, and a Bar, as defined in Section 790.22. It may also operate as a Take-Out Food use as~~
2 ~~defined in Section 790.122.~~

3 ~~(c) — It shall not provide on-site beer and/or wine sales for consumption on the premises, but~~
4 ~~may provide off-site beer and/or wine sales for consumption off the premises with a California~~
5 ~~Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) within the accessory use~~
6 ~~limits as set forth in Section 703.2(b)(1)(C)(vi). This use must comply with the controls set forth in~~
7 ~~Section 703.5.~~

8 **~~SEC. 790.91. RESTAURANT.~~**

9 ~~A retail eating or eating and drinking use which serves foods to customers for consumption on~~
10 ~~or off the premises and which has seating. It may have a Take-Out Food use as defined by Planning~~
11 ~~Code Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor~~
12 ~~sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so~~
13 ~~it shall be required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct~~
14 ~~and separate from a Limited Restaurant as defined in Section 790.90. This use must comply with the~~
15 ~~controls set forth in Section 703.5.~~

16 ~~It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1)~~
17 ~~so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor~~
18 ~~seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in~~
19 ~~this Code.~~

20 **~~SEC. 790.100. SALES AND SERVICES, NONRETAIL.~~**

21 ~~A commercial use which provides goods and/or services, including light manufacturing,~~
22 ~~wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106 of this Code,~~
23 ~~respectively, exclusively to the business community and not to the general public.~~

24 **~~SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.~~**

1 ~~A retail use which provides goods and/or services but is not listed as a separate zoning category~~
2 ~~in zoning category numbers .41 through .63 listed in Article 7 of this Code, including but not limited to,~~
3 ~~sale or provision of the following goods and services:~~

4 ~~(a) — **General groceries.** As used herein, general groceries means:~~

5 ~~(1) — An individual retail food establishment that:~~

6 ~~(A) — Offers a diverse variety of unrelated, non-complementary food and non-~~
7 ~~food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,~~
8 ~~frozen foods, household products, and paper goods;~~

9 ~~(B) — May provide beer, wine, and/or liquor sales for consumption off the~~
10 ~~premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)~~
11 ~~or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

12 ~~(C) — Prepares minor amounts or no food on-site for immediate consumption;~~
13 ~~and~~

14 ~~(D) — Markets the majority of its merchandise at retail prices.~~

15 ~~(b) — **Specialty groceries.** As used herein, specialty groceries means:~~

16 ~~(1) — An individual retail food establishment that:~~

17 ~~(A) — Offers specialty food products, such as baked goods, pasta, cheese,~~
18 ~~confections, coffee, meat, seafood, produce, artisanal goods and other specialty food products, and may~~
19 ~~also offer additional food and non-food commodities related or complementary to the specialty food~~
20 ~~products;~~

21 ~~(B) — May provide beer, wine, and/or liquor sales for consumption off the~~
22 ~~premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)~~
23 ~~or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

24 ~~(C) — Prepares minor amounts or no food on-site for immediate consumption;~~
25 ~~and~~

1 (D) — ~~Markets the majority of its merchandise at retail prices.~~

2 (e) — ~~Pharmaceutical drugs and personal toiletries;~~

3 (d) — ~~Personal items such as tobacco and magazines;~~

4 (e) — ~~Self-service laundromats and dry cleaning, where no portion of a building occupied by~~
5 ~~such use shall have any opening other than fixed windows and exits required by law within 50 feet of~~
6 ~~any R District;~~

7 (f) — ~~Household goods and service (including paint, fixtures and hardware, but excluding~~
8 ~~other building materials);~~

9 (g) — ~~Variety merchandise, pet supply stores and pet grooming services;~~

10 (h) — ~~Florists and plant stores;~~

11 (i) — ~~Apparel and accessories;~~

12 (j) — ~~Antiques, art galleries, art supplies and framing service;~~

13 (k) — ~~Home furnishings, furniture and appliances;~~

14 (l) — ~~Books, stationery, greeting cards, office supplies, copying service, music and sporting~~
15 ~~goods; and~~

16 (m) — ~~Toys, gifts, and photographic goods and services.~~

17 This Section ~~excludes tourist motels, as distinguished from tourist hotels in Section 790.46 of~~
18 ~~this Code, amusement game arcades as defined in Section 790.4 of this Code and household goods self-~~
19 ~~storage facilities, which are included in storage as defined in Section 790.117 of this Code. It also~~
20 ~~excludes the sale of heating fuel and the sale or rental of commercial equipment (excluding office~~
21 ~~equipment) and construction materials, other than paint, fixtures and hardware.~~

22 **~~SEC. 790.104. SALES AND SERVICES, RETAIL.~~**

23 —~~A commercial use which provides goods and/or services directly to the consumer. It may~~
24 ~~provide goods and/or services to the business community, provided that it also serves the general~~

1 ~~public. It does not include a nonretail use which is inaccessible to the general public, as defined in~~
2 ~~Sections 790.54, 790.100, and 790.106 of this Code.~~

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1 **~~SEC. 790.106. SERVICE, ADMINISTRATIVE.~~**

2 ~~A nonretail use which provides executive, management, administrative, clerical and other~~
3 ~~services exclusively to the business community and not to the general public.~~

4 ~~Administrative services may include accessory storage, but not the storage of items, other than~~
5 ~~samples, for wholesale sale.~~

6 ~~It does not include services which are available to the general public.~~

7 **~~SEC. 790.107. SERVICE, PHILANTHROPIC ADMINISTRATIVE.~~**

8 ~~A nonretail use which provides executive, management, administrative, and clerical services~~
9 ~~and support related to philanthropic activities that serve non-profit institutions and organizations; such~~
10 ~~philanthropic activities may include funding and support of educational, medical, environmental,~~
11 ~~cultural, and social services institutions and organization. Such uses:~~

12 ~~(a) — May not be located on the first story of buildings, where the most recent prior use of~~
13 ~~which was any use other than residential or office; and~~

14 ~~(b) — May be located in a single undivided space not physically separated from a residential~~
15 ~~use; provided that:~~

16 ~~(1) — Any Residential Conversion above the first story, associated with, or following,~~
17 ~~commencement of such use shall be considered a conditional use requiring approval pursuant to~~
18 ~~Section 703.2(b)(1)(B); and~~

19 ~~(2) — Any loss of dwelling units described in Section 317 shall require approval as~~
20 ~~provided in Section 317.~~

21 **~~SEC. 790.108. SERVICE, BUSINESS OR PROFESSIONAL.~~**

22 ~~A retail use which provides to the general public, general business or professional services,~~
23 ~~including but not limited to, architectural, management, clerical, accounting, legal, consulting,~~
24 ~~insurance, real estate brokerage, and travel services.~~

1 ~~It also includes business offices of building, plumbing, electrical, painting, roofing, furnace or~~
2 ~~pest control contractors, if no storage of equipment or items for wholesale use are located on-site. It~~
3 ~~may also include incidental accessory storage of office supplies and samples. Parking, loading and~~
4 ~~unloading of all vehicles shall be located entirely within the building containing the use.~~

5 ~~It may provide services to the business community, provided that it also provides services to the~~
6 ~~general public. Otherwise, it shall be considered a nonretail service, as defined in Section 790.100 of~~
7 ~~this Code.~~

8 ~~It does not include research service of an industrial or scientific nature in a commercial or~~
9 ~~medical laboratory, other than routine medical testing and analysis by a health care professional or~~
10 ~~hospital.~~

11 **~~SEC. 790.110. SERVICE, FINANCIAL.~~**

12 ~~A retail use which provides banking services and products to the public, such as banks, savings~~
13 ~~and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of~~
14 ~~gross floor area. Any applicant for a financial service use shall provide the Planning Department with~~
15 ~~a true copy of the license issued to it by the State of California.~~

16 **~~SEC. 790.111. SERVICE, FRINGE FINANCIAL.~~**

17 ~~A retail use that provides banking services and products to the public and is owned or operated~~
18 ~~by a "check casher" as defined in California Civil Code Section 1789.31, as amended from time to time,~~
19 ~~or by a "licensee" as defined in California Financial Code Section 23001(d), as amended from time to~~
20 ~~time. Any applicant for a fringe financial service use shall provide the Planning Department with a true~~
21 ~~copy of the license issued to it by the State of California.~~

22 **~~SEC. 790.112. SERVICE, LIMITED FINANCIAL.~~**

23 ~~A retail use which provides banking services, when not occupying more than 15 feet of linear~~
24 ~~frontage or 200 square feet of gross floor area. Automated teller machines, if installed within such a~~
25 ~~facility or on an exterior wall as a walk-up facility, are included in this category; however, these~~

1 ~~machines are not subject to the hours of operation, as defined in Section 790.48 of this Code and set~~
2 ~~forth in zoning category number .27 listed in Article 7 of this Code for each district. Any applicant for a~~
3 ~~limited financial service use shall provide the Planning Department with a true copy of the license~~
4 ~~issued to it by the State of California.~~

5 **~~SEC. 790.114. SERVICE, MEDICAL.~~**

6 ~~A retail use which provides medical and allied health services to the individual by physicians,~~
7 ~~surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other~~
8 ~~health care professionals when licensed by a State-sanctioned Board overseeing the provision of~~
9 ~~medically oriented services. It includes a clinic, primarily providing outpatient care in medical,~~
10 ~~psychiatric or other health services, and not part of a hospital or medical center, as defined in Section~~
11 ~~790.44 of this Code.~~

12 **~~SEC. 790.116. SERVICE, PERSONAL.~~**

13 ~~A retail use which provides grooming services to the individual, including salons, cosmetic~~
14 ~~services, tattoo parlors, and health spas, or instructional services not certified by the State Educational~~
15 ~~Agency, such as art, dance, exercise, martial arts, and music classes.~~

16 **~~SEC. 790.117. STORAGE.~~**

17 ~~A retail use which stores within an enclosed building household goods or goods and materials~~
18 ~~used by other businesses at other locations, but which does not store junk, waste, salvaged materials,~~
19 ~~automobiles, inflammable or highly combustible materials, or wholesale goods or commodities. It shall~~
20 ~~include self-storage facilities for household goods.~~

21 **~~SEC. 790.118. STORY.~~**

22 ~~That portion of a building included between the upper surface of any floor and the upper~~
23 ~~surface of the floor next above, except that the topmost story shall be that portion of a building included~~
24 ~~between the upper surface of the topmost floor and the ceiling or roof above.~~

1 ~~Any mezzanine, or intermediate level, shall be considered part of a story constituted by another~~
2 ~~floor provided it is an open and integral part of the story or room of which it is a portion. There shall~~
3 ~~be only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50%~~
4 ~~on the interior side of the room or story and an area not exceeding 1/3 of the floor area of the story or~~
5 ~~room in which it is located. Any mezzanine not meeting these criteria shall be considered a separate~~
6 ~~story.~~

7 ~~(a) — **First Story.** The highest building story with a floor level which is not more than six feet~~
8 ~~above grade at the centerline of the frontage of the lot where grade is defined.~~

9 ~~(1) — **Grade.** For purposes of this definition, "grade" is the point of elevation of the~~
10 ~~finished surface of the ground, paving or sidewalk at the property line located along primary frontage,~~
11 ~~i.e., any street frontage between two consecutive streets or alleys where the total street frontage is~~
12 ~~entirely within an NC District. If the lot has more than one property line or no property line located~~
13 ~~along primary frontage, the Zoning Administrator shall choose the property line facing a street or alley~~
14 ~~where the grade is defined. In such situations, the Zoning Administrator shall favor streets which serve~~
15 ~~as major transportation routes, major or secondary thoroughfares, and streets along which other~~
16 ~~commercial districts are located. When the property line is five feet or more from the building frontage,~~
17 ~~grade shall be taken at the surface of the ground, paving or sidewalk along the building frontage.~~

18 ~~(2) — Provisions in Section 102.11 of this Code shall apply in defining the point of~~
19 ~~measurement at grade, where the building steps laterally in relation to the street used to define grade.~~

20 ~~(b) — **Second Story.** The story above the first story.~~

21 ~~(c) — **Third Story and Above.** The story or stories above the second story and below the~~
22 ~~ceiling of the topmost story of a building.~~

23 ~~(d) — **Basement.** The story or stories below the first story.~~

24 ~~**SEC. 790.122. TAKE-OUT FOOD.**~~

1 ~~A retail eating or eating and drinking use without seating which provides ready-to-eat food to a~~
2 ~~high volume of customers, who carry out the food for off-premises consumption. It sells in disposable~~
3 ~~wrappers or containers ready to eat food which is prepared on the premises and generally intended for~~
4 ~~immediate consumption off the premises.~~

5 ~~It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.~~
6 ~~It does not include retail grocery stores with accessory take-out food activity, as described in Section~~
7 ~~703.2(b)(1)(C) of this Code, or retail uses which sell prepackaged or bulk ready-to-eat foods with no~~
8 ~~on-site food preparation area, such as confectionery or produce stores.~~

9 ~~It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with~~
10 ~~ABC license 20 or 21).~~

11 **~~SEC. 790.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.~~**

12 ~~A Tobacco Paraphernalia Establishment shall be, as established in Section 227(v) of this code,~~
13 ~~a retail use where more than 10% of the square footage of occupied floor area, as defined in Section~~
14 ~~102.10, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated~~
15 ~~to the sale, distribution, delivery, furnishing or marketing of Tobacco Paraphernalia from one person~~
16 ~~to another. For purposes of Sections 719, 719.1, 786, 723 and 723.1 of this Code, Tobacco~~
17 ~~Paraphernalia Establishments shall mean retail uses where Tobacco Paraphernalia is sold, distributed,~~
18 ~~delivered, furnished or marketed from one person to another. "Tobacco Paraphernalia" means~~
19 ~~paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting,~~
20 ~~inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or~~
21 ~~controlled substances as defined in California Health and Safety Code Sections 11054 et seq. "Tobacco~~
22 ~~Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or~~
23 ~~preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco~~
24 ~~that is permitted by existing law. Medical Cannabis Dispensaries, as defined in Section 3301(f) of the~~
25 ~~San Francisco Health Code, are not Tobacco Paraphernalia Establishments.~~

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1 **SEC. 790.124. TRADE SHOP.**

2 ~~(a) — **Definition.** A retail use which provides custom crafted goods and/or services for sale~~
3 ~~directly to the consumer, reserving some storefront space for display and retail service for the goods~~
4 ~~being produced on site; if conducted within an enclosed building having no openings other than fixed~~
5 ~~windows or exits required by law located within 50 feet of any R-District. A trade shop includes, but is~~
6 ~~not limited to:~~

7 ~~(1) — Repair of personal apparel, accessories, household goods, appliances, furniture~~
8 ~~and similar items, but excluding repair of motor vehicles and structures;~~

9 ~~(2) — Upholstery services;~~

10 ~~(3) — Carpentry;~~

11 ~~(4) — Building, plumbing, electrical, painting, roofing, furnace or pest control~~
12 ~~contractors and storage of incidental equipment and supplies used by them, if no processing of building~~
13 ~~materials, such as mixing of concrete or heating of asphalt, is conducted on the premises, and if~~
14 ~~parking, loading and unloading of all vehicles used by the contractor is located entirely within the~~
15 ~~building containing the use;~~

16 ~~(5) — Printing of a minor processing nature, including multicopy and blueprinting~~
17 ~~services and local newspaper printing;~~

18 ~~(6) — Tailoring; and~~

19 ~~(7) — Other artisan craft uses, including fine arts uses.~~

20 ~~A trade shop is distinct from light manufacturing, as defined in Section 790.54(a) of this Code.~~

21 ~~(b) — **Operating Conditions.**~~

22 ~~(1) — When located within an enclosed space, the premises shall be adequately~~
23 ~~soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond~~
24 ~~the premises or in other sections of the building, and fixed source equipment noise shall not exceed the~~
25 ~~decibel levels specified in the San Francisco Noise Control Ordinance.~~

1 ~~For information about compliance of fixed mechanical objects such as rooftop air conditioning,~~
2 ~~restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the~~
3 ~~Environmental Health Section, Department of Public Health.~~

4 ~~For information about compliance with construction noise requirements, contact the~~
5 ~~Department of Building Inspection.~~

6 ~~For information about compliance with the requirements for amplified sound, including music~~
7 ~~and television, contact the Police Department.~~

8 ~~(2) — While it is inevitable that some low level of odor may be detectable to nearby~~
9 ~~residents and passers-by, appropriate odor control equipment shall be installed in conformance with~~
10 ~~the approved plans and maintained to prevent any significant noxious or offensive odors from escaping~~
11 ~~the premises.~~

12 ~~For information about compliance with odor or other chemical air pollutant standards, contact~~
13 ~~the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning~~
14 ~~Department.~~

15 ~~(3) — Garbage, recycling, and compost containers shall be kept within the premises~~
16 ~~and hidden from public view, and placed outside only when being serviced by the disposal company.~~
17 ~~Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set~~
18 ~~forth by the Department of Public Works.~~

19 ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~
20 ~~of Public Works.~~

21 **~~SEC. 790.130. USE SIZE (NONRESIDENTIAL).~~**

22 ~~The permitted gross floor area allowed each individual nonresidential use. "Gross floor area"~~
23 ~~is defined in Section 102.9 of this Code.~~

1 ~~SEC. 790.140. WALK-UP FACILITY.~~

2 ~~A structure designed for provision of pedestrian-oriented services when located on an exterior~~
3 ~~building wall, including window service, self-service operations, and automated bank teller machines~~
4 ~~(ATMs).~~

5 ~~SEC. 790.141. MEDICAL CANNABIS DISPENSARY.~~

6 ~~Medical cannabis dispensary ("MCD") as defined by Section 3301(f) of the San Francisco~~
7 ~~Health Code.~~

8 ~~(a) — Requirements. MCDs must meet all of the following requirements:~~

9 ~~(1) — The parcel containing the MCD cannot be located within 1,000 feet from a~~
10 ~~parcel containing:~~

11 ~~(A) — a public or private elementary or secondary school; or~~

12 ~~(B) — a community facility and/or a recreation center that primarily serves~~
13 ~~persons under 18 years of age;~~

14 ~~(2) — The MCD is not located on the same parcel as a facility providing substance~~
15 ~~abuse services that is licensed or certified by the State of California or funded by the Department of~~
16 ~~Public Health;~~

17 ~~(3) — No alcohol is sold or distributed on the premises for on or off-site consumption;~~

18 ~~(4) — If medical cannabis is smoked on the premises, the dispensary shall provide~~
19 ~~adequate ventilation within the structure such that the doors and windows are not left open for such~~
20 ~~purposes, resulting in odor emission from the premises;~~

21 ~~(5) — In addition to these requirements, an MCD must meet all of the requirements in~~
22 ~~Article 33 of the San Francisco Health Code.~~

23 ~~(b) — Application and Referral Process. The Department of Public Health is the lead agency~~
24 ~~for regulating MCDs. Final City permits are issued by the Department of Public Health. No dispensary~~

1 ~~may open without final authorization from the Department of Public Health. The Planning Department~~
2 ~~will review an application for a Medical Cannabis Dispensary only upon receipt of~~

3 ~~(1) — a valid referral from the Department of Public Health pursuant to Health Code~~
4 ~~Section 3304 and 3305;~~

5 ~~(2) — supplemental application materials, if any, designated by the Planning~~
6 ~~Department, and~~

7 ~~(3) — a building permit application.~~

8 ~~(c) — **Notice.** Once the Department has determined that the application is complete, a 30-day~~
9 ~~notice of application shall be mailed to owners and occupants within a 300-foot radius of the subject~~
10 ~~property. Notice shall be posted on the project site for no less than 30 days.~~

11 ~~(d) — **Hearing.** A Mandatory Discretionary Review hearing will be scheduled at the Planning~~
12 ~~Commission, which may choose to exercise its discretionary review powers and disapprove, modify, or~~
13 ~~approve the dispensary.~~

14 ~~(e) — **Signage.** Signage for the medical cannabis dispensary shall be limited to one wall sign~~
15 ~~not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area;~~
16 ~~such signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical~~
17 ~~cannabis dispensary has no exterior wall sign, shall include the following language: "Only individuals~~
18 ~~with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation~~
19 ~~from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The~~
20 ~~required text shall be a minimum of two inches in height.~~

21 ~~(f) — **Abandonment.** If an MCD closes for a duration longer than 18 months or if the MCD's~~
22 ~~license is revoked by DPH pursuant to Health Code Section 3315, the MCD will be considered~~
23 ~~abandoned and any Planning Commission authorization for the parcel shall be null and void.~~

1 ~~(g) — **Permit Statement.** Any permit issued for a medical cannabis dispensary shall contain~~
2 ~~the following statement in bold-face type: "Issuance of this permit by the City and County of San~~
3 ~~Francisco is not intended to and does not authorize the violation of State or Federal law."~~

4 ~~**SEC. 790.142. BONA FIDE EATING PLACE.**~~

5 ~~A place which is regularly and in a bona fide manner used and kept open for the service of~~
6 ~~meals to guests for compensation and which has suitable kitchen facilities connected therewith,~~
7 ~~containing conveniences for cooking of an assortment of foods which may be required for ordinary~~
8 ~~meals.~~

9 ~~(a) — "Meals" shall mean an assortment of foods commonly ordered at various hours of the~~
10 ~~day for breakfast, lunch or dinner. Incidental food service, comprised only of appetizers to accompany~~
11 ~~drinks is not considered a meal. Incidental, sporadic or infrequent sales of meals or a mere offering of~~
12 ~~meals without actual sales is not compliance.~~

13 ~~(b) — "Guests" shall mean persons who, during the hours when meals are regularly served~~
14 ~~therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and~~
15 ~~obtain at such time, in good faith, a meal therein. Nothing in this section, however, shall be construed~~
16 ~~to require that any food be sold or purchased with any beverage.~~

17 ~~(c) — Actual and substantial sales of meals are required, during the normal days and meal~~
18 ~~hours that a bona fide public eating place is open; provided that "normal days of operation" shall mean~~
19 ~~a minimum of five days a week and "normal hours" of operation for meal service shall mean~~
20 ~~approximately 7:00 a.m. to 11:00 a.m. if open for breakfast; 11:00 a.m. to 2:00 p.m. if open for lunch;~~
21 ~~or 5:00 p.m. to 10:00 p.m. if open for dinner.~~

22 ~~(d) — The premises must be equipped and maintained in good faith. This means the premises~~
23 ~~must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment~~
24 ~~dispensers, menus, signs and enough goods to make substantial meals. The premises must comply with~~
25 ~~all regulations of the Department of Public Health.~~

1 (e) ~~— A minimum of 51 percent of the restaurant's gross receipts shall be from food sales~~
 2 ~~prepared and sold to guests on the premises. Records of the restaurant's gross receipts shall be~~
 3 ~~provided to the Department upon request.~~

4 (f) ~~— A "bona fide eating place" does not include an adult entertainment business as defined~~
 5 ~~in Planning Code Section 790.36.~~

6 **~~SEC. 799. OTHER APPLICABLE SECTIONS OF THE PLANNING CODE.~~**

7 ~~Reference should be made to other sections which also apply to Neighborhood Commercial~~
 8 ~~Districts. These sections and their titles are listed below.~~

<i>General Provisions</i>	
<i>Section 101</i>	<i>Purposes</i>
<i>Section 101.1</i>	<i>General Plan Consistency and Implementation</i>
<i>Section 109</i>	<i>Severability</i>
-	-
<i>Definitions</i>	-
<i>Sections 102-102.25</i>	<i>Definitions</i>
-	-
<i>Zoning Map</i>	-
<i>Section 105</i>	<i>Zoning Map</i>
<i>Section 106</i>	<i>Zoning Map Incorporated Herein</i>
-	-
<i>Building Standards</i>	
<i>Section 121</i>	<i>Minimum Lot Width</i>

1	<i>Section 121.1</i>	<i>Development on Large Lots, Neighborhood Commercial Districts</i>
2	<i>Section 121.2</i>	<i>Use Size Limits (Nonresidential), Neighborhood Commercial</i>
3		<i>Districts</i>
4	<i>Section 124</i>	<i>Basic Floor Area Ratio</i>
5	<i>Section 130</i>	<i>Yard and Setback Requirements</i>
6	<i>Section 131</i>	<i>Legislated Setback Line</i>
7	<i>Section 134</i>	<i>Rear Yards, R, NC, C, and M Districts</i>
8	<i>Section 135</i>	<i>Usable Open Space, R, NC, C, and M Districts</i>
9	<i>Section 136</i>	<i>Obstructions Over Streets and Alleys and in Required Setbacks,</i>
10		<i>Yards, and Usable Open Space</i>
11	<i>Section 136.1</i>	<i>Awnings, Canopies, and Marquees</i>
12	<i>Section 138.1</i>	<i>Streetscape and Pedestrian Improvements</i>
13	<i>Section 140</i>	<i>All Dwelling Units in All Use Districts to Face on Open Area</i>
14	<i>Section 141</i>	<i>Screening of Rooftop Features R, NC, C, and M Districts</i>
15	<i>Section 142</i>	<i>Screening and Greening of Parking and Vehicle Use Areas</i>
16	<i>Section 145.1</i>	<i>Street Frontages in Neighborhood Commercial, Residential</i>
17		<i>Commercial, Commercial, and Mixed Use Districts</i>
18	<i>Section 145.2</i>	<i>Outdoor Activity Areas and Walk up Facilities in NC Districts</i>
19	<i>Section 145.4</i>	<i>Required Ground Floor Commercial Uses</i>
20	-	-
21	Parking	-
22	<i>Section 150</i>	<i>Off Street Parking and Loading Requirements</i>
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1	<i>Section 151</i>	<i>Schedule of Required Off-Street Parking Spaces</i>
2	<i>Section 151.1</i>	<i>Schedule of Permitted Off-Street Parking Spaces in Specified</i>
3		<i>Districts</i>
4	<i>Section 152</i>	<i>Schedule of Required Off-Street Freight Loading Spaces in District</i>
5		<i>Other than C-3</i>
6	<i>Section 153</i>	<i>Rules for Calculation of Required Spaces</i>
7	<i>Section 154</i>	<i>Minimum Dimensions for Required Off-Street Parking, Freight</i>
8		<i>Loading and Service Vehicle Spaces</i>
9	<i>Section 155</i>	<i>General Standards as to Location and Arrangement of Off-Street</i>
10		<i>Parking, Freight Loading, and Service Vehicle Facilities</i>
11	<i>Sections 155.1 to</i>	<i>Bicycle Parking Requirements</i>
12	<i>155.5</i>	
13	<i>Section 156</i>	<i>Parking Lots</i>
14	<i>Section 157</i>	<i>Conditional Use Applications for Parking Exceeding Accessory</i>
15		<i>Amounts: Additional Criteria</i>
16	<i>Section 159</i>	<i>Required Off-Street Parking Not on the Same Lot as the Structure or</i>
17		<i>Use Served</i>
18	<i>Section 160</i>	<i>Collective Provision and Joint Use of Required Off-Street Parking</i>
19	<i>Section 161</i>	<i>Exemptions From Off-Street Parking, Freight Loading and Service</i>
20		<i>Vehicle Requirements</i>
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23	<i>Compliance</i>	
24	<i>Section 170</i>	<i>Applicability of Requirements</i>
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<i>Section 171</i>	<i>Compliance of Uses Required</i>
<i>Section 172</i>	<i>Compliance of Structures, Open Spaces, and Off-Street Parking and Loading</i>
<i>Section 173</i>	<i>Compliance of Lots Required</i>
<i>Section 174</i>	<i>Compliance With Conditions, Stipulations, and Special Restrictions Required</i>
<i>Section 175</i>	<i>Approval of Permits</i>
<i>Section 176</i>	<i>Enforcement Against Violations</i>
<i>Section 178</i>	<i>Conditional Uses</i>
<i>Section 179</i>	<i>Uses Located in Neighborhood Commercial Districts</i>
<i>Section 180</i>	<i>Nonconforming Uses, Noncomplying Structures, and Substandard Lots of Record: General</i>
<i>Section 181</i>	<i>Nonconforming Uses: Enlargements, Alterations, or Reconstruction</i>
<i>Section 182</i>	<i>Nonconforming Uses: Changes of Use</i>
<i>Section 183</i>	<i>Nonconforming Uses: Discontinuance and Abandonment</i>
<i>Section 184</i>	<i>Short-term Continuance of Certain Nonconforming Uses</i>
<i>Section 185</i>	<i>Continuance of Other Nonconforming Uses</i>
<i>Section 186.1</i>	<i>Exemption of Nonconforming Uses in Neighborhood Commercial Districts</i>
<i>Section 188</i>	<i>Noncomplying Structures: Enlargements, Alterations and Reconstruction</i>
<i>Section 189</i>	<i>Substandard Lots of Record: Construction and Other Actions</i>

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<i>Uses</i>	-
<i>Section 201</i>	<i>Classes of Use Districts</i>
<i>Section 202</i>	<i>Uses Permitted by This Code</i>
<i>Section 203</i>	<i>Effect on Certain Public Services</i>
<i>Section 204</i>	<i>Accessory Uses, General</i>
<i>Section 204.1</i>	<i>Accessory Uses for Dwellings in R and NC Districts</i>
<i>Section 204.4</i>	<i>Dwelling Units Accessory to Other Uses</i>
<i>Section 204.5</i>	<i>Parking and Loading as Accessory Uses</i>
<i>Section 205</i>	<i>Temporary Uses, General</i>
<i>Section 205.1</i>	<i>Temporary Uses, Sixty-day Limit</i>
<i>Section 205.2</i>	<i>Temporary Uses, Two-year Limit</i>
<i>Section 207.1</i>	<i>Rules for Calculation of Dwelling Unit Densities</i>
<i>Section 207.4</i>	<i>Density of Dwelling Units in Neighborhood Commercial Districts</i>
<i>Section 208</i>	<i>Density Limitations for Group Housing</i>
<i>Section 234</i>	<i>P-Districts</i>
<i>Section 234.1</i>	<i>Principal Uses Permitted, P-Districts</i>
<i>Section 234.2</i>	<i>Conditional Uses, P-Districts</i>
<i>Section 235</i>	<i>Special Use Districts</i>
-	-
<i>Height and Bulk</i>	

1	<i>Section 122</i>	<i>Height and Bulk</i>
2	<i>Section 250</i>	<i>Height and Bulk Districts Established</i>
3	<i>Section 251</i>	<i>Height and Bulk Districts: Purposes</i>
4	<i>Section 252</i>	<i>Classes of Height and Bulk Districts</i>
5		
6	<i>Section 253.1</i>	<i>Review of Proposed Buildings and Structures in North Beach and</i>
7		<i>Broadway Neighborhood Commercial Districts</i>
8	<i>Section 260</i>	<i>Height Limits: Measurement</i>
9		
10	<i>Section 261.1</i>	<i>Additional Height Limits for Narrow Streets and Alleys in RTO, NC,</i>
11		<i>NCT, Eastern Neighborhoods Mixed Use, and South of Market</i>
12		<i>Mixed Use Districts.</i>
13	<i>Section 262</i>	<i>Additional Height Limits Applicable to Signs</i>
14	<i>Section 270</i>	<i>Bulk Limits: Measurement</i>
15	<i>Section 271</i>	<i>Bulk Limits: Special Exceptions, In Districts Other than C-3</i>
16	<i>Section 295</i>	<i>Height Restrictions on Structures Shadowing Property Under the</i>
17		<i>Jurisdiction of the Recreation and Park Commission</i>
18	<i>Procedures</i>	-
19	<i>Section 301</i>	<i>General Description of Zoning Procedures</i>
20	<i>Section 302</i>	<i>Amendments</i>
21	<i>Section 303</i>	<i>Conditional Uses</i>
22	<i>Section 304</i>	<i>Planned Unit Developments</i>
23	<i>Section 304.5</i>	<i>Institutional Master Plans</i>
24	<i>Section 305</i>	<i>Variancees</i>
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1	<i>Section 306</i>	<i>Applications and Hearings</i>
2	<i>Section 306.1</i>	<i>Applications and Filing Fees</i>
3	<i>Section 306.2</i>	<i>Scheduling of Hearings</i>
4	<i>Section 306.3</i>	<i>Notice of Hearings</i>
5	<i>Section 306.4</i>	<i>Conduct of Hearings</i>
6	<i>Section 306.5</i>	<i>Reconsideration</i>
7	<i>Section 306.6</i>	<i>Initiation of Amendments</i>
8	<i>Section 306.7</i>	<i>Interim Zoning Controls</i>
9	<i>Section 306.8</i>	<i>Posting of Signs Required</i>
10	<i>Section 307</i>	<i>Other Powers and Duties of the Zoning Administrator</i>
11	<i>Section 308</i>	<i>Appeals</i>
12	<i>Section 308.1</i>	<i>Appeals: Amendments and Conditional Uses</i>
13	<i>Section 308.2</i>	<i>Appeals: Variances and Administrative Actions</i>
14	<i>Section 313</i>	<i>Housing Requirements for Office Development Projects</i>
15	<i>Section 314</i>	<i>Child Care Requirements for Office Development Projects (Outside C-3 Districts)</i>
16	<i>Section 316 et seq.</i>	<i>Procedures for Conditional Use Authorization in Neighborhood Commercial Eastern Neighborhoods Mixed Use Districts, and South of Market Mixed Use Districts and for Live/Work Units in RH and RM Districts</i>
17	<i>Sections 330-330.18</i>	<i>Permit Review in the San Francisco Coastal Zone Area</i>
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<i>Fees</i>	-
<i>Section 350</i>	<i>Fees, General</i>
<i>Section 351</i>	<i>Fees for Applications to Establish, Abolish or Modify a Setback Line, to Reclassify Property, to Authorize a Conditional Use, to Consider a Variance, or to Review a Coastal Zone Permit</i>
<i>Section 352</i>	<i>Fee for Review of Building Permit Applications</i>
<i>Section 353</i>	<i>Fee for Review of Permit Applications Issued by the Fire Department, the Police Department, and the Department of Public Health</i>
<i>Section 355</i>	<i>Fee for Reviewing Notices and Special Restrictions</i>
<i>Section 356</i>	<i>Fee for Reviewing Proposals Which Cast a Shadow on Recreation and Park Commission Property</i>
<i>Article 4</i>	<i>Development Impact Fees and Project Requirements that Authorize the Payment of In Lieu Fees</i>
—	-
<i>Signs</i>	-
<i>Section 601</i>	<i>Special Purposes</i>
<i>Sections 602et seq.</i>	<i>Special Definitions</i>
<i>Section 603</i>	<i>Exempted Signs</i>
<i>Section 604</i>	<i>Permits and Conformity Required</i>
<i>Section 607.1</i>	<i>Neighborhood Commercial Districts</i>
<i>Sections 608et seq.</i>	<i>Special Sign Districts</i>

1	<i>Sections 609 et seq.</i>	<i>Amortization Periods</i>
2	-	-
3	<i>Landmarks</i>	-
4	<i>Article 10</i>	<i>Preservation of Historical, Architectural and Aesthetic Landmarks</i> <i>(Inclusive)</i>

7
8 Section 3. The Planning Code is hereby amended by deleting the Zoning Control
9 Tables in Sections 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724,
10 725, 726, 727, 728, 729, 730, 731, 732, 733, 733A, 734, 735, 736, 737, 738, 739, 740, 741,
11 742, 743, 744, 745, 746, 747 and 748, to read as follows:

12 * * * *

13 ***Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1***
14 ***ZONING CONTROL TABLE***

15	<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-1 Controls</i>
16	<i>BUILDING STANDARDS</i>			
17				<i>Varies</i>
18				<i>See Zoning Map</i>
19			§§ 102.12, 105,	<i>Additional 5 feet for NC-1 parcels with a</i>
20			106, 250-252,	<i>commercial use on the ground floor within the</i>
21	<i>710.10</i>	<i>Height and Bulk Limit</i>	260, 261.1,	<i>boundaries of Sargent Street to Orizaba</i>
22			263.20, 270,	<i>Avenue to Lobos Street to Plymouth Avenue to</i>
23			271	<i>Farellones Street to San Jose Avenue to</i>
24				<i>Aleman Boulevard to 19th Avenue to</i>

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			<p><i>Randolph Street to Monticello Street and back to Sargent Street.</i></p> <p><i>Additional 5 feet for NC 1 parcels with a commercial use on the ground floor located on Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.</i></p> <p><i>See § 263.20;</i></p> <p><i>Height Sculpting on Alleys:</i></p> <p><i>§ 261.1</i></p>
710.11	<p><i>Lot Size</i></p> <p><i>[Per Development]</i></p>	<p>§§</p> <p><i>121.1, 790.56</i></p>	<p><i>P up to 4,999 sq. ft.;</i></p> <p><i>C 5,000 sq. ft. & above</i></p> <p><i>§ 121.1</i></p>
710.12	<p><i>Rear Yard</i></p>	<p>§§ 130,</p> <p><i>134, 136</i></p>	<p><i>Required at grade level and above</i></p> <p><i>§ 134(a) (e)</i></p>
710.13	<p><i>Street Frontage</i></p>	<p><i>§ 145.1</i></p>	<p><i>Required</i></p>
710.14	<p><i>Awning</i></p>	<p>§</p> <p><i>136.1(a)</i></p>	<p><i>P</i></p>
710.15	<p><i>Canopy</i></p>	<p>§</p> <p><i>136.1(b)</i></p>	
710.16	<p><i>Marquee</i></p>	<p>§</p> <p><i>136.1(c)</i></p>	
710.17	<p><i>Streetscape and</i></p> <p><i>Pedestrian</i></p> <p><i>Improvements</i></p>	<p><i>§ 138.1</i></p>	<p><i>Required</i></p>

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	<i>1.8 to 1</i> <i>§ 124(a) (b)</i>
710.21	Use Size [Non-Residential]	§ 790.130	<i>P up to 2,999 sq. ft.;</i> <i>C 3,000 sq. ft. & above</i> <i>§ 121.2</i>
710.22	Off Street Parking, Commercial/ Institutional	§§ 150, 153- 157, 159-160, 204.5	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i> <i>§§ 151, 161(g)</i>
710.23	Off Street Freight Loading	§§ 150, 153- 155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> <i>§§ 152, 161(b)</i>
710.24	Outdoor Activity Area	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> <i>§ 145.2</i>
710.25	Drive Up Facility	§ 790.30	
710.26	Walk Up Facility	§ 790.140	<i>P</i>
710.27	Hours of Operation	§ 790.48	<i>P 6 a.m. – 11 p.m.;</i> <i>C 11 p.m. – 2 a.m.</i>
710.30	General Advertising Sign	§§ 262, 602- 604, 608, 609	
710.31	Business Sign	§§ 262, 602- 604,	<i>P</i> <i>§ 607.1(f)1</i>

		608, 609			
710.32	Other Signs	§§ 262, 602- 604, 608, 609	P § 607.1(e) (d) (g)		
No.	Zoning Category	§ References	NC-1 Controls by Story		
		§ 790.118	1st	2nd	3rd+

710.36	Residential Conversion	§ 317	P		
710.37	Residential Demolition	§ 317	P	€	€
Retail Sales and Services					
710.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #		
710.41	Bar	§ 790.22	P #		
710.43	Limited Restaurant	§ 790.90	P #		
710.44	Restaurant	§ 790.91	P #		
710.45	Liquor Store	§ 790.55	P		
710.46	Movie Theater	§ 790.64			
710.47	Adult Entertainment	§ 790.36			
710.48	Other Entertainment	§ 790.38	€		
710.49	Financial Service	§ 790.110			
710.50	Limited Financial	§ 790.112	P		

1		<i>Service</i>				
2	710.51	<i>Medical Service</i>	§ 790.114	P		
3	710.52	<i>Personal Service</i>	§ 790.116	P		
4	710.53	<i>Business or Professional Service</i>	§ 790.108	P		
5						
6	710.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code			
7						
8	710.55	<i>Tourist Hotel</i>	§ 790.46			
9						
10	710.56	<i>Automobile Parking</i>	§§ 790.8, 156, 160	C		
11						
12	710.57	<i>Automotive Gas Station</i>	§ 790.14			
13						
14	710.58	<i>Automotive Service Station</i>	§ 790.17			
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16	710.59	<i>Automotive Repair</i>	§ 790.15			
17	710.60	<i>Automotive Wash</i>	§ 790.18			
18	710.61	<i>Automobile Sale or Rental</i>	§ 790.12			
19						
20	710.62	<i>Animal Hospital</i>	§ 790.6			
21	710.63	<i>Ambulance Service</i>	§ 790.2			
22	710.64	<i>Mortuary</i>	§ 790.62			
23	710.65	<i>Trade Shop</i>	§ 790.124	P		
24	710.66	<i>Storage</i>	§ 790.117			
25	710.68	<i>Fringe Financial</i>	§ 790.111			

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	<i>Service</i>				
710.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
710.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
710.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
710.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
710.70	<i>Administrative Service</i>	§ 790.106			
710.80	<i>Hospital or Medical Center</i>	§ 790.44			
710.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	
710.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
710.83	<i>Public Use</i>	§ 790.80	€	€	€
710.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #		
<i>RESIDENTIAL STANDARDS AND USES</i>					
710.90	<i>Residential Use</i>	§ 790.88	P	P	P
710.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area # § 207(e)</i>		

1 2 3	710.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area § 208</i>		
4 5	710.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per § 208(a)</i>		
6 7 8	710.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</i>		
9 10 11	710.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153 – 157, 159 – 160, 204.5	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>		
12 13	710.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

15 16	Article 7 Code Section	Other Code Section	Zoning Controls
17 18 19 20	§ 710.40 § 710.41 § 710.43 § 710.44		Boundaries: All NC-1 Districts Controls: P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
21 22 23 24 25	§ 710.43 § 710.44	§ 781.1	TARAVAL STREET RESTAURANT SUBDISTRICT Boundaries: Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5-SU

1			<i>Controls: Restaurants and Limited Restaurants are C; Formula Retail Restaurants and Limited Restaurants are NP.</i>
2			
3			<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT</i>
4			<i>(FFSRUD)</i>
5			<i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not</i>
6			<i>limited to, the NC-1 Neighborhood Commercial District.</i>
7	<i>§ 710.68</i>	<i>§ 249.35</i>	<i>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial</i>
8			<i>services are NP pursuant to Section 249.35. Outside the FFSRUD and its</i>
9			<i>1/4 mile buffer, fringe financial services are P subject to the restrictions</i>
10			<i>set forth in Subsection 249.35(c)(3).</i>
11			<i>Only those medical cannabis dispensaries that can demonstrate to the</i>
12	<i>§ 710.84</i>		<i>Planning Department they were in operation as of April 1, 2005 and have</i>
13	<i>§ 790.141</i>		<i>remained in continuous operation and have obtained a final permit to</i>
14			<i>operate by March 1, 2008 are permitted in an NC-1 District.</i>
15			<i>ACCESSORY DWELLING UNITS</i>
16			<i>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</i>
17			<i>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and</i>
18	<i>§ 710.91</i>	<i>§207(c)(4)</i>	<i>meeting the requirements of Section 207(c)(4), is permitted to be</i>
19			<i>constructed within an existing building zoned for residential use or within</i>
20			<i>an existing and authorized auxiliary structure on the same lot.</i>

* * * *

Table 711. NC-2 SMALL SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

No.	Zoning Category	§ References	NC-2Controls
BUILDING STANDARDS			

1			<i>Generally, 40 X See Zoning Map: additional 5</i>
2			<i>feet for NC 2 parcels with active uses along</i>
3		§§ 102.12, 105,	<i>Mission Street, from Silver Avenue to the Daly</i>
4		106, 250 252,	<i>City Border, and on NC 2 designated parcels</i>
5	711.10	260, 261.1, 263.20,	<i>on Balboa Street between 2nd Avenue and 8th</i>
6	<i>Height and Bulk Limit</i>	270, 271	<i>Avenue, and between 32nd Avenue and 39th</i>
7			<i>Avenue, see § 263.20.</i>
8			<i>Height Sculpting on Alleys: § 261.1</i>
9			<i>P up to 9,999 sq. ft.;</i>
10	711.11	§§ 121.1, 790.56	<i>C 10,000 sq. ft. & above</i>
11	<i>Lot Size</i>		<i>§ 121.1</i>
12	<i>[Per Development]</i>		
13	711.12	§§ 130, 134, 136	<i>Required at the second story and above and at</i>
14	<i>Rear Yard</i>		<i>all residential levels</i>
15			<i>§ 134(a) (e)</i>
16	711.13	§ 145.1	<i>Required</i>
17	<i>Street Frontage</i>		
18	711.14	§ 136.1(a)	<i>P</i>
19	<i>Awning</i>		
20	711.15	§ 136.1(b)	<i>P</i>
21	<i>Canopy</i>		
22	711.16	§ 136.1(c)	<i>P</i>
23	<i>Marquee</i>		
24	711.17	§ 138.1	<i>Required</i>
25	<i>Streetscape and</i>		
	<i>Pedestrian</i>		
	<i>Improvements</i>		
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
23		§§ 102.9, 102.11,	<i>2.5 to 1</i>
24	711.20	123	<i>§ 124(a) (b)</i>
25	<i>Floor Area Ratio</i>		

1			<i>P up to 3,999 sq. ft.;</i>		
2	711.21	<i>Use Size</i>	<i>C 4,000 sq. ft. & above</i>		
3		<i>[Non Residential]</i>	<i>§ 121.2</i>		
4	711.22	<i>Off Street Parking,</i>	<i>Generally, none required if occupied floor</i>		
5		<i>Commercial/Institution</i>	<i>area is less than 5,000 sq. ft.</i>		
6		<i>al</i>	<i>§§ 151, 161(g)</i>		
7	711.23	<i>Off Street Freight</i>	<i>Generally, none required if gross floor area is</i>		
8		<i>Loading</i>	<i>less than 10,000 sq. ft.</i>		
9			<i>§§ 152, 161(b)</i>		
10	711.24	<i>Outdoor Activity Area</i>	<i>P if located in front;</i>		
11			<i>C if located elsewhere</i>		
12			<i>§ 145.2</i>		
13	711.25	<i>Drive Up Facility</i>			
14	711.26	<i>Walk Up Facility</i>	<i>P</i>		
15	711.27	<i>Hours of Operation</i>	<i>P 6 a.m. – 2 a.m.;</i>		
16			<i>C 2 a.m. – 6 a.m.</i>		
17	711.30	<i>General Advertising</i>			
18		<i>Sign</i>			
19	711.31	<i>Business Sign</i>	<i>P</i>		
20			<i>§ 607.1(f) 2</i>		
21	711.32	<i>Other Signs</i>	<i>P</i>		
22			<i>§ 607.1(c) (d) (g)</i>		
23	No.	Zoning Category	§ References		
24			NC-2 Controls by Story		
25			§ 790.118	1st	2nd
					3rd+

1	711.36	Residential Conversion	§ 317	P	€	
2	711.37	Residential Demolition	§ 317	P	€	€
3	Retail Sales and Services					
4		Other Retail Sales				
5	711.40	and Services	§ 790.102	P	P	
6		[Not Listed Below]				
7	711.41	Bar	§ 790.22	P		
8	711.43	Limited Restaurant	§ 790.90	P #		
9	711.44	Restaurant	§ 790.91	P #		
10	711.45	Liquor Store	§ 790.55	P		
11	711.46	Movie Theater	§ 790.64	P		
12	711.47	Adult Entertainment	§ 790.36			
13	711.48	Other Entertainment	§ 790.38	P		
14	711.49	Financial Service	§ 790.110	P #	€ #	
15		Limited Financial				
16	711.50	Service	§ 790.112	P #		
17	711.51	Medical Service	§ 790.114	P	P	
18	711.52	Personal Service	§ 790.116	P	P	
19		Business or				
20	711.53	Professional	§ 790.108	P	P	
21		Service				
22						
23			§ 790.60,			
24	711.54	Massage Establishment	§§ 29.1 29.32	€ #		
25			Health Code			

1	711.55	Tourist Hotel	§ 790.46	€	€	€
2	711.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
3	711.57	Automotive Gas Station	§ 790.14	€		
4	711.58	Automotive Service Station	§ 790.17	€		
5						
6	711.59	Automotive Repair	§ 790.15	€		
7	711.60	Automotive Wash	§ 790.18			
8	711.61	Automobile Sale or Rental	§ 790.12			
9						
10	711.62	Animal Hospital	§ 790.6	€		
11	711.63	Ambulance Service	§ 790.2			
12	711.64	Mortuary	§ 790.62			
13	711.65	Trade Shop	§ 790.124	P #	€ #	
14	711.66	Storage	§ 790.117			
15	711.68	Fringe Financial Service	§ 790.111	P#		
16	711.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
17	711.69	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
18						
19	711.69	Neighborhood Agriculture	§ 102.35(a)	P	P	P
20	€					
21	711.69	Large-Scale Urban	§ 102.35(b)	€	€	€
22						
23						
24						
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1	D	Agriculture				
2	<i>Institutions and Non-Retail Sales and Services</i>					
3	711.70	Administrative Service	§ 790.106			
4	711.80	Hospital or Medical Center	§ 790.44			
5	711.81	Other Institutions, Large	§ 790.50	P	€	€
6	711.82	Other Institutions, Small	§ 790.51	P	P	P
7	711.83	Public Use	§ 790.80	€	€	€
8	711.84	Medical Cannabis Dispensary	§ 790.141	P #		
9	<i>RESIDENTIAL STANDARDS AND USES</i>					
10	711.90	Residential Use	§ 790.88	P	P	P
11	711.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(e)		
12	711.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
13	711.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per § 208(a)		
14	711.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common		

			§ 135(d)		
711.94	<i>Off Street Parking, Residential</i>	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
711.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 711.43 § 711.44	§ 781.1	TARAVAL STREET RESTAURANT SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5-SU and 6-SU. Controls: Restaurants and Limited-Restaurants are C; Formula-Retail Restaurants and Limited-Restaurants are NP.
§ 711.44	§ 781.2	IRVING STREET RESTAURANT SUBDISTRICT Boundaries: Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5-SU. Controls: Restaurants are C.
§ 711.49 § 711.50 § 711.68	§ 781.7	CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2-SU. Controls: Financial services, limited financial services, and fringe financial services are NP.

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<p>§ 711.54</p> <p>§ 790.60, §§ 29.1 29.32</p> <p>Health Code</p>		<p>MESSAGE ESTABLISHMENT</p> <p>Controls: Message shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</p>
<p>§ 711.68</p> <p>§ 249.35</p>		<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Lower Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and includes Small Scale Neighborhood Commercial Districts within its boundaries.</p> <p>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
<p>§ 711.84</p> <p>§ 790.141</p>	<p>Health Code</p> <p>§ 3308</p>	<p>Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

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**Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3
ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-3 Controls</i>
BUILDING STANDARDS			
712.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250–252, 260, 261.1, 263.20, 270, 271	Generally, 40-X See Zoning Map; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, and on Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20. Height Sculpting on Alleys: § 261.1
712.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
712.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
712.13	<i>Street Frontage</i>	§ 145.1	Required
712.14	<i>Awning</i>	§ 136.1(a)	P
712.15	<i>Canopy</i>	§ 136.1(b)	P
712.16	<i>Marquee</i>	§ 136.1(c)	P

1		<i>Streetscape and</i>		
2	712.17	<i>Pedestrian</i>	<i>§ 138.1</i>	<i>Required</i>
3		<i>Improvements</i>		
4	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
5	712.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1</i>
6				<i>§ 124(a) (b)</i>
7		<i>Use Size</i>		<i>P up to 5,999 sq. ft.;</i>
8	712.21	<i>[Non-</i>	<i>§ 790.130</i>	<i>C 6,000 sq. ft. & above</i>
9		<i>Residential]</i>		<i>§ 121.2</i>
10		<i>Off Street</i>		
11	712.22	<i>Parking,</i>	<i>§§ 150, 153 – 157, 159</i>	<i>Generally, none required if occupied floor area</i>
12		<i>Commercial/Insti-</i>	<i>160, 204.5</i>	<i>is less than 5,000 sq. ft.</i>
13		<i>tutional</i>		<i>§§ 151, 161(g)</i>
14		<i>Off Street</i>		
15	712.23	<i>Freight Loading</i>	<i>§§ 150, 153 – 155,</i>	<i>Generally, none required if gross floor area is</i>
16			<i>204.5</i>	<i>less than 10,000 sq. ft.</i>
17		<i>Outdoor Activity</i>		
18	712.24	<i>Area</i>	<i>§ 790.70</i>	<i>P if located in front;</i>
19				<i>C if located elsewhere</i>
20		<i>Drive Up</i>		
21	712.25	<i>Facility</i>	<i>§ 790.30</i>	<i>#</i>
22	712.26	<i>Walk-Up Facility</i>	<i>§ 790.140</i>	<i>P</i>
23		<i>Hours of</i>		
24	712.27	<i>Operation</i>	<i>§ 790.48</i>	<i>No Limit</i>
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712.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609			
712.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i>	§ 607.1(f)3	
712.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i>	§ 607.1(e) (d) (g)	
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-3 Controls by Story</i>		
		<i>§ 790.118</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
712.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>	<i>C</i>	<i>C#</i>
712.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>C</i>	<i>C</i>
<i>Retail Sales and Services</i>					
712.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	<i>§ 790.102</i>	<i>P #</i>	<i>P #</i>	<i>P #</i>
712.41	<i>Bar</i>	<i>§ 790.22</i>	<i>P #</i>	<i>P</i>	
712.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P #</i>	<i>P #</i>	
712.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>P #</i>	<i>P #</i>	
712.45	<i>Liquor Store</i>	<i>§ 790.55</i>			

1	712.46	Movie Theater	§ 790.64	P	P	
2	712.47	Adult Entertainment	§ 790.36	C	C	
3	712.48	Other Entertainment	§ 790.38	P	P	
4	712.49	Financial Service	§ 790.110	P	P	
5	712.50	Limited Financial Service	§ 790.112	P	P	
6	712.51	Medical Service	§ 790.114	P	P	P
7	712.52	Personal Service	§ 790.116	P	P	P
8	712.53	Business or Professional Service	§ 790.108	P	P	P
9	712.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C#	C#	
10	712.55	Tourist Hotel	§ 790.46	C	C	C
11	712.56	Automobile Parking	§§ 156, 160, 790.8	C	C	C
12	712.57	Automobile Gas Station	§ 790.14	C		
13	712.58	Automotive	§ 790.17	C		

1		<i>Service Station</i>				
2	712.59	<i>Automotive</i>	§ 790.15	€	€	
3		<i>Repair</i>				
4	712.60	<i>Automotive Wash</i>	§ 790.18	€		
5	712.61	<i>Automobile Sale</i>	§ 790.12	€		
6		<i>or Rental</i>				
7	712.62	<i>Animal Hospital</i>	§ 790.6	€	€	
8	712.63	<i>Ambulance</i>	§ 790.2	€		
9		<i>Service</i>				
10	712.64	<i>Mortuary</i>	§ 790.62	€	€	€
11	712.65	<i>Trade Shop</i>	§ 790.124	P	€	€
12	712.66	<i>Storage</i>	§ 790.117	€	€	€
13	712.68	<i>Fringe Financial</i>	§ 790.111	P #		
14		<i>Service</i>				
15	712.69	<i>Tobacco</i>	§ 790.123	€		
16		<i>Paraphernalia</i>				
17		<i>Establishments</i>				
18	712.69B	<i>Amusement</i>	§ 790.4	€		
19		<i>Game Arcade</i>				
20		<i>(Mechanical</i>				
21		<i>Amusement</i>				
22		<i>Devices)</i>				
23	712.69C	<i>Neighborhood</i>	§ 102.35(a)	P	P	P
24		<i>Agriculture</i>				
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	<i>Large-Scale Urban Agriculture</i>	<i>§ 102.35(b)</i>	<i>€</i>	<i>€</i>	<i>€</i>
<i>Institutions and Non-Retail Sales and Services</i>					
	<i>Administrative Service</i>	<i>§ 790.106</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Hospital or Medical-Center</i>	<i>§ 790.44</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Other Institutions, Large</i>	<i>§ 790.50</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Other Institutions, Small</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Public Use</i>	<i>§ 790.80</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P #</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>Generally, up to 1 unit per 600 sq. ft. lot area # § 207(e)</i>		
	<i>Residential Density, Group</i>	<i>§§ 207, 208</i>	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i>		

1		<i>Housing</i>		§ 208		
2		<i>Residential</i>				
3	712.92b	<i>Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per § 208(a)</i>		
6		<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)</i>		
11	712.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159- 160, 204.5	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>		
14	712.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 712.25 § 712.40	§ 249.14	<p><i>THIRD STREET SPECIAL USE DISTRICT</i></p> <p><i>Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.</i></p> <p><i>Controls: Off-sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for Restaurants and Limited Restaurants are C.</i></p>

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<p>§ 207.4 § 712.10 § 712.12 § 712.22</p>	<p>§ 780.4</p>	<p>MISSION HARRINGTON SPECIAL USE DISTRICT</p> <p>Boundaries: <i>Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11.</i></p> <p>Controls: <i>Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.</i></p>
<p>§ 712.38</p>	<p>§ 790.84</p>	<p>Boundaries: <i>Applicable to NC 3 Districts.</i></p> <p>Controls: <i>A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:</i></p> <p><i>(1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;</i></p> <p><i>(2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and</i></p> <p><i>(3) No legally residing residential tenants will be displaced.</i></p>
<p>§ 712.40 § 712.41 § 712.43 § 712.44 § 790.34</p>	<p>§ 781.4</p>	<p>GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT</p> <p>Boundaries: <i>Applicable only for the portion of the Geary Boulevard NC 3 District between 14th and 28th Avenues as mapped on Sectional Maps 3-SU and 4-SU.</i></p> <p>Controls: <i>Formula Retail pet supply stores and formula retail</i></p>

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		<i>eating and drinking uses are NP.</i>
<p>§ 712.43 § 712.44</p>	<p>§ 781.5</p>	<p>MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT</p> <p>Boundaries: <i>Applicable only for the portion of the Mission Street NC 3 District between 15th Street and Randall Street as mapped on Sectional Map 7 SU.</i></p> <p>Controls: <i>Formula Retail Restaurants and Limited Restaurants are NP.</i></p>
<p>§ 712.45</p>	<p>§ 781.10</p>	<p>17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.</p> <p>Boundaries: <i>Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU.</i></p> <p>Controls: <i>One liquor store on the first or second story is C if operated as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.</i></p>
<p>§ 712.54</p>	<p>§ 790.60, §§ 29.1-29.32 Health Code</p>	<p>MESSAGE ESTABLISHMENT</p> <p>Controls: <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional</i></p>

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		<i>criteria described in Section 303(n).</i>
§ 712.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Lower Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and includes Moderate Scale Neighborhood Commercial Districts within its boundaries.</p> <p>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
§ 712.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.
§ 712.91	§ 207(c)(4)	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</p> <p>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>

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Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-S Controls</i>
<i>BUILDING STANDARDS</i>			
713.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 – 252, 260, 270, 271	<i>Generally, 40 X # See Zoning Map</i>
713.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>Not Applicable</i>
713.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Not Required</i>
713.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
713.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
713.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
713.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
713.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
713.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.12, 123	<i>1.8 to 1 § 124(a)(b)</i>
713.21	<i>Use Size [Non Residential]</i>	§ 790.130	<i>P up to 5,999 sq. ft.; C 6,000 sq. ft. & above</i>

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713.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153–157, 159–160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
713.23	<i>Off Street Freight Loading</i>	§§ 150, 153–155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
713.24	<i>Outdoor Activity Area</i>	§ 790.70	P/C § 145.2
713.25	<i>Drive Up Facility</i>	§ 790.30	C
713.26	<i>Walk Up Facility</i>	§ 790.140	P
713.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m.–2 a.m.; # C 2 a.m.–6 a.m. #
713.30	<i>General Advertising Sign</i>	§§ 262, 602–604, 608, 609	
713.31	<i>Business Sign</i>	§§ 262, 602–604, 608, 609	P § 607.1(f)2
713.32	<i>Other Signs</i>	§§ 262, 602–604, 608, 609	P § 607.1(c)–(d)–(g)

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No.	Zoning Category	§ References	NC-S Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
713.36	<i>Residential Conversion</i>	§ 317	P		

1	713.37	Residential Demolition	§ 317	P	€	€
2	Retail Sales and Services					
3		Other Retail Sales and				
4	713.40	Services	§ 790.102	P	P	
5		[Not Listed Below]				
6	713.41	Bar	§ 790.22	P #	P #	
7	713.43	Limited Restaurant	§ 790.90	P	P	
8	713.44	Restaurant	§ 790.91	P #	P #	
9	713.45	Liquor Store	§ 790.55	P		
10	713.46	Movie Theater	§ 790.64	P #	#	
11	713.47	Adult Entertainment	§ 790.36			
12	713.48	Other Entertainment	§ 790.38	P #	P #	
13	713.49	Financial Service	§ 790.110	P	P	#
14		Limited Financial				
15	713.50	Service	§ 790.112	P	P	
16	713.51	Medical Service	§ 790.114	P	P	#
17	713.52	Personal Service	§ 790.116	P	P	#
18		Business or				
19	713.53	Professional Service	§ 790.108	P	P	#
20		Massage	§ 790.60,			
21	713.54	Establishment	§§ 29.1 29.32	€ #	€ #	
22			Health Code			
23	713.55	Tourist Hotel	§ 790.46	€ #	€ #	€ #
24	713.56	Automobile Parking	§§ 156, 160, 790.8	P	P	
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1	713.57	<i>Automotive Gas Station</i>	§ 790.14	€		
2						
3	713.58	<i>Automotive Service Station</i>	§ 790.17	P		
4						
5	713.59	<i>Automotive Repair</i>	§ 790.15			
6	713.60	<i>Automotive Wash</i>	§ 790.18	€		
7						
8	713.61	<i>Automobile Sale or Rental</i>	§ 790.12	€		
9	713.62	<i>Animal Hospital</i>	§ 790.6	€	€	
10	713.63	<i>Ambulance Service</i>	§ 790.2			
11	713.64	<i>Mortuary</i>	§ 790.62	€#	€#	
12	713.65	<i>Trade Shop</i>	§ 790.124	P	P	
13	713.66	<i>Storage</i>	§ 790.117	€	€	
14						
15	713.68	<i>Fringe Financial Service</i>	§ 790.111	P#		
16						
17	713.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
18						
19						
20	713.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€		
21						
22						
23	713.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
24						
25	713.69D	<i>Large Scale Urban</i>	§ 102.35(b)	€	€	€

1		<i>Agriculture</i>				
2	<i>Institutions and Non-Retail Sales and Services</i>					
3	713.70	<i>Administrative Service</i>	§ 790.106	€ #	€ #	#
4	713.80	<i>Hospital or Medical Center</i>	§ 790.44			
5	713.81	<i>Other Institutions, Large</i>	§ 790.50	P #	P #	#
6	713.82	<i>Other Institutions, Small</i>	§ 790.51	P #	P #	P #
7	713.83	<i>Public Use</i>	§ 790.80	€	€	€
8	713.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #		
9	<i>RESIDENTIAL STANDARDS AND USES</i>					
10	713.90	<i>Residential Use</i>	§ 790.88	P #	P #	P #
11	713.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area #</i>		
12	713.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area #</i>		
13	713.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per § 208(a)</i>		
14	713.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft if private, or 133 sq. ft. if common #</i>		

			§ 135(d)		
713.94	Off Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
713.95	Community Residential Parking	§ 790.10	€	€#	€#

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 713.10		
§ 713.27		
§ 713.30		
§ 713.41		
§ 713.46		
§ 713.48		
§ 713.49		LAKESHORE PLAZA SPECIAL USE DISTRICT
§ 713.51		Boundaries: Applicable only for the Lakeshore Plaza NC S
§ 713.52	§ 253.3	District as mapped on Sectional Map 13SU and 13H.
§ 713.53	§ 780.1	Controls: Special controls on various features and uses, and
§ 713.64		residential standards.
§ 713.70		
§ 713.81		
§ 713.82		
§ 713.90		
§ 713.91		
§ 713.92		

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<p>§ 713.93 § 713.95</p>		
<p>§ 713.54</p>	<p>§ 790.60, §§ 29.1 29.32 Health Code</p>	<p>MASSAGE ESTABLISHMENT <i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i></p>
<p>§ 713.55</p>	<p>§ 780.2</p>	<p>BAYSHORE-HESTER SPECIAL USE DISTRICT Boundaries: <i>Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.</i> Controls: <i>Tourist hotels (inclusive of motels) may be permitted as a conditional use.</i></p>
<p>§ 713.68</p>	<p>§ 249.35</p>	<p><i>Fringe financial services are P 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).</i></p>
<p>§ 713.84 § 790.141</p>	<p>Health Code § 3308</p>	<p><i>Medical cannabis dispensaries in NC S District may only operate between the hours of 8 a.m. and 10 p.m.</i></p>
<p>§ 713.91</p>	<p>§ 207(c)(4)</p>	<p>ACCESSORY DWELLING UNITS Boundaries: <i>Board of Supervisors District 8 extant on July 1, 2015.</i> Controls: <i>An "Accessory Dwelling Unit," as defined in</i></p>

		Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.
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***Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE***

No.	Zoning Category	§ References	Broadway Controls
BUILDING STANDARDS			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1 Height Sculpting on Alleys: § 261.1
714.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
714.12	Rear Yard	§§ 130, 134, 136	Required at residential level only § 134(a) (e)
714.13	Street Frontage	§ 145.1	Required
714.14	Awning	§ 136.1(a)	P
714.15	Canopy	§ 136.1(b)	P
714.16	Marquee	§ 136.1(c)	P

1		<i>Streetscape and</i>		
2	714.17	<i>Pedestrian</i>	§ 138.1	<i>Required</i>
3		<i>Improvements</i>		
4	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
5	714.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1</i> <i>§ 124(a) (b)</i>
6				
7	714.21	<i>Use Size</i>	§ 790.130	<i>P up to 2,999 sq. ft.;</i>
8		<i>[Non-Residential]</i>		<i>C 3,000 sq. ft. & above</i>
9				<i>§ 121.2</i>
10	714.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 151.1, 153 157, 159 – 160, 204.5	<i>None required. Limits set forth in § 151.1.</i>
11		<i>at</i>		
12				
13	714.23	<i>Off Street Freight Loading</i>	§§ 150, 153 – 155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
14				<i>§§ 152, 161(b)</i>
15				
16	714.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i>
17				<i>C if located elsewhere</i>
18				<i>§ 145.2</i>
19	714.25	<i>Drive Up Facility</i>	§ 790.30	
20	714.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
21				
22	714.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.;</i>
23				<i>C 2 a.m. – 6 a.m.</i>
24	714.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	
25				

1	714.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> § 607.1(f)2
2	714.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Broadway Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
714.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	€	
714.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€
<i>Retail Sales and Services</i>					
714.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	
714.41	<i>Bar</i>	§ 790.22	<i>P</i>	<i>P</i>	
714.43	<i>Limited Restaurant</i>	§ 790.90	€ #	€ #	
714.44	<i>Restaurant</i>	§ 790.91	€ #	€ #	
714.45	<i>Liquor Store</i>	§ 790.55	€		
714.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P</i>	
714.47	<i>Adult Entertainment</i>	§ 790.36	€	€	
714.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	<i>P</i>	
714.49	<i>Financial Service</i>	§ 790.110	<i>P</i>		
714.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>		
714.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	

1	714.52	Personal Service	§ 790.116	P	P	
2	714.53	Business or Professional Service	§ 790.108	P	P	
3						
4	714.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #	C #	
5						
6	714.55	Tourist Hotel	§ 790.46	€	€	€
7	714.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
8	714.57	Automotive Gas Station	§ 790.14			
9	714.58	Automotive Service Station	§ 790.17			
10	714.59	Automotive Repair	§ 790.15			
11	714.60	Automotive Wash	§ 790.18			
12	714.61	Automobile Sale or Rental	§ 790.12			
13	714.62	Animal Hospital	§ 790.6	€		
14	714.63	Ambulance Service	§ 790.2			
15	714.64	Mortuary	§ 790.62			
16	714.65	Trade Shop	§ 790.124	P #	C #	
17	714.66	Storage	§ 790.117			
18	714.68	Fringe Financial Service	§ 790.111			
19	714.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
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1		<i>Amusement Game</i>				
2	714.69B	<i>Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€		
3						
4	714.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
5						
6	714.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
7						
8	<i>Institutions and Non-Retail Sales and Services</i>					
9	714.70	<i>Administrative Service</i>	§ 790.106			
10						
11	714.80	<i>Hospital or Medical Center</i>	§ 790.44			
12						
13	714.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
14						
15	714.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
16						
17	714.83	<i>Public Use</i>	§ 790.80	€	€	€
18						
19	714.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
20	<i>RESIDENTIAL STANDARDS AND USES</i>					
21	714.90	<i>Residential Use</i>	§ 790.88	P	P	P
22						
23	714.91	<i>Dwelling Unit Density</i>	§ 207			Generally, up to 1 unit per 400 sq. ft. lot area # § 207(c)
24						
25	714.92	<i>Residential Density,</i>	§§ 207, 208			Generally, up to 1 bedroom per 140 sq. ft. lot

1		<i>Group Housing</i>		<i>area</i>		
2				<i>§ 208</i>		
3	714.92b	<i>Residential Density,</i>	<i>§§ 102, 207.1,</i>			
4		<i>Homeless Shelters</i>	<i>790.88(e)</i>		<i>Density limits per § 208(a)</i>	
5					<i>Generally, either</i>	
6	714.93	<i>Usable Open Space</i>	<i>§§ 135, 136</i>		<i>60 sq. ft if private, or</i>	
7		<i>[Per Residential Unit]</i>			<i>80 sq. ft. if common</i>	
8					<i>§ 135(d)</i>	
9			<i>§§ 150, 151.1, 153-</i>			
10	714.94	<i>Off-Street Parking,</i>	<i>157, 159-160,</i>		<i>None required.</i>	
11		<i>Residential</i>	<i>204.5</i>			
12						
13	714.95	<i>Community Residential</i>	<i>§ 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>
		<i>Parking</i>				

SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
16		
17		
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19		
20	§ 714.10	<i>65-A-1 HEIGHT AND BULK DISTRICT</i>
21	§ 253.1	<i>Boundaries: Applicable for all of the Broadway NCD from Columbus</i>
22		<i>Avenue to Osgood Place as mapped on Sectional Map 1H.</i>
23		<i>Controls: Building height and bulk limits are P up to 40 feet; C between</i>
24		<i>40 feet and 65 feet.</i>
25	§ 714.43	<i>BROADWAY FORMULA RETAIL RESTAURANT AND LIMITED-</i>
	§ 790.90	

1	§ 714.44	§ 790.91	RESTAURANT USES
2			Boundaries: Broadway NCD.
3			Controls: Formula Retail Restaurant and Limited Restaurant Uses are
4			NP.
5			BROADWAY LIQUOR LICENSES FOR RESTAURANTS
6			Boundaries: Applicable to the Broadway Neighborhood Commercial
7			District.
8			Controls: A Restaurant Use may only add ABC license types 47, 49 or
9			75 as a conditional use on the ground level if, in addition to the criteria
10	§ 714.44	§ 790.91	set forth in Section 303, the Planning Commission finds that the
11			restaurant is operating as a Bona Fide Eating Place, as defined in
12			Section 790.142 of this Code. Should a restaurant fail to operate as a
13			Bona Fide Eating Place for any length of time, the conditional use
14			authorization shall be subject to immediate revocation.
15			MESSAGE ESTABLISHMENT
16			Controls: Massage shall generally be subject to Conditional Use
17		§ 790.60,	authorization. Certain exceptions to the Conditional Use requirement
18	§ 714.54	§§ 29.1-	for massage are described in Section 790.60(c). When considering an
19		29.32	application for a conditional use permit pursuant to this subsection, the
20		Health Code	Planning Commission shall consider, in addition to the criteria listed in
21			Section 303(c), the additional criteria described in Section 303(n).
22			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
23			(FFSRUD).
24	§ 714.68	§ 249.35	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
25			limited to, the Broadway Neighborhood Commercial District.

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		<p><i>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).</i></p>
§ 714.91	§ 207(c)(4)	<p><i>ACCESSORY DWELLING UNITS</i></p> <p><i>Boundaries: Within the boundaries of the Broadway NCD.</i></p> <p><i>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>
§ 714.94	§§ 150, 153-157, 159-160, 204.5	<p><i>BROADWAY OFF-STREET PARKING RESIDENTIAL</i></p> <p><i>Boundaries: Broadway NCD.</i></p> <p><i>Controls: Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:</i></p> <ul style="list-style-type: none"><i>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;</i><i>(2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;</i><i>(3) the building has not had two or more "no fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code;</i>

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		<p>with each eviction associated with a separate unit(s) within the past ten years,</p> <p>(4) the garage would not front on a public right of way narrower than 41 feet, and</p> <p>(5) the proposed garage/addition of off street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p>
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**Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Castro Street Controls</i>
<i>BUILDING STANDARDS</i>			
715.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	40 X, 65B; additional 5 feet for parcels with active ground floor uses; see Section 263.20. See Zoning Map Height Sculpting on Alleys: § 261.1
715.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e) #
715.13	<i>Street Frontage</i>	§ 145.1	Required
715.14	<i>Awning</i>	§ 136.1(a)	P
715.15	<i>Canopy</i>	§ 136.1(b)	P
715.16	<i>Marquee</i>	§ 136.1(c)	P
715.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	Required

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
715.21	Use Size [Non-Residential]	§§ 121.2, 790.50, 790.130	P to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP # 4,000 sq. ft. & above
715.22	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)
715.23	Off Street Freight Loading	§§ 150, 153 – 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
715.25	Drive Up Facility	§ 790.30	
715.26	Walk Up Facility	§ 790.140	P
715.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.;
			C 2 a.m. – 6 a.m.
715.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
715.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
715.32	Other Signs	§§ 262, 602 – 604, 608,	P

		609	§ 607.1(c)(d)(g)
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No.	Zoning Category	§ References	Castro Street Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
715.36	Residential Conversion	§ 317	P	€	
715.37	Residential Demolition	§ 317	P	€	€
Retail Sales and Services					
715.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
715.41	Bar	§ 790.22			
715.43	Limited Restaurant	§ 790.90	P		
715.44	Restaurant	§ 790.91	€		
715.45	Liquor Store	§ 790.55	€		
715.46	Movie Theater	§ 790.64	P		
715.47	Adult Entertainment	§ 790.36	€		
715.48	Other Entertainment	§ 790.38	€		
715.49	Financial Service	§ 790.110	€	€	
715.50	Limited Financial Service	§ 790.112	€		
715.51	Medical Service	§ 790.114	P	P	€
715.52	Personal Service	§ 790.116	P	P	€

1	715.53	<i>Business or Professional Service</i>	§ 790.108	€	P	€
2						
3	715.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1 29.32 <i>Health Code</i>	C#	C#	
4						
5						
6	715.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
7	715.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
8	715.57	<i>Automotive Gas Station</i>	§ 790.14			
9						
10	715.58	<i>Automotive Service Station</i>	§ 790.17			
11						
12	715.59	<i>Automotive Repair</i>	§ 790.15			
13	715.60	<i>Automotive Wash</i>	§ 790.18			
14	715.61	<i>Automobile Sale or Rental</i>	§ 790.12			
15						
16	715.62	<i>Animal Hospital</i>	§ 790.6	€		
17	715.63	<i>Ambulance Service</i>	§ 790.2			
18	715.64	<i>Mortuary</i>	§ 790.62			
19	715.65	<i>Trade Shop</i>	§ 790.124	P	€	
20	715.66	<i>Storage</i>	§ 790.117			
21	715.68	<i>Fringe Financial Service</i>	§ 790.111			
22						
23	715.69	<i>Tobacco Paraphernalia</i>	§ 790.123	€		
24						
25						

1		<i>Establishments</i>				
2		<i>Amusement Game</i>				
3	715.69B	<i>Arcade (Mechanical</i>	§ 790.4			
4		<i>Amusement Devices)</i>				
5	715.69C	<i>Neighborhood</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
6		<i>Agriculture</i>				
7	715.69D	<i>Large Scale Urban</i>	§ 102.35(b)	<i>C</i>	<i>C</i>	<i>C</i>
8		<i>Agriculture</i>				
9	<i>Institutions and Non-Retail Sales and Services</i>					
10		<i>Administrative</i>				
11	715.70	<i>Service</i>	§ 790.106			
12		<i>Hospital or Medical</i>				
13	715.80	<i>Center</i>	§ 790.44			
14		<i>Other Institutions,</i>				
15	715.81	<i>Large</i>	§ 790.50	<i>P</i>	<i>C</i>	<i>C</i>
16		<i>Other Institutions,</i>				
17	715.82	<i>Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
18		<i>Public Use</i>				
19	715.83		§ 790.80	<i>C</i>	<i>C</i>	<i>C</i>
20	715.84	<i>Medical Cannabis</i>				
21		<i>Dispensary</i>	§ 790.141	<i>P</i>		
22	<i>RESIDENTIAL STANDARDS AND USES</i>					
23	715.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
24	715.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot</i>		
25				<i>area. Certain exceptions permitted by §</i>		

			207(e) #.		
715.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area		
715.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
715.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) #		
715.94	Off Street Parking, Residential	§§ 150, 153 157, 159 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) #		
715.95	Community Residential Parking	§ 790.10	€	€	€

**~~SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD COMMERCIAL
DISTRICT~~**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 715 § 715.12 § 715.91 § 715.93 § 715.94	§ 207(e)(4)	ACCESSORY DWELLING UNITS Boundaries: Board of Supervisors District 8 extant on July 1, 2015. Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.

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<p>§ 715.21</p>	<p>§ 121.1</p>	<p>Use Size shall generally not exceed 4,000 square feet except that an Institution, Other Large as defined in Section 790.50 that is operated by a non profit and is neighborhood serving may exceed 4,000 sq. ft. by Conditional Use Authorization.</p>
<p>§ 715.44</p>	<p>§ 790.91</p>	<p>CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS Boundaries: Applicable to the Castro Street Neighborhood Commercial District Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</p>
<p>§ 715.54</p>	<p>§ 790.60, §§ 29.1-29.32 Health Code</p>	<p>MASSAGE ESTABLISHMENT Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</p>
<p>§ 715.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Castro Street Neighborhood Commercial District.</p>

	<p><i>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).</i></p>
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**Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Inner Clement Street Controls</i>
BUILDING STANDARDS			
716.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20, 270, 271	40 X; additional 5 feet for parcels with active uses; see 263.20; Height Sculpting on Alleys: § 261.1
716.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56,	<i>P up to 4,999 sq. ft.;</i> <i>C 5,000 sq. ft. & above</i> § 121.1
716.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and above and at all residential levels</i> § 134(a) (e)
716.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
716.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
716.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>

1	716.16	Marquee	§ 136.1(c)	P
2		Streetscape and		
3	716.17	Pedestrian	§ 138.1	Required
4		Improvements		
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6	716.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1
7				§ 124(a) (b)
8	716.21	Use Size	§ 790.130	P up to 2,499 sq. ft.;
9		[Non Residential]		C 2,500 sq. ft. & above
10				§121.2
11	716.22	Off-Street Parking,	§§ 150, 153 – 157, 159	Generally, none required if occupied floor
12		Commercial/Instituti	160, 204.5	area is less than 5,000 sq. ft.
13		onal		§§ 151, 161(g)
14	716.23	Off-Street Freight	§§ 150, 153 – 155,	Generally, none required if gross floor area
15		Loading	204.5	is less than 10,000 sq. ft.
16				§§ 152, 161(b)
17	716.24	Outdoor Activity	§ 790.70	P if located in front;
18		Area		C if located elsewhere
19				§ 145.2
20	716.25	Drive-Up Facility	§ 790.30	
21	716.26	Walk Up Facility	§ 790.140	P
22	716.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.;
23				C 2 a.m. – 6 a.m.
24	716.30	General Advertising	§§ 262, 602 – 604, 608,	
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	<i>Sign</i>	609	
716.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
716.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(c) – (d) – (g)

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Inner-Clement Street</i>		
			<i>Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
716.36	<i>Residential Conversion</i>	§ 317	P		
716.37	<i>Residential Demolition</i>	§ 317	P	€	€
<i>Retail Sales and Services</i>					
716.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	€	
716.41	<i>Bar</i>	§ 790.22	C#		
716.43	<i>Limited Restaurant</i>	§ 790.90	P		
716.44	<i>Restaurant</i>	§ 790.91	C#		
716.45	<i>Liquor Store</i>	§ 790.55	€		
716.46	<i>Movie Theater</i>	§ 790.64	P		
716.47	<i>Adult Entertainment</i>	§ 790.36			
716.48	<i>Other Entertainment</i>	§ 790.38	C		

1	716.49	Financial Service	§ 790.110			
2	716.50	Limited Financial Service	§ 790.112	P		
3						
4	716.51	Medical Service	§ 790.114	P	€	
5	716.52	Personal Service	§ 790.116	P	€	
6	716.53	Business or Professional Service	§ 790.108	P	€	
7						
8	716.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€ #	€ #	
9						
10	716.55	Tourist Hotel	§ 790.46	€	€	
11	716.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
12						
13	716.57	Automotive Gas Station	§ 790.14			
14						
15	716.58	Automotive Service Station	§ 790.17			
16						
17	716.59	Automotive Repair	§ 790.15			
18	716.60	Automotive Wash	§ 790.18			
19						
20	716.61	Automobile Sale or Rental	§ 790.12			
21	716.62	Animal Hospital	§ 790.6	€		
22	716.63	Ambulance Service	§ 790.2			
23	716.64	Mortuary	§ 790.62			
24	716.65	Trade Shop	§ 790.124	P	€	
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1	716.66	Storage	§ 790.117			
2	716.68	Fringe Financial Service	§ 790.111			
3		Tobacco				
4	716.69	Paraphernalia Establishments	§ 790.123	€		
5		Amusement Game				
6	716.69B	Arcade (Mechanical Amusement Devices)	§ 790.4			
7		Neighborhood Agriculture				
8	716.69C		§ 102.35(a)	P	P	P
9		Large-Scale Urban Agriculture				
10	716.69D		§ 102.35(b)	€	€	€
11	<i>Institutions and Non-Retail Sales and Services</i>					
12		Administrative Service				
13	716.70		§ 790.106			
14		Hospital or Medical Center				
15	716.80		§ 790.44			
16		Other Institutions, Large				
17	716.81		§ 790.50	P	€	€
18		Other Institutions, Small				
19	716.82		§ 790.51	P	P	P
20		Public Use				
21	716.83		§ 790.80	€	€	€

1	716.84	Medical Cannabis Dispensary	§ 790.141	P		
2	RESIDENTIAL STANDARDS AND USES					
3	716.90	Residential Use	§ 790.88	P	P	P
4	716.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)		
5	716.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208		
6	716.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
7	716.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)		
8	716.94	Off Street Parking, Residential	§§ 150, 153 – 157, 159 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
9	716.95	Community Residential Parking	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET NEIGHBORHOOD
COMMERCIAL DISTRICT**

Article 7	Other Code	Zoning Controls
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Code Section	Section	
§ 716.41	§ 790.22	<p>INNER CLEMENT STREET LIQUOR LICENSES FOR BARS</p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls:</p> <p>(a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</p> <p>(2) The establishment maintains only an ABC license type 42. Other ABC license types, except those that are included within the definition of a Restaurant pursuant to § 790.91, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Planning Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 716.41 § 716.42	§ 790.22 § 790.91	<p>INNER CLEMENT STREET EATING AND DRINKING USES</p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District.</p>

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		<p>Controls: One additional eating and drinking use may be permitted as a principal use in the Inner Clement Neighborhood Commercial District. Any additional eating and drinking uses may be approved with a conditional use authorization.</p>
§ 716.44	§ 790.91	<p>INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS</p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District.</p> <p>Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</p>
§ 716.54	§ 790.60, §§ 29.1-29.32 Health Code	<p>MASSAGE ESTABLISHMENT</p> <p>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</p>
§ 716.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Clement Street Neighborhood Commercial District.</p>

		<p><i>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).</i></p>
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**Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Outer Clement Street Controls
BUILDING STANDARDS			
717.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 252, 260, 261.1, 263.20, 270, 271	40 X; additional 5 feet for parcels with active uses; see 263.20; Height Sculpting on alleys:- § 261.1
717.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
717.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
717.13	Street Frontage	§ 145.1	Required
717.14	Awning	§ 136.1(a)	P
717.15	Canopy	§ 136.1(b)	P
717.16	Marquee	§ 136.1(c)	P
717.17	Streetscape and	§ 138.1	Required

	<i>Pedestrian Improvements</i>		
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
717.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.8 to 1</i> § 124(a) (b)
717.21	<i>Use Size</i> <i>[Non Residential]</i>	§ 790.130	<i>P up to 2,499 sq. ft.;</i> <i>C 2,500 sq. ft. & above</i> § 121.2
717.22	<i>Off Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153 157, 159 160, 204.5	<i>Generally, none required if occupied</i> <i>floor area is less than 5,000 sq. ft.</i> §§ 151, 161(g)
717.23	<i>Off Street Freight</i> <i>Loading</i>	§§ 150, 153 155, 204.5	<i>Generally, none required if gross floor</i> <i>area is less than 10,000 sq. ft.</i> §§ 152, 161(b)
717.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
717.25	<i>Drive Up Facility</i>	§ 790.30	
717.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
717.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. — 11 p.m.;</i> <i>C 11 p.m. — 2 a.m.</i>
717.30	<i>General Advertising Sign</i>	§§ 262, 602 604, 608, 609	
717.31	<i>Business Sign</i>	§§ 262, 602 604, 608, 609	<i>P</i> § 607.1(f) 2

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717.32	<i>Other Signs</i>	§§ 262, 602 604, 608, 609	<i>P</i>	§ 607.1(c)(d)(g)		
No.	Zoning Category	§ References	<i>Outer Clement Street</i>			
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>	
717.36	<i>Residential Conversion</i>	§ 317	<i>P</i>			
717.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€	
<i>Retail Sales and Services</i>						
717.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>			
717.41	<i>Bar</i>	§ 790.22	<i>C #</i>			
717.43	<i>Limited Restaurant</i>	§ 790.90	<i>C #</i>			
717.44	<i>Restaurant</i>	§ 790.91	<i>C #</i>			
717.45	<i>Liquor Store</i>	§ 790.55	€			
717.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>			
717.47	<i>Adult Entertainment</i>	§ 790.36				
717.48	<i>Other Entertainment</i>	§ 790.38	€			
717.49	<i>Financial Service</i>	§ 790.110	<i>P</i>			
717.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>			
717.51	<i>Medical Service</i>	§ 790.114	<i>P</i>			
717.52	<i>Personal Service</i>	§ 790.116	<i>P</i>			
717.53	<i>Business or Professional Service</i>	§ 790.108	<i>P</i>			

1		§ 790.60,			
2	717.54	Massage Establishment	§§ 29.1-29.32		
3			Health Code		
4	717.55	Tourist Hotel	§ 790.46		
5	717.56	Automobile Parking	§§ 156, 160, 790.8	C	C
6	717.57	Automotive Gas Station	§ 790.14		
7	717.58	Automotive Service Station	§ 790.17		
8					
9	717.59	Automotive Repair	§ 790.15		
10	717.60	Automotive Wash	§ 790.18		
11	717.61	Automobile Sale or Rental	§ 790.12		
12					
13	717.62	Animal Hospital	§ 790.6	C	
14	717.63	Ambulance Service	§ 790.2		
15	717.64	Mortuary	§ 790.62		
16	717.65	Trade Shop	§ 790.124	P	
17	717.66	Storage	§ 790.117		
18	717.68	Fringe Financial Service	§ 790.111		
19	717.69	Tobacco Paraphernalia Establishments	§ 790.123	C	
20	717.69	Amusement Game Arcade			
21	B	(Mechanical Amusement Devices)	§ 790.4		
22					
23	717.69	Neighborhood	§ 102.35(a)	P	P
24					
25					

1	C	Agriculture				
2	717.69	Large-Scale Urban				
3	D	Agriculture	§ 102.35(b)	€	€	€
4	<i>Institutions and Non-Retail Sales and Services</i>					
5	717.70	Administrative Service	§ 790.106			
6	717.80	Hospital or Medical Center	§ 790.44			
7	717.81	Other Institutions, Large	§ 790.50	P	€	€
8	717.82	Other Institutions, Small	§ 790.51	P	P	P
9	717.83	Public Use	§ 790.80	€	€	€
10	717.84	Medical Cannabis Dispensary	§ 790.141	P		
11	<i>RESIDENTIAL STANDARDS AND USES</i>					
12	717.90	Residential Use	§ 790.88	P	P	P
13	717.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(e)		
14	717.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208		
15	717.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
16	717.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or		

			100 sq. ft. if common		
			§ 135(d)		
717.94	Off Street Parking, Residential	§§ 150, 153 157, 159 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
717.95	Community Residential Parking	§ 790.10	€	€	€

***SPECIFIC PROVISIONS FOR THE OUTER CLEMENT STREET NEIGHBORHOOD
COMMERCIAL DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 717.41		OUTER CLEMENT STREET EATING AND DRINKING USES
§ 717.43	§ 790.34	Boundaries: Applicable to the Outer Clement Street Neighborhood Commercial District.
§ 717.44		Controls: an eating or drinking use may be approved with conditional use authorization.
§ 717.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD). Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Outer Clement Street Neighborhood Commercial District. 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).

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**Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Upper Fillmore Street Controls
BUILDING STANDARDS			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250–252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys: § 261.1
718.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
718.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
718.13	Street Frontage	§ 145.1	Required
718.14	Awning	§ 136.1(a)	P
718.15	Canopy	§ 136.1(b)	P
718.16	Marquee	§ 136.1(c)	P
718.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
718.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)

1			<i>P up to 2,499 sq. ft.;</i>
2	718.21	<i>Use Size</i>	<i>C 2,500 sq. ft. & above</i>
3		<i>[Non-Residential]</i>	<i>§ 121.2</i>
4			
5	718.22	<i>Off-Street Parking,</i>	<i>Generally, none required if occupied</i>
6		<i>Commercial/Institutional</i>	<i>floor area is less than 5,000 sq. ft.</i>
7		§§ 150, 153 – 157, 159	<i>§§ 151, 161(g)</i>
8	718.23	<i>Off-Street Freight</i>	<i>Generally, none required if gross floor</i>
9		<i>Loading</i>	<i>area is less than 10,000 sq. ft.</i>
10		§§ 150, 153 – 155,	<i>§§ 152, 161(b)</i>
11	718.24	<i>Outdoor Activity Area</i>	<i>P if located in front;</i>
12		<i>§ 790.70</i>	<i>C if located elsewhere</i>
13	718.25	<i>Drive-Up Facility</i>	<i>§ 145.2</i>
14	718.26	<i>Walk-Up Facility</i>	<i>P</i>
15	718.27	<i>Hours of Operation</i>	<i>P 6 a.m. – 2 a.m.;</i>
16		<i>§ 790.48</i>	<i>C 2 a.m. – 6 a.m.</i>
17	718.30	<i>General Advertising</i>	
18		<i>Sign</i>	
19	718.31	<i>Business Sign</i>	<i>P</i>
20		§§ 262, 602 – 604, 608,	<i>§ 607.1(f) 2</i>
21	718.32	<i>Other Signs</i>	<i>P</i>
22		§§ 262, 602 – 604, 608,	<i>§ 607.1(c) (d) (g)</i>
23		<i>609</i>	

No.	Zoning Category	§ References	Upper Fillmore Street Controls by
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			<i>Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
718.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	<i>€</i>	
718.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
718.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	
718.41	<i>Bar</i>	§ 790.22	<i>C#</i>		
718.43	<i>Limited Restaurant</i>	§ 790.90	<i>P#</i>		
718.44	<i>Restaurant</i>	§ 790.91	<i>C#</i>		
718.45	<i>Liquor Store</i>	§ 790.55	<i>€</i>		
718.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>		
718.47	<i>Adult Entertainment</i>	§ 790.36			
718.48	<i>Other Entertainment</i>	§ 790.38	<i>€</i>		
718.49	<i>Financial Service</i>	§ 790.110	<i>P</i>		
718.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>		
718.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	
718.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	
718.53	<i>Business or Professional Service</i>	§ 790.108	<i>P</i>	<i>P</i>	
718.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1 29.32	<i>C#</i>		

1		<i>Health Code</i>			
2	718.55	<i>Tourist Hotel</i>	§ 790.46	€	€
3	718.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€
4	718.57	<i>Automotive Gas Station</i>	§ 790.14		
5					
6	718.58	<i>Automotive Service Station</i>	§ 790.17		
7					
8	718.59	<i>Automotive Repair</i>	§ 790.15		
9	718.60	<i>Automotive Wash</i>	§ 790.18		
10	718.61	<i>Automobile Sale or Rental</i>	§ 790.12		
11					
12	718.62	<i>Animal Hospital</i>	§ 790.6	€	
13	718.63	<i>Ambulance Service</i>	§ 790.2		
14	718.64	<i>Mortuary</i>	§ 790.62		
15	718.65	<i>Trade Shop</i>	§ 790.124	P	
16	718.66	<i>Storage</i>	§ 790.117		
17	718.68	<i>Fringe Financial Service</i>	§ 790.111		
18					
19	718.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	
20					
21	718.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4		
22					
23					
24					
25					

1	718.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
2						
3	718.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
4						
5	<i>Institutions and Non-Retail Sales and Services</i>					
6	718.70	<i>Administrative Service</i>	§ 790.106			
7						
8	718.80	<i>Hospital or Medical Center</i>	§ 790.44			
9						
10	718.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
11						
12	718.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
13						
14	718.83	<i>Public Use</i>	§ 790.80	€	€	€
15						
16	718.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
17						
18	718.85	<i>Philanthropic Administrative Services</i>	§ 790.107	P	P	P
19						
20	<i>RESIDENTIAL STANDARDS AND USES</i>					
21	718.90	<i>Residential Use</i>	§ 790.88	P	P	P
22						
23	718.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area</i>		
24				§ 207(e)		
25	718.92	<i>Residential Density,</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq.</i>		

1		<i>Group Housing</i>		<i>ft. lot area</i>
2				<i>§ 208</i>
3	<i>718.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>
5	<i>718.93</i>	<i>Usable Open Space {Per Residential Unit}</i>	<i>§§ 135, 136</i>	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)</i>
8	<i>718.94</i>	<i>Off-Street Parking, Residential</i>	<i>§§ 150, 153 – 157, 159 160, 204.5</i>	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>
11	<i>718.95</i>	<i>Community Residential Parking</i>	<i>§ 790.10</i>	€ € €

SPECIFIC PROVISIONS FOR THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
<i>§ 718.41</i>	<i>§ 790.22</i>	<i>Boundaries: Applicable for the Upper Fillmore NCD. Controls: A new bar will be allowed with a conditional use authorization from the Planning Commission only in conjunction with a Restaurant use.</i>
<i>§ 718.43 § 718.44</i>	<i>§ 790.90 § 790.91</i>	<i>In considering a conditional use for a Restaurant, the Planning Commission shall consider whether the use proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.</i>

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>§ 718.43</p> <p>§ 718.44</p>	<p>§ 790.90</p> <p>§ 790.91</p>	<p>UPPER FILLMORE FORMULA RETAIL RESTAURANT AND LIMITED RESTAURANT USES</p> <p>Boundaries: Upper Fillmore NCD.</p> <p>Controls: Formula Retail Restaurant and Limited Restaurant Uses are NP.</p>
<p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>§ 718.54</p>	<p>§ 790.60,</p> <p>§§ 29.1 29.32</p> <p>Health Code</p>	<p>MASSAGE ESTABLISHMENT</p> <p>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</p>
<p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>§ 718.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Fillmore Street Neighborhood Commercial District.</p> <p>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(e)(3).</p>

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~~Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE~~

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<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Haight Street Controls</i>
<i>BUILDING STANDARDS</i>			
719.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250–252, 260, 261.1, 270, 271	40-X <i>Height Sculpting on Alleys: § 261.1</i>
719.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 4,999 sq. ft.;</i> <i>C 5,000 sq. ft. & above</i> <i>§ 121.1</i>
719.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at grade level and above</i> <i>§ 134(a)(e)</i>
719.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
719.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
719.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
719.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
719.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
719.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.8 to 1</i> <i>§ 124(a)(b)</i>
719.21	<i>Use Size</i> <i>[Non Residential]</i>	§ 790.130	<i>P up to 2,499 sq. ft.;</i> <i>C 2,500 sq. ft. & above</i>

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			§ 121.2
719.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153 – 157, 159 – 160, 204.5	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
719.23	<i>Off Street Freight Loading</i>	§§ 150, 153 – 155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
719.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>
719.25	<i>Drive Up Facility</i>	§ 790.30	
719.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
719.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.</i>
719.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	

1	719.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i>
2				§ 607.1(f)2
3	719.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i>
4				§ 607.1(e) (d) (g)

6	No.	Zoning Category	§ References	Haight Street Controls by Story		
7			§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

9	719.36	<i>Residential Conversion</i>	§ 317	<i>P</i>		
10	719.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	<i>C</i>	<i>C</i>
11	<i>Retail Sales and Services</i>					
12	719.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P #</i>	<i>C #</i>	<i>#</i>
15	719.41	<i>Bar</i>	§ 790.22	<i>#</i>		
16	719.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>	<i>P</i>	<i>P</i>
17	719.44	<i>Restaurant</i>	§ 790.91	<i>#</i>	<i>#</i>	<i>#</i>
18	719.45	<i>Liquor Store</i>	§ 790.55			
19	719.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>		
20	719.47	<i>Adult Entertainment</i>	§ 790.36			
21	719.48	<i>Other Entertainment</i>	§ 790.38	<i>C #</i>	<i>#</i>	
22	719.49	<i>Financial Service</i>	§ 790.110	<i>P</i>		
23	719.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>		

1	719.51	Medical Service	§ 790.114		€	
2	719.52	Personal Service	§ 790.116	P	€	
3	719.53	Business or Professional Service	§ 790.108	P	€	
5	719.54	Massage Establishment	§ 790.60, §§ 29.1 29.32 Health Code		€ #	
8	719.55	Tourist Hotel	§ 790.46		€	€
9	719.56	Automobile Parking	§§ 156, 160, 790.8		€	€ €
10	719.57	Automotive Gas Station	§ 790.14			
11	719.58	Automotive Service Station	§ 790.17			
13	719.59	Automotive Repair	§ 790.15		€	
14	719.60	Automotive Wash	§ 790.18			
15	719.61	Automobile Sale or Rental	§ 790.12			
17	719.62	Animal Hospital	§ 790.6		€	
18	719.63	Ambulance Service	§ 790.2			
19	719.64	Mortuary	§ 790.62			
21	719.65	Trade Shop	§ 790.124	P		
22	719.66	Storage	§ 790.117			
23	719.68	Fringe Financial Service	§ 790.111		#	# #
24	719.69	Tobacco Paraphernalia	§ 790.123		€ #	€ # € #

1		<i>Establishments</i>				
2		<i>Amusement Game</i>				
3	719.69B	<i>Arcade (Mechanical</i>	§ 790.4	P	P	
4		<i>Amusement Devices)</i>				
5	719.69C	<i>Neighborhood</i>	§ 102.35(a)	P	P	P
6		<i>Agriculture</i>				
7	719.69D	<i>Large Scale Urban</i>	§ 102.35(b)	C	C	C
8		<i>Agriculture</i>				
9	<i>Institutions and Non-Retail Sales and Services</i>					
10	719.70	<i>Administrative Service</i>	§ 790.106			
11		<i>Hospital or Medical</i>				
12	719.80	<i>Center</i>	§ 790.44			
13		<i>Other Institutions,</i>				
14	719.81	<i>Large</i>	§ 790.50	P	C	C
15		<i>Other Institutions,</i>				
16	719.82	<i>Small</i>	§ 790.51	P	P	P
17		<i>Public Use</i>				
18	719.83		§ 790.80	C	C	C
19	719.84	<i>Medical Cannabis</i>	§ 790.141	P		
20		<i>Dispensary</i>				
21	<i>RESIDENTIAL STANDARDS AND USES</i>					
22	719.90	<i>Residential Use</i>	§ 790.88	P	P	P
23				<i>Generally, up to 1 unit per 600 sq. ft.</i>		
24	719.91	<i>Dwelling Unit Density</i>	§ 207	<i>lot area</i>		
25				<i>§ 207(c)</i>		

1 2 3	719.92	<i>Residential Density; Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i> <i>§ 208</i>		
4 5	719.92b	<i>Residential Density; Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
6 7 8	719.93	<i>Usable Open Space {Per Residential Unit}</i>	§§ 135, 136	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common</i> <i>§ 135(d)</i>		
9 10 11	719.94	<i>Off-Street Parking; Residential</i>	§§ 150, 153–157, 159–160, 204.5	<i>Generally, 1 space for each dwelling unit</i> <i>§§ 151, 161(a) (g)</i>		
12 13	719.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

15 16 17	<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
18	§ 719.40		Boundaries: The entire Haight Street Neighborhood Commercial District.
19	§ 719.41	§ 781.9	Controls: Retail establishments selling off-sale or on-sale alcoholic
20	§ 719.44		beverages are not permitted pursuant to Section 781.9.
21			<i>HAIGHT STREET LIQUOR LICENSES FOR RESTAURANTS</i>
22	§ 719.42	§ 781.9	Boundaries: Applicable to the Height Street Neighborhood Commercial
23		§ 790.22	District and Height Street Alcohol Restricted Use Subdistrict.
24			Controls: A Restaurant Use may only add ABC license types 47, 49 or 75

		<p>as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</p>
<p>§ 719.44</p>	<p>§ 790.22 § 790.91</p>	<p>HAIGHT STREET RESTAURANTS</p> <p>Boundaries: Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.</p> <p>Controls: A Restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set 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.</p>
<p>§ 719.48</p>	<p>§ 790.4 § 790.38</p>	<p>Within the Haight Street Neighborhood Commercial District, that portion of an Other Entertainment use comprised of mechanical amusement game devices will be considered an Amusement Game Arcade Use, for the purposes of the Planning Code.</p>
<p>§ 719.54</p>	<p>§ 790.60, §§ 29.1 29.32 Health Code</p>	<p>MASSAGE ESTABLISHMENT</p> <p>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the</p>

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		<i>Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i>
§ 719.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District.</p> <p>Controls: Fringe financial services are NP pursuant to Section 249.35.</p>
§ 719.69	§ 186.1 § 790.123	<p>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.</p> <p>In the Haight Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.</p>

* * * *

**Table 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Hayes-Gough Transit Controls
BUILDING STANDARDS			
720.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 –252, 260, 261.1, 263.18, 270, 271	<i>Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18</i>
720.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1</i>
720.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at residential levels only § 134(a), (e)</i>
720.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
720.13a	<i>Street Frontage, Above- Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
720.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Hayes Street; portions of Octavia Street</i>
720.13c	<i>Street Frontage, Parking</i>	§ 155(r)	<i>NP: portions of Hayes Street and Octavia</i>

1		<i>and Loading Access</i>		<i>Street</i>
2		<i>Restrictions</i>		
3	720.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
4	720.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
5	720.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
6	720.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
8	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
9	720.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.0 to 1 § 124(a) (b)</i>
10	720.21	<i>Use Size [Non-Residential]</i>	<i>§ 790.130</i>	<i>P up to 2,999 sq. ft.;</i> <i>C 3,000 sq. ft. & above</i> <i>§ 121.2</i>
11	720.22	<i>Off-Street Parking, Commercial/Institutional</i>	<i>§§ 150, 153– 157, 159– 160, 166, 204.5</i>	<i>None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity</i>

			<i>specified in Table 151, and subject to the conditions of Section 151.1(f); NP above.</i> §§ 151.1, 166, 145.1
720.23	<i>Off Street Freight Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor is less than 10,000 sq. ft.</i> §§ 152, 161(b)
720.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
720.25	<i>Drive Up Facility</i>	§ 790.30	<i>NP</i>
720.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
720.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i> <i>C 2 a.m. – 6 a.m.</i>
720.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	
720.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f)2
720.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P #</i> § 607.1(e) (d) (g)

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Hayes-Gough Transit Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

1	720.36	<i>Residential Conversion</i>	§ 317	€	€	
2	720.37	<i>Residential Demolition</i>	§ 317	€	€	€
3	720.38	<i>Residential Division</i>	§ 207.8	P	P	P
4	<i>Retail Sales and Services</i>					
5		<i>Other Retail Sales and</i>				
6	720.40	<i>Services</i>	§ 790.102	P	P	
7		<i>[Not Listed Below]</i>				
8	720.41	<i>Bar</i>	§ 790.22	P		
9	720.43	<i>Limited Restaurant</i>	§ 790.90	P		
10	720.44	<i>Restaurant</i>	§ 790.91	P		
11	720.45	<i>Liquor Store</i>	§ 790.55	€		
12	720.46	<i>Movie Theater</i>	§ 790.64	P		
13	720.47	<i>Adult Entertainment</i>	§ 790.36			
14	720.48	<i>Other Entertainment</i>	§ 790.38	€		
15	720.49	<i>Financial Service</i>	§ 790.110	P	€	
16	720.50	<i>Limited Financial Service</i>	§ 790.112	P		
17	720.51	<i>Medical Service</i>	§ 790.114	€	P	€
18	720.52	<i>Personal Service</i>	§ 790.116	P	P	€
19	720.53	<i>Business or Professional Service</i>	§ 790.108	€	P	€
20						
21	720.54	<i>Massage Establishment</i>	§ 790.60; §§ 29.1-29.32 <i>Health Code</i>	€ #		
22						
23						
24	720.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
25						

1	720.56	Automobile Parking	§§ 156, 158.1, 160, 166, 790.8	€	€	€
2						
3	720.57	Automotive Gas Station	§ 790.14			
4	720.58	Automotive Service Station	§ 790.17			
5	720.59	Automotive Repair	§ 790.15			
6	720.60	Automotive Wash	§ 790.18			
7	720.61	Automobile Sale or Rental	§ 790.12			
8	720.62	Animal Hospital	§ 790.6	€		
9	720.63	Ambulance Service	§ 790.2			
10	720.64	Mortuary	§ 790.62			
11	720.65	Trade Shop	§ 790.124	P	€	
12	720.66	Storage	§ 790.117			
13	720.68	Fringe Financial Service	§ 790.111	P #		
14						
15	720.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
16						
17	720.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
18						
19	720.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
20						
21	720.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
22						
23	<i>Institutions and Non-Retail Sales and Services</i>					
24	720.70	Administrative Service	§ 790.106			
25	720.80	Hospital or Medical Center	§ 790.44			

1	720.81	<i>Other Institutions, Large</i>	§ 790.50	P	C	C
2	720.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
3	720.83	<i>Public Use</i>	§ 790.80	C	C	C
4	720.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
6	RESIDENTIAL STANDARDS AND USES					
7	720.90	<i>Residential Use</i>	§ 790.88	<i>P, except C for front- ages listed in 145.1 (d)</i>	P	P
13	720.91	<i>Dwelling Unit Density</i>	§ 207	<i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		

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			§§ 207(c), 207.6		
720.92	Residential Density, Group Housing	§§ 207, 208	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
720.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
720.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
720.94	Off Street Parking, Residential	§§ 150, 153 157, 159 160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. §§ 151.1, 166, 167, 145.1		
720.95	Community Residential	§ 145.1, 151.1(f)	€	€	€

	<i>Parking</i>	<i>155(r), 166, 790.10</i>			
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SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
<i>§ 720.54</i>	<i>§ 790.60, §§ 29.1 29.32 Health Code</i>	<i>MESSAGE ESTABLISHMENT Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i>
<i>§ 720.68</i>	<i>§ 249.35</i>	<i>Fringe financial services are P 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).</i>

* * * *

Table 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Upper Market Street Controls</i>
<i>BUILDING STANDARDS</i>			
<i>721.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252,</i>	<i>Varies. See Zoning Map. Height Sculpting on Alleys: § 261.1</i>

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		260, 261.1, 263.20, 270, 271	
721.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1</i>
721.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required from grade level and above § 134(a), (e)</i>
721.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
721.13a	<i>Street Frontage, Above- Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
721.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Market Street</i>
721.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	<i>NP: Market Street</i>
721.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
721.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
721.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
721.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
721.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
721.21	<i>Use Size</i> <i>[Non-Residential]</i>	§ 790.130	<i>P up to 2,999 sq. ft.;</i> <i>C 3,000 sq. ft. & above</i> § 121.2
721.22	<i>Off Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153–157, 159–160, 204.5	<i>None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f);</i> <i>NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f);</i> <i>NP above. §§ 151.1, 166, 145.1</i>
721.23	<i>Off Street Freight Loading</i>	§§ 150, 153–155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
721.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2

1	721.25	<i>Drive Up Facility</i>	§ 790.30			
2	721.26	<i>Walk Up Facility</i>	§ 790.140	P		
3	721.27	<i>Hours of Operation</i>	§ 790.48		P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.	
5	721.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609			
8	721.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2		
11	721.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(e)(d)(g)		
14	No.	Zoning Category	§ References	Upper Market Street Controls by Story		
16			§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
17	721.36	<i>Residential Conversion</i>	§ 317	€	€	
18	721.37	<i>Residential Demolition</i>	§ 317	€	€	€
19	721.38	<i>Residential Division</i>	§ 207.8	P	P	P
20	721.39	<i>Residential Merger</i>	§ 317	€	€	€
21	Retail Sales and Services					
22	721.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
24	721.41	<i>Bar</i>	§ 790.22	€		

1	721.43	Limited Restaurant	§ 790.90	P		
2	721.44	Restaurant	§ 790.91	€		
3	721.45	Liquor Store	§ 790.55	€		
4	721.46	Movie Theater	§ 790.64	P		
5	721.47	Adult Entertainment	§ 790.36			
6	721.48	Other Entertainment	§ 790.38	€		
7	721.49	Financial Service	§ 790.110	P	€	
8	721.50	Limited Financial Service	§ 790.112	P		
9	721.51	Medical Service	§ 790.114	P	P	€
10	721.52	Personal Service	§ 790.116	P	P	€
11	721.53	Business or Professional Service	§ 790.108	P	P	€
12			§ 790.60,			
13			§§ 29.1-			
14	721.54	Massage Establishment	29.32	€ #	€ #	
15			Health Code			
16	721.55	Tourist Hotel	§ 790.46	€	€	€
17			§§ 156, 160,			
18	721.56	Automobile Parking	790.8	€	€	€
19						
20	721.57	Automotive Gas Station	§ 790.14			
21	721.58	Automotive Service Station	§ 790.17			
22	721.59	Automotive Repair	§ 790.15	€		
23	721.60	Automotive Wash	§ 790.18			
24	721.61	Automobile Sale or Rental	§ 790.12			
25	721.62	Animal Hospital	§ 790.6	€		

1	721.63	Ambulance Service	§ 790.2			
2	721.64	Mortuary	§ 790.62			
3	721.65	Trade Shop	§ 790.124	P	€	
4	721.66	Storage	§ 790.117			
5	721.68	Fringe Financial Service	§ 790.111			
6	721.69	Tobacco Paraphernalia	§ 790.123	€		
7		Establishments				
8	721.69B	Amusement Game Arcade	§ 790.4			
9		(Mechanical Amusement Devices)				
10	721.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
11	721.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
12	<i>Institutions and Non-Retail Sales and Services</i>					
13	721.70	Administrative Service	§ 790.106			
14	721.80	Hospital or Medical Center	§ 790.44			
15	721.81	Other Institutions, Large	§ 790.50	P	€	€
16	721.82	Other Institutions, Small	§ 790.51	P	P	P
17	721.83	Public Use	§ 790.80	€	€	€
18	721.84	Medical Cannabis Dispensary	§ 790.141	P		
19	<i>RESIDENTIAL STANDARDS AND USES</i>					
20	721.90	Residential Use	§ 790.88	P, except € for frontages listed in 145.4	P	P
21						
22	721.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 400 sq. ft.		

			lot area #		
			§ 207(e)		
721.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	Generally, up to 1 bedroom per 140 sq. ft. lot area		
			§ 208		
721.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
721.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common		
			§ 135(d)		
721.94	<i>Off Street Parking, Residential</i>	§§ 150, 153 157, 159 160, 204.5	None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit.		
			§ 151.1		
721.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 721.31 § 721.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD.

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		<i>Controls: Special restrictions and limitations for signs.</i>
§ 721.44	§ 790.91	<p>UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS</p> <p>Boundaries: Applicable to the Upper Market Street Neighborhood Commercial District.</p> <p>Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level 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 Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</p>
§ 721.54	§ 790.60, §§ 29.1- 29.32 Health Code	<p>MASSAGE ESTABLISHMENT</p> <p>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</p>
§ 721.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street Neighborhood Commercial District.</p> <p>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</p>

		set forth in Subsection 249.35(c)(3).
§ 721.91	§ 207(c)(4)	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</p> <p>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>

* * * *

**Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	North Beach Controls
BUILDING STANDARDS			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250–252, 260, 261.1, 270, 271	P up to 40 ft. Height Sculpting on Alleys: § 261.1
722.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
722.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
722.13	Street Frontage	§ 145.1	Required
722.14	Awning	§ 136.1(a)	P
722.15	Canopy	§ 136.1(b)	P

1	722.16 Marquee	§ 136.1(c)	P
2	722.17 Streetscape and Pedestrian Improvements	§ 138.1	Required
3	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
4			
5	722.20 Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
6			
7	722.21 Use Size [Nonresidential]	§ 790.130	P up to 1,999 sq. ft.; C # 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2
8			
9			
10			
11	722.22 Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in § 151.1.
12			
13			
14	722.23 Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
15			
16			
17	722.24 Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
18			
19			
20	722.25 Drive-Up Facility	§ 790.30	
21	722.26 Walk Up Facility	§ 790.140	NP
22			
23	722.27 Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.
24	722.30 General Advertising Sign	§§ 262, 602-604,	
25			

		608, 609	
722.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
722.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(e) (d) (g)

No.	Zoning Category	§ References	North Beach Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
722.36	<i>Residential Conversion</i>	§ 317	P		
722.37	<i>Residential Demolition</i>	§ 317	P	C	C
<i>Retail Sales and Services</i>					
722.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
722.41	<i>Bar</i>	§§ 780.3, 790.22	C #		
722.43	<i>Limited Restaurant</i>	§ 790.90	C #		
722.44	<i>Restaurant</i>	§§ 780.3, 790.91	C #		
722.45	<i>Liquor Store</i>	§ 790.55	C		
722.46	<i>Movie Theater</i>	§ 790.64	P		
722.47	<i>Adult Entertainment</i>	§ 790.36			
722.48	<i>Other Entertainment</i>	§ 790.38	C		
722.49	<i>Financial Service</i>	§ 790.110	C/NP #		
722.50	<i>Limited Financial Service</i>	§ 790.112	C/NP #		
722.51	<i>Medical Service</i>	§ 790.114	P	P	

1	722.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	
2	722.53	<i>Business or Professional Service</i>	§ 790.108	<i>C/NP #</i>	<i>P</i>	
3			§ 790.60;			
4	722.54	<i>Massage Establishment</i>	§§ 29.1-29.32	<i>C #</i>		
5			<i>Health Code</i>			
6	722.55	<i>Tourist Hotel</i>	§ 790.46	<i>€</i>	<i>€</i>	<i>€</i>
7	722.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	<i>€</i>	<i>€</i>	<i>€</i>
8	722.57	<i>Automotive Gas Station</i>	§ 790.14			
9	722.58	<i>Automotive Service Station</i>	§ 790.17			
10	722.59	<i>Automotive Repair</i>	§ 790.15	<i>€</i>		
11	722.60	<i>Automotive Wash</i>	§ 790.18			
12	722.61	<i>Automobile Sale or Rental</i>	§ 790.12			
13	722.62	<i>Animal Hospital</i>	§ 790.6	<i>€</i>		
14	722.63	<i>Ambulance Service</i>	§ 790.2			
15	722.64	<i>Mortuary</i>	§ 790.62			
16	722.65	<i>Trade Shop</i>	§ 790.124	<i>P #</i>	<i>C #</i>	
17	722.66	<i>Storage</i>	§ 790.117			
18	722.68	<i>Fringe Financial Service</i>	§ 790.111			
19						
20	722.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	<i>€</i>		
21						
22	722.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
23						
24	722.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
25	722.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	<i>€</i>	<i>€</i>	<i>€</i>

1	<i>Institutions and Non-Retail Sales and Services</i>				
2	722.70	<i>Administrative Service</i>	§ 790.106		
3	722.80	<i>Hospital or Medical Center</i>	§ 790.44		
4	722.81	<i>Other Institutions, Large</i>	§ 790.50	P	C
5	722.82	<i>Other Institutions, Small</i>	§ 790.51	P	P
6	722.83	<i>Public Use</i>	§ 790.80	C	C
7	722.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P	
8	RESIDENTIAL STANDARDS AND USES				
9	722.90	<i>Residential Use</i>	§ 790.88	P	P
10	722.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 400 sq. ft. lot area # § 207(c)</i>	
13	722.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 140 sq. ft. lot area § 208</i>	
16	722.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>	
19	722.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)</i>	
23	722.94	<i>Off Street Parking, Residential</i>	§§ 150, 151.1, 153– 157, 159–160, 204.5	<i>None required. P up to 0.5 parking spaces for each dwelling unit; C up to .75</i>	

			parking spaces for each dwelling unit. §§ 145.1, 151.1, 166, 167 # if installing a garage in an existing residential building		
722.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 722.26	§ 790.140	NORTH BEACH WALK UP FACILITIES Boundaries: North Beach NCD Controls: Walk-up automated bank teller machines (ATMs) are not permitted.
§ 722.43 § 722.44	§ 780.3	NORTH BEACH SPECIAL USE DISTRICT Boundaries: North Beach NCD. Controls: Restaurants and Limited Restaurants as defined in Sections 790.90 and 790.91 of this Code and Bars as defined in Section 790.22 may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant, Limited Restaurant, or Bar does not occupy: — (1) — a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or — (2) — a vacant space last occupied by a nonconforming use or a

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		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 this Code.
§ 722.44	§ 790.91	NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS Boundaries: North Beach NCD. Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.
§ 722.49 § 722.50 § 722.53	§ 781.6	NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01. Controls: Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story.
§ 722.54	§ 790.60, §§ 29.1- 29.32 Health Code	MASSAGE ESTABLISHMENT Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed

		in Section 303(c), the additional criteria described in Section 303(n).
§ 722.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the North Beach Neighborhood Commercial District. 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).
§ 722.91	§ 207(e)(4)	ACCESSORY DWELLING UNITS Boundaries: Within the boundaries of the North Beach NCD. Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.
§ 722.94	§§ 150, 153-157, 159-160, 204.5	NORTH BEACH OFF STREET PARKING, RESIDENTIAL Boundaries: North Beach NCD Controls: A. Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off street parking will not cause the "removal" or "conversion of residential unit," as

	<p>those terms are defined in Section 317 of this Code;</p> <p>(2) the proposed garage opening/addition of off street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;</p> <p>(3) the building has not had two or more "no fault" evictions, as defined in 37.9(a)(7) (13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years;</p> <p>(4) the garage would not front on a public right of way narrower than 41 feet, and</p> <p>(5) the proposed garage/addition of off street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>B. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (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.</p>
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Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Polk Street Controls</i>
<i>BUILDING STANDARDS</i>			

1		§§ 102.12, 105, 106,	65 A, 80 A, 130 E
2	723.10	<i>Height and Bulk Limit</i>	250 – 252, 260, 270,
3			271
4			<i>P up to 9,999 sq. ft.</i>
5	723.11	<i>Lot Size</i>	§§ 121.1, 790.56
6		<i>[Per Development]</i>	<i>C 10,000 sq. ft. & above</i>
7			<i>§ 121.1</i>
8	723.12	<i>Rear Yard</i>	§§ 130, 134, 136
9			<i>Required at residential</i>
10	723.13	<i>Street Frontage</i>	<i>levels only</i>
11	723.14	<i>Awning</i>	<i>§ 134(a) (e)</i>
12	723.15	<i>Canopy</i>	<i>§ 145.1</i>
13	723.16	<i>Marquee</i>	<i>Required</i>
14		<i>Streetscape and</i>	
15	723.17	<i>Pedestrian</i>	<i>§ 136.1(a)</i>
16		<i>Improvements</i>	<i>P</i>
17			<i>P</i>
18			<i>P</i>
19	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
20	723.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11,
21			123
22			<i>2.5 to 1</i>
23	723.21	<i>Use Size</i>	<i>§ 124(a) (b)</i>
24		<i>[Non Residential]</i>	<i>P up to 2,499 sq. ft.;</i>
25	723.22	<i>Off-Street Parking,</i>	<i>C 2,500 sq. ft. & above</i>
		<i>Commercial/Institutional</i>	<i>§ 121.2</i>
			<i>§§ 150, 153 – 157,</i>
			<i>159 – 160, 204.5</i>
			<i>Generally, none required if occupied floor</i>
			<i>area is less than 5,000 sq. ft.</i>

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			§§ 151, 161(g)
723.23	<i>Off Street Freight Loading</i>	§§ 150, 153—155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> §§ 152, 161(b)
723.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
723.25	<i>Drive Up Facility</i>	§ 790.30	
723.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
723.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i> <i>C 2 a.m. – 6 a.m.</i>
723.30	<i>General Advertising Sign</i>	§§ 262, 602—604, 608, 609	
723.31	<i>Business Sign</i>	§§ 262, 602—604, 608, 609	<i>P</i> § 607.1(f)2
723.32	<i>Other Signs</i>	§§ 262, 602—604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

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No.	Zoning Category	§ References	Polk Street Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
723.36	Residential Conversion	§ 317	P	€	
723.37	Residential Demolition	§ 317	P	€	€
Retail Sales and Services					
723.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
723.41	Bar	§ 790.22	€		
723.43	Limited Restaurant	§ 790.90	P		
723.44	Restaurant	§ 790.91	€ #		
723.45	Liquor Store	§ 790.55	€		
723.46	Movie Theater	§ 790.64	P		
723.47	Adult Entertainment	§ 790.36			
723.48	Other Entertainment	§ 790.38	€		
723.49	Financial Service	§ 790.110	P	€	
723.50	Limited Financial Service	§ 790.112	P		
723.51	Medical Service	§ 790.114	P	P	
723.52	Personal Service	§ 790.116	P	P	
723.53	Business or Professional Service	§ 790.108	P	P	
723.54	Massage Establishment	§ 790.60,	€ #		

1		§§ 29.1 29.32			
2		<i>Health Code</i>			
3	723.55	<i>Tourist Hotel</i>	§ 790.46	€	€
4	723.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€
5	723.57	<i>Automotive Gas Station</i>	§ 790.14		
6	723.58	<i>Automotive Service Station</i>	§ 790.17		
7					
8	723.59	<i>Automotive Repair</i>	§ 790.15	€	
9	723.60	<i>Automotive Wash</i>	§ 790.18		
10	723.61	<i>Automobile Sale or Rental</i>	§ 790.12		
11					
12	723.62	<i>Animal Hospital</i>	§ 790.6	€	
13	723.63	<i>Ambulance Service</i>	§ 790.2		
14	723.64	<i>Mortuary</i>	§ 790.62		
15	723.65	<i>Trade Shop</i>	§ 790.124	P	€
16	723.66	<i>Storage</i>	§ 790.117		
17	723.68	<i>Fringe Financial Service</i>	§ 790.111	#	#
18					
19	723.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	NP #	NP #
20					
21	723.69	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4		
22					
23	B				
24	723.69	<i>Neighborhood</i>	§ 102.35(a)	P	P
25					

1	€	Agriculture				
2	723.69	Large-Scale Urban				
3	Ⓓ	Agriculture	§ 102.35(b)	€	€	€
4	<i>Institutions and Non-Retail Sales and Services</i>					
5	723.70	Administrative Service	§ 790.106			
6		Hospital or Medical				
7	723.80	Center	§ 790.44			
8	723.81	Other Institutions, Large	§ 790.50	P	€	€
9	723.82	Other Institutions, Small	§ 790.51	P	P	P
10	723.83	Public Use	§ 790.80	€	€	€
11		Medical Cannabis				
12	723.84	Dispensary	§ 790.141	P		
13	<i>RESIDENTIAL STANDARDS AND USES</i>					
14	723.90	Residential Use	§ 790.88	P	P	P
15						
16	723.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 400 sq. ft. lot area		
17				#		
18				§ 207(e)		
19	723.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 140 sq. ft. lot		
20				area		
21				§ 208		
22	723.92	Residential Density, b Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
23						
24	723.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either		
25				60 sq. ft. if private, or		

			80 sq. ft. if common		
			§ 135(d)		
723.94	<i>Off Street Parking, Residential</i>	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit		
723.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 723.44	§ 790.91	<p><i>POLK STREET LIQUOR LICENSES FOR RESTAURANTS</i></p> <p><i>Boundaries:</i> <i>Applicable to the Polk Street NCD.</i></p> <p><i>Controls:</i> <i>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a bona fide eating place for any length of time, the conditional use authorization shall be subject to immediate revocation.</i></p>
§ 723.54	§ 790.60, §§ 29.1— 29.32 <i>Health Code</i>	<p><i>MASSAGE ESTABLISHMENT</i></p> <p><i>Controls:</i> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an</i></p>

1		<i>application for a conditional use permit pursuant to this subsection, the</i>
2		<i>Planning Commission shall consider, in addition to the criteria listed in</i>
3		<i>Section 303(c), the additional criteria described in Section 303(n).</i>
4		<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT</i>
5		<i>(FFSRUD)</i>
6		<i>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not</i>
7		<i>limited to, properties within the North of Market Residential Special Use</i>
8		<i>District; and includes some properties within the Polk Street</i>
9	<i>§ 723.68</i>	<i>Neighborhood Commercial District.</i>
10	<i>§ 249.35</i>	<i>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial</i>
11		<i>services are NP pursuant to Section 249.35. Outside the FFSRUD and its</i>
12		<i>¼ mile buffer, fringe financial services are P subject to the restrictions</i>
13		<i>set forth in Subsection 249.35(c)(3).</i>
14		<i>Tobacco Paraphernalia Establishments—Tobacco Paraphernalia</i>
15		<i>Establishments are not permitted in the Polk Street Neighborhood</i>
16		<i>Commercial District and within one-quarter mile of the boundaries of</i>
17		<i>that Neighborhood Commercial District. The special definition of</i>
18	<i>§ 186.1</i>	<i>"Tobacco Paraphernalia Establishments" applicable to the Polk Street</i>
19	<i>§ 723.69</i>	<i>Neighborhood Commercial District shall be repealed six years after its</i>
20	<i>§ 788</i>	<i>initial effective date, unless the Board of Supervisors, on or before that</i>
21	<i>§ 790.123</i>	<i>date, extends or re-enacts it. In the Polk Street Neighborhood</i>
22		<i>Commercial District, the period of non-use for a non-conforming</i>
23		<i>Tobacco Paraphernalia Establishment to be deemed discontinued shall</i>
24		<i>be 18 months.</i>
25	<i>§ 723.91</i>	<i>ACCESSORY DWELLING UNITS</i>

		<p>Boundaries: <i>Within the boundaries of the Polk Street NCD.</i></p> <p>Controls: <i>An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>
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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Sacramento Street Controls
BUILDING STANDARDS			
724.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250, 252, 260, 261.1, 270, 271	40 X <i>Height Sculpting on Alleys: § 261.1</i>
724.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 4,999 sq. ft.</i> <i>C 5,000 sq. ft. & above</i> <i>§ 121.1</i>
724.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at grade level and above</i> <i>§ 134(a) (e)</i>
724.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
724.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
724.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
724.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
724.17	<i>Streetscape and</i>	§ 138.1	<i>Required</i>

	<i>Pedestrian Improvements</i>		
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
724.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.8 to 1 § 124(a) (b)</i>
724.21	<i>Use Size [Non Residential]</i>	§ 790.130	<i>P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2</i>
724.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153 – 157, 159 160, 204.5	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
724.23	<i>Off Street Freight Loading</i>	§§ 150, 153 – 155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
724.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P</i>
724.25	<i>Drive Up Facility</i>	§ 790.30	
724.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
724.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 12 a.m.; C 12 a.m. – 6 a.m.</i>
724.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	
724.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P § 607.1(f) 2</i>
724.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608,	<i>P</i>

		609	§ 607.1(c) (d) (g)		
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No.	Zoning Category	§ References	Sacramento Street Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

724.36	<i>Residential Conversion</i>	§ 317	<i>P</i>		
724.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	<i>€</i>	<i>€</i>

Retail Sales and Services

724.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>€</i>	
724.41	<i>Bar</i>	§ 790.22			
724.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>		
724.44	<i>Restaurant</i>	§ 790.91	<i>€</i>		
724.45	<i>Liquor Store</i>	§ 790.55	<i>P</i>		
724.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>		
724.47	<i>Adult Entertainment</i>	§ 790.36			
724.48	<i>Other Entertainment</i>	§ 790.38	<i>€</i>		
724.49	<i>Financial Service</i>	§ 790.110	<i>P</i>		
724.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>		
724.51	<i>Medical Service</i>	§ 790.114	<i>#</i>		
724.52	<i>Personal Service</i>	§ 790.116	<i>€</i>		
724.53	<i>Business or Professional</i>	§ 790.108	<i>€</i>		

1		<i>Service</i>			
2			§ 790.60,		
3	724.54	<i>Massage Establishment</i>	§§ 29.1 29.32		
4			<i>Health Code</i>		
5	724.55	<i>Tourist Hotel</i>	§ 790.46	€	€
6	724.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€ €
7	724.57	<i>Automotive Gas Station</i>	§ 790.14		
8	724.58	<i>Automotive Service Station</i>	§ 790.17		
9	724.59	<i>Automotive Repair</i>	§ 790.15		
10	724.60	<i>Automotive Wash</i>	§ 790.18		
11	724.61	<i>Automobile Sale or Rental</i>	§ 790.12		
12	724.62	<i>Animal Hospital</i>	§ 790.6	€	
13	724.63	<i>Ambulance Service</i>	§ 790.2		
14	724.64	<i>Mortuary</i>	§ 790.62		
15	724.65	<i>Trade Shop</i>	§ 790.124	P	€
16	724.66	<i>Storage</i>	§ 790.117		
17	724.68	<i>Fringe Financial Service</i>	§ 790.111		
18					
19	724.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	
20					
21		<i>Amusement Game Arcade</i>			
22	724.69B	<i>(Mechanical Amusement Devices)</i>	§ 790.4		
23					
24	724.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P P
25	724.69D	<i>Large Scale Urban</i>	§ 102.35(b)	€	€ €

1		<i>Agriculture</i>			
2	<i>Institutions and Non-Retail Sales and Services</i>				
3	724.70	<i>Administrative Service</i>	§ 790.106		
4	724.80	<i>Hospital or Medical Center</i>	§ 790.44		
5	724.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	<i>C</i>
6	724.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>
7	724.83	<i>Public Use</i>	§ 790.80	<i>C</i>	<i>C</i>
8		<i>Medical Cannabis</i>			
9	724.84	<i>Dispensary</i>	§ 790.141	<i>P</i>	
10	<i>RESIDENTIAL STANDARDS AND USES</i>				
11	724.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>
12					
13	724.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i>	
14				<i>§ 207(e)</i>	
15					
16	724.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area</i>	
17				<i>§ 208</i>	
18					
19	724.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>	
20					
21					
22	724.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft if private, or 133 sq. ft. if common</i>	
23				<i>§ 135(d)</i>	
24					
25	724.94	<i>Off Street Parking,</i>	§§ 150, 153 – 157, 159 –	<i>Generally, 1 space for each</i>	

1	<i>Residential</i>	160, 204.5	<i>dwelling unit</i>		
2			<i>§§ 151, 161(a)(g)</i>		
3	<i>Community Residential</i>				
4	<i>724.95 Parking</i>	<i>§ 790.10</i>	€	€	€

SPECIFIC PROVISIONS FOR THE SACRAMENTO STREET NEIGHBORHOOD

COMMERCIAL DISTRICT

7 <i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>	
8 <i>Code Section</i>	<i>Section</i>		
9 10 11 12 13 14 15 16 17	<i>§ 724.38</i>	<i>§ 790.84</i>	<p><i>Boundaries:</i> <i>Sacramento Street Neighborhood Commercial District</i></p> <p><i>Controls:</i> <i>A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</i></p> <ul style="list-style-type: none"> <i>1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and</i> <i>2) No legally residing residential tenant will be displaced.</i>
18 19 20 21	<i>§ 724.51</i>	<i>§§ 145.1, 145.1(2)(A)1, 790.88, 790.108, 790.114</i>	<p><i>Boundaries:</i> <i>Sacramento Street Neighborhood Commercial District</i></p> <p><i>Controls:</i> <i>A business or professional service use may be converted to a medical service use on the first story or below if no residential use or active street frontage is lost.</i></p>
22 23 24 25	<i>§ 724.68</i>	<i>§ 249.35</i>	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><i>Boundaries:</i> <i>The FFSRUD and its 1/4 mile buffer includes, but is</i></p>

		<p>not limited to, the Sacramento Street Neighborhood Commercial District.</p> <p>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).</p>
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Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Union Street Controls
BUILDING STANDARDS			
725.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys:- § 261.1
725.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
725.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
725.13	Street Frontage	§ 145.1	Required
725.14	Awning	§ 136.1(a)	P

1	725.15	Canopy	§ 136.1(b)	P
2	725.16	Marquee	§ 136.1(c)	P
3	725.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
10	725.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
13	725.22	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)
17	725.23	Off-Street Freight Loading	§§ 150, 153–155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
20	725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
23	725.25	Drive-Up Facility	§ 790.30	
24	725.26	Walk-Up Facility	§ 790.140	P

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725.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i> <i>C 2 a.m. – 6 a.m.</i>		
725.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609			
725.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> <i>§ 607.1(f) 2</i>		
725.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> <i>§ 607.1(e) (d) (g)</i>		
No.	Zoning Category	§ References	Union Street Controls by Story		
		§ 790.118	1st	2nd	3rd+
725.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	<i>C</i>	<i>C</i>
725.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	<i>C</i>	<i>C</i>
<i>Retail Sales and Services</i>					
725.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	
725.41	<i>Bar</i>	§ 790.22			
725.43	<i>Limited Restaurant</i>	§ 790.90	<i>C#</i>		
725.44	<i>Restaurant</i>	§ 790.91	<i>C#</i>		
725.45	<i>Liquor Store</i>	§ 790.55	<i>C</i>		
725.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>		

1	725.47	<i>Adult Entertainment</i>	§ 790.36			
2	725.48	<i>Other Entertainment</i>	§ 790.38	€		
3	725.49	<i>Financial Service</i>	§ 790.110	P	€	
4	725.50	<i>Limited Financial Service</i>	§ 790.112	P		
5	725.51	<i>Medical Service</i>	§ 790.114	P	P	€
6	725.52	<i>Personal Service</i>	§ 790.116	P	P	€
7	725.53	<i>Business or Professional Service</i>	§ 790.108	P	P	€
8	725.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>			
9	725.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
10	725.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
11	725.57	<i>Automotive Gas Station</i>	§ 790.14			
12	725.58	<i>Automotive Service Station</i>	§ 790.17			
13	725.59	<i>Automotive Repair</i>	§ 790.15			
14	725.60	<i>Automotive Wash</i>	§ 790.18			
15	725.61	<i>Automobile Sale or Rental</i>	§ 790.12			
16	725.62	<i>Animal Hospital</i>	§ 790.6	€		

1	725.63	<i>Ambulance Service</i>	§ 790.2			
2	725.64	<i>Mortuary</i>	§ 790.62			
3	725.65	<i>Trade Shop</i>	§ 790.124	<i>P</i>	€	
4	725.66	<i>Storage</i>	§ 790.117			
5	725.68	<i>Fringe Financial Service</i>	§ 790.111			
6	725.69	<i>Tobacco Paraphernalia</i>	§ 790.123	€		
7		<i>Establishments</i>				
8	725.69B	<i>Amusement Game</i>	§ 790.4			
9		<i>Arcade (Mechanical</i>				
10		<i>Amusement Devices)</i>				
11	725.69C	<i>Neighborhood</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
12		<i>Agriculture</i>				
13	725.69D	<i>Large-Scale Urban</i>	§ 102.35(b)	€	€	€
14		<i>Agriculture</i>				
15	<i>Institutions and Non-Retail Sales and Services</i>					
16	725.70	<i>Administrative Service</i>	§ 790.106			
17	725.80	<i>Hospital or Medical</i>	§ 790.44			
18		<i>Center</i>				
19	725.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	€	€
20	725.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
21	725.83	<i>Public Use</i>	§ 790.80	€	€	€
22	725.84	<i>Medical Cannabis</i>	§ 790.141	<i>P</i>		

1		<i>Dispensary</i>				
2	RESIDENTIAL STANDARDS AND USES					
3	725.90	<i>Residential Use</i>	§ 790.88	P	P	P
4	725.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area</i>		
5				<i>§ 207(c)</i>		
6	725.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i>		
7				<i>§ 208</i>		
8	725.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
9	725.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either</i>		
10				<i>80 sq. ft if private, or</i>		
11				<i>100 sq. ft. if common</i>		
12				<i>§ 135(d)</i>		
13	725.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153 – 157, 159 – 160, 204.5	<i>Generally, 1 space for each dwelling unit</i>		
14				<i>§§ 151, 161(a) (g)</i>		
15	725.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE UNION STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

25	Article	Other	Zoning Controls			
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7 Code Section	Code Section	
§ 725.44	§ 790.91	<p>UNION STREET RESTAURANTS</p> <p>Boundaries: Applicable to the Union Street Neighborhood Commercial District.</p> <p>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.</p> <p>Controls: The Planning Commission may approve a restaurant if, in addition to meeting the criteria set forth in Section 303, (1) the use is located on the ground floor, and (2) the Planning Commission finds that an additional restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Restaurants 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 permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant located within the Union Street NCD to another Restaurant, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.</p>
§ 725.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood Commercial District.</p>

1 **Controls:** Within the FFSRUD and its 1/4 mile buffer, fringe financial services are
 2 NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe
 3 financial services are P subject to the restrictions set forth in Subsection
 4 249.35(c)(3).

5 * * * *

6 **Table 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
 7 **ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Valencia Street Transit Controls
BUILDING STANDARDS			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.18, 270, 271	40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X Height Sculpting on Alleys: § 261.1
726.11	Lot Size [Per Development]	§§ 121.1, 790.56,	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
726.13	Street Frontage	§ 145.1	Required
726.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above

1		<i>Street Frontage,</i>		
2	726.13b	<i>Required Ground Floor</i>	§ 145.4	<i>Portions of Valencia Street, 16th Street,</i>
3		<i>Commercial</i>		<i>and 22nd Street</i>
4		<i>Street Frontage, Parking</i>		
5	726.13c	<i>and Loading access</i>	§ 155(r)	<i>Requirements apply.</i>
6		<i>restrictions</i>		
7	726.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
8	726.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
9	726.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
10		<i>Streetscape and</i>		
11	726.17	<i>Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
12				
13	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
14	726.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1 § 124(a)(b)</i>
15				
16	726.21	<i>Use Size</i>	§ 790.130	<i>P up to 2,999 sq. ft.; C 3,000 sq. ft. &</i>
17		<i>[Non Residential]</i>		<i>above</i>
18				<i>§ 121.2</i>
19				
20	726.22	<i>Off Street Parking,</i>	§§ 150, 151.1, 153–	
21		<i>Commercial/Institutional</i>	157, 159–160, 166, 204.5	<i>None required. Limits set forth in Section</i>
22				<i>151.1</i>
23	726.23	<i>Off Street Freight</i>	§§ 150, 153–155,	
24		<i>Loading</i>	204.5	<i>Generally, none required if gross floor</i>
25				<i>area is less than 10,000 sq. ft. §§ 152,</i>

1			<i>P if located in front;</i>
2	726.24 <i>Outdoor Activity Area</i>	§ 790.70	<i>C if located elsewhere</i>
3			§ 145.2
4	726.25 <i>Drive-Up Facility</i>	§ 790.30	
5	726.26 <i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
6			
7	726.27 <i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. — 2 a.m.</i>
8			<i>C 2 a.m. — 6 a.m.</i>
9	726.30 <i>General Advertising Sign</i>	§§ 262, 602 — 604, 608, 609	
10			
11	726.31 <i>Business Sign</i>	§§ 262, 602 — 604, 608, 609	<i>P</i>
12			§ 607.1(f) 2
13	726.32 <i>Other Signs</i>	§§ 262, 602 — 604, 608, 609	<i>P</i>
14			§ 607.1(e) (d) (g)

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Valencia Street Transit</i>		
			<i>Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

21	726.36 <i>Residential Conversion</i>	§ 317	€		
22	726.37 <i>Residential Demolition</i>	§ 317	€	€	€
23	726.38 <i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
24	726.39 <i>Residential Merger</i>	§ 317	€	€	€

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<i>Retail Sales and Services</i>					
726.40	<i>Other Retail Sales and Services {Not Listed Below}</i>	§ 790.102	P	€	
726.41	<i>Bar</i>	§ 790.22	€		
726.43	<i>Limited Restaurant</i>	§ 790.90	P		
726.44	<i>Restaurant</i>	§ 790.91	P #		
726.45	<i>Liquor Store</i>	§ 790.55			
726.46	<i>Movie Theater</i>	§ 790.64	P		
726.47	<i>Adult Entertainment</i>	§ 790.36			
726.48	<i>Other Entertainment</i>	§ 790.38	€		
726.49	<i>Financial Service</i>	§ 790.110	P		
726.50	<i>Limited Financial Service</i>	§ 790.112	P		
726.51	<i>Medical Service</i>	§ 790.114	P	€	
726.52	<i>Personal Service</i>	§ 790.116	P	€	€
726.53	<i>Business or Professional Service</i>	§ 790.108	P	€	
726.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	C #	C #	
726.55	<i>Tourist Hotel</i>	§ 790.46	€	€	

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726.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 166, 790.8	€	€	€
726.57	<i>Automotive Gas Station</i>	§ 790.14			
726.58	<i>Automotive Service Station</i>	§ 790.17			
726.59	<i>Automotive Repair</i>	§ 790.15	€		
726.60	<i>Automotive Wash</i>	§ 790.18			
726.61	<i>Automobile Sale or Rental</i>	§ 790.12			
726.62	<i>Animal Hospital</i>	§ 790.6	€		
726.63	<i>Ambulance Service</i>	§ 790.2			
726.64	<i>Mortuary</i>	§ 790.62	€	€	
726.65	<i>Trade Shop</i>	§ 790.124	P	€	
726.66	<i>Storage</i>	§ 790.117			
726.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
726.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
726.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
726.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P

1	726.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
2						
3	<i>Institutions and Non-Retail Sales and Services</i>					
4	726.70	Administrative Service	§ 790.106			
5						
6	726.80	Hospital or Medical Center	§ 790.44			
7						
8	726.81	Other Institutions, Large	§ 790.50	P	€	€
9	726.82	Other Institutions, Small	§ 790.51	P	P	P
10	726.83	Public Use	§ 790.80	€	€	€
11	726.84	Medical Cannabis Dispensary	§ 790.141	P		
12						
13	<i>RESIDENTIAL STANDARDS AND USES</i>					
14						
15	726.90		§§ 145.4, 790.88	P, except NP for frontages listed in 145.4	P	P
16						
17	726.91	Dwelling Unit Density	§ 207	No density limit # § 207(e)		
18						
19	726.92	Residential Density, Group Housing	§§ 207, 208	No density limit		
20						
21	726.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
22						
23	726.93	Usable Open Space	§§ 135, 136	Generally, either 80 sq. ft if private, or		
24						
25						

1		<i>[Per Residential Unit]</i>		100 sq. ft. if common		
2				§ 135(d)		
3	726.94	<i>Off Street Parking, Residential</i>	§§ 145.1, 150, 151.1, 153 157, 159 160, 166, 167, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit.		
4				§§ 151.1, 166, 167, 145.1		
5	726.95	<i>Community Residential Parking</i>	§§ 145.1, 151.1(f), 155(r), 166, 790.10	€	€	€
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***SPECIFIC PROVISIONS FOR THE VALENCIA STREET
NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***

12	Article 7 Code Section	Other Code Section	Zoning Controls			
15			<i>MASSAGE ESTABLISHMENT</i>			
16		§ 790.60,	<i>Controls:</i> Massage shall generally be subject to Conditional Use authorization.			
17		§§ 29.1-	Certain exceptions to the Conditional Use requirement for massage are described			
18	§ 726.54	29.32	in Section 790.60(c). When considering an application for a conditional use			
19		<i>Health Code</i>	permit pursuant to this subsection, the Planning Commission shall consider, in			
20			addition to the criteria listed in Section 303(c), the additional criteria described in			
21			Section 303(n).			
22			<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i>			
23	§ 726.68	§ 249.35	<i>Boundaries:</i> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the			
24			Valencia Street Neighborhood Commercial Transit District.			
25			<i>Controls:</i> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are			

		<p><i>NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i></p>
<p>§ 726.91</p>	<p>§ 207(c)(4)</p>	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</p> <p>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>
<p>[See Note 1 below.]</p>		<p>GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS</p> <p>RESTRICTED</p> <p>Boundaries: Valencia Street from 15th Street to 24th Street.</p> <p>Controls: Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any point within a period of three years prior to submission of a building permit application to Restaurant (Section 790.91) requires a Conditional Use authorization.</p>

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~~Table 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE~~

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>24th Street – Mission Transit Controls</i>
<i>BUILDING STANDARDS</i>			

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727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250–252, 260, 261.1, 270, 271	40 X, 50 X, 105 E See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40 X and 50 X. Height Sculpting on Alleys: § 261.1
727.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
727.13	Street Frontage	§ 145.1	Required
727.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
727.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply.
727.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply.
727.14	Awning	§ 136.1(a)	P

1	727.15	Canopy	§ 136.1(b)	P
2	727.16	Marquee	§ 136.1(c)	P
3	727.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
8	727.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
11	727.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
13	727.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153 – 157, 159 160, 166, 204.5	None required. Limits set forth in Section 151.1
16	727.23	Off-Street Freight Loading	§§ 150, 153 – 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
20	727.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
23	727.25	Drive-Up Facility	§ 790.30	
24	727.26	Walk-Up Facility	§ 790.140	P
25	727.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.

			C 2 a.m. – 6 a.m.
727.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	
727.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> <i>§ 607.1(f)2</i>
727.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> <i>§ 607.1(c)(d)(g)</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>24th Street – Mission Transit Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
		<i>§ 790.118</i>			

727.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>€</i>		
727.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€</i>
727.38	<i>Residential Division</i>	<i>§ 207.8</i>	<i>P</i>	<i>P</i>	<i>P</i>
727.39	<i>Residential Merger</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
727.40	<i>Other Retail Sales and Services {Not Listed Below}</i>	<i>§ 790.102</i>	<i>P</i>		
727.41	<i>Bar</i>	<i>§ 790.22</i>			
727.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P</i>		

1	727.44	<i>Restaurant</i>	§ 790.91	€		
2	727.45	<i>Liquor Store</i>	§ 790.55			
3	727.46	<i>Movie Theater</i>	§ 790.64	P		
4	727.47	<i>Adult Entertainment</i>	§ 790.36			
5	727.48	<i>Other Entertainment</i>	§ 790.38	€		
6	727.49	<i>Financial Service</i>	§ 790.110	P		
7	727.50	<i>Limited Financial Service</i>	§ 790.112	P		
8	727.51	<i>Medical Service</i>	§ 790.114	P	€	
9	727.52	<i>Personal Service</i>	§ 790.116	P	€	
10	727.53	<i>Business or Professional Service</i>	§ 790.108	P	€	
11	727.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€#		
12	727.55	<i>Tourist Hotel</i>	§ 790.46	€	€	
13	727.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 166, 790.8	€	€	€
14	727.57	<i>Automotive Gas Station</i>	§ 790.14			
15	727.58	<i>Automotive Service Station</i>	§ 790.17			
16	727.59	<i>Automotive Repair</i>	§ 790.15	€		
17	727.60	<i>Automotive Wash</i>	§ 790.18			

1	727.61	<i>Automobile Sale or Rental</i>	§ 790.12			
2						
3	727.62	<i>Animal Hospital</i>	§ 790.6	€		
4	727.63	<i>Ambulance Service</i>	§ 790.2			
5	727.64	<i>Mortuary</i>	§ 790.62			
6	727.65	<i>Trade Shop</i>	§ 790.124	P		
7	727.66	<i>Storage</i>	§ 790.117			
8	727.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
9	727.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
10	727.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
11						
12	727.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
13						
14	727.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
15						
16	<i>Institutions and Non-Retail Sales and Services</i>					
17	727.70	<i>Administrative Service</i>	§ 790.106			
18	727.80	<i>Hospital or Medical Center</i>	§ 790.44			
19	727.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
20						
21						
22						
23						
24						
25						

1	727.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
2	727.83	<i>Public Use</i>	§ 790.80	C	C	C
3	727.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
5	RESIDENTIAL STANDARDS AND USES					
7	727.90	<i>Residential Use</i>	§§ 145.4, 790.88	<i>P, except NP for front- ages listed in § 145.4</i>	P	P
11	727.91	<i>Dwelling Unit Density</i>	§ 207	<i>No density limit § 207(c)</i>		
13	727.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>No density limit</i>		
15	727.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
18	727.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)</i>		
21	727.94	<i>Off Street Parking, Residential</i>	§§ 150, 153 – 157, 159 – 160, 204.5	<i>None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit §§ 151, 161(a) (g), 166, 167, 145.1</i>		

727.95	<i>Community Residential Parking</i>	§§ 145.1, 151.1(f), 155(r), 166, 790.10	€	€	€
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SPECIFIC PROVISIONS FOR THE 24TH STREET MISSION DISTRICT

Article	Other Code Section	Zoning Controls
7		
§ 727.54	§ 790.60, §§ 29.1- 29.32 Health Code	 <p>MESSAGE ESTABLISHMENT</p> <p>Controls: <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i></p>
§ 727.68	§ 249.35	 <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the 24th Street Mission Neighborhood Commercial Transit District.</i></p> <p>Controls: <i>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(e)(3).</i></p>

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Table 728. 24TH STREET—NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	24th Street—Noe Valley Controls
BUILDING STANDARDS			
728.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 263.20, 270, 271	40-X; additional 5 feet for parcels with active ground floor uses; see Section 263.20.
728.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
728.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
728.13	<i>Street Frontage</i>	§ 145.1	Required
728.14	<i>Awning</i>	§ 136.1(a)	P
728.15	<i>Canopy</i>	§ 136.1(b)	P
728.16	<i>Marquee</i>	§ 136.1(c)	P
728.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
728.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
728.21	<i>Use Size</i>	§ 790.130	P up to 2,499 sq. ft.;

	[Non Residential]		C 2,500 sq. ft. & above § 121.2
728.22	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)
728.23	Off Street Freight Loading	§§ 150, 153 – 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
728.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
728.25	Drive Up Facility	§ 790.30	
728.26	Walk Up Facility	§ 790.140	P
728.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.
728.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
728.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
728.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	24th Street – Noe Valley
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			<i>Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

728.36	<i>Residential Conversion</i>	§ 317	<i>P</i>		
728.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€

Retail Sales and Services

728.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P #</i>	<i>C #</i>	
728.41	<i>Bar</i>	§ 790.22	€		
728.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>		
728.44	<i>Restaurant</i>	§ 790.91	<i>C #</i>		
728.45	<i>Liquor Store</i>	§ 790.55	€		
728.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>		
728.47	<i>Adult Entertainment</i>	§ 790.36			
728.48	<i>Other Entertainment</i>	§ 790.38	€		
728.49	<i>Financial Service</i>	§ 790.110	€		
728.50	<i>Limited Financial Service</i>	§ 790.112	€		
728.51	<i>Medical Service</i>	§ 790.114	€	<i>P</i>	
728.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	€	
728.53	<i>Business or Professional Service</i>	§ 790.108	€	<i>P</i>	€
728.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1 29.32 <i>Health Code</i>	<i>C #</i>		
728.55	<i>Tourist Hotel</i>	§ 790.46	€	€	

1	728.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
2	728.57	Automotive Gas Station	§ 790.14			
3	728.58	Automotive Service Station	§ 790.17			
4	728.59	Automotive Repair	§ 790.15			
5	728.60	Automotive Wash	§ 790.18			
6	728.61	Automobile Sale or Rental	§ 790.12			
7	728.62	Animal Hospital	§ 790.6	€		
8	728.63	Ambulance Service	§ 790.2			
9	728.64	Mortuary	§ 790.62			
10	728.65	Trade Shop	§ 790.124	P	€	
11	728.66	Storage	§ 790.117			
12	728.68	Fringe Financial Service	§ 790.111	#	#	#
13	728.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
14	728.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
15	728.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
16	728.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
17	<i>Institutions and Non-Retail Sales and Services</i>					
18	728.70	Administrative Service	§ 790.106			
19	728.80	Hospital or Medical Center	§ 790.44			
20	728.81	Other Institutions, Large	§ 790.50	P	€	€
21	728.82	Other Institutions, Small	§ 790.51	P	P	P
22	728.83	Public Use	§ 790.80	€	€	€

1	728.84	Medical Cannabis Dispensary	§ 790.141	P		
2	RESIDENTIAL STANDARDS AND USES					
3	728.90	Residential Use	§ 790.88	P	P	P
4				Generally, up to 1 unit per 600		
5	728.91	Dwelling Unit Density	§ 207	sq. ft. lot area #		
6				§ 207(e)		
7				Generally, up to 1 bedroom per		
8	728.92	Residential Density, Group Housing	§§ 207, 208	210 sq. ft. lot area		
9				§ 208		
10	728.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
12				Generally, either 80 sq. ft. if		
13	728.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	private, or 100 sq. ft. if		
14				common		
15				§ 135(d)		
16				Generally, 1 space for each		
17	728.94	Off Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	dwelling unit		
18				§§ 151, 161(a) (g)		
19	728.95	Community Residential Parking	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE 24TH STREET — NOE VALLEY
NEIGHBORHOOD COMMERCIAL DISTRICT**

24	Article 7	Other Code	Zoning Controls
25	Code Section	Section	

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<p>§ 728.121 § 728.91</p>	<p>§ 207(c)(4)</p>	<p>ACCESSORY DWELLING UNITS Boundaries: Board of Supervisors District 8 as extant on July 1, 2015. Controls: An "Accessory Dwelling Unit," as defined in and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>
<p>§ 728.40 § 728.43</p>	<p>§ 303.1 § 703.2 (b)(1)(C) § 790.102(b) and (n)</p>	<p>24TH STREET – NOE VALLEY SPECIALTY RETAIL USES Boundaries: 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 ¼ mile of this District asset forth in Code §§ 710.10 and 186. Controls: Formula Retail Limited-Restaurants are NP.</p>
<p>§ 728.44</p>	<p>§ 790.91</p>	<p>24th STREET – NOE VALLEY LIQUOR LICENSES FOR RESTAURANTS Boundaries: Applicable to the 24th Street – Noe Valley Neighborhood Commercial District. Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level 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 Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</p>
<p>§ 728.54</p>	<p>§ 790.60,</p>	<p>MASSAGE ESTABLISHMENT</p>

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p>	<p>§§ 29.1 29.32 Health Code</p>	<p>Controls: <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i></p>
<p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p>	<p>§ 728.68</p> <p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: <i>The FFSRUD and its 1/4 mile buffer includes portions of, but is not limited to, the 24th Street Noe Valley Neighborhood Commercial District.</i></p> <p>Controls: <i>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).</i></p>

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Table 729. WEST PORTAL AVANUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	West Portal Avenue Controls
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BUILDING STANDARDS			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	26-X

1			<i>P up to 4,999 sq. ft.;</i>
2	729.11	<i>Lot Size</i>	<i>C 5,000 sq. ft. & above</i>
3		<i>[Per Development]</i>	<i>§ 121.1</i>
4	729.12	<i>Rear Yard</i>	<i>Required at grade level and above</i>
5		<i>§§ 130, 134, 136</i>	<i>§ 134(a) (e)</i>
6	729.13	<i>Street Frontage</i>	<i>Required</i>
7	729.14	<i>Awning</i>	<i>P</i>
8	729.15	<i>Canopy</i>	<i>P</i>
9	729.16	<i>Marquee</i>	<i>P</i>
10	729.17	<i>Streetscape and Pedestrian Improvements</i>	<i>Required</i>
11		<i>§ 138.1</i>	
12	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
13			
14	729.20	<i>Floor Area Ratio</i>	<i>1.8 to 1</i>
15		<i>§§ 102.9, 102.11, 123</i>	<i>§ 124(a) (b)</i>
16	729.21	<i>Use Size</i>	<i>P up to 2,499 sq. ft.;</i>
17		<i>[Nonresidential]</i>	<i>C 2,500 to 3,999 sq. ft.;</i>
18		<i>§ 790.130</i>	<i>NP 4,000 sq. ft. & above</i>
19			<i>§ 121.2</i>
20	729.22	<i>Off Street Parking, Commercial/Instituti onal</i>	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i>
21		<i>§§ 150, 153 – 157, 159 – 160, 204.5</i>	<i>§§ 151, 161(g)</i>
22	729.23	<i>Off-Street Freight Loading</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
23		<i>§§ 150, 153 – 155, 204.5</i>	
24			
25			

1			§§ 152, 161(b)
2	729.24	Outdoor Activity Area	§ 790.70
3			P if located in front; C if located elsewhere
4			§ 145.2
5	729.25	Drive-Up Facility	§ 790.30
6	729.26	Walk Up Facility	§ 790.140
7	729.27	Hours of Operation	§ 790.48
8	729.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609
9			
10	729.31	Business Sign	§§ 262, 602 – 604, 608, 609
11			P § 607.1(f)2
12	729.32	Other Signs	§§ 262, 602 – 604, 608, 609
13			P § 607.1(c) (d) (g)

15	No.	Zoning Category	§ References	West Portal Avenue		
16				Controls by Story		
17			§ 790.118	1st	2nd	3rd+

19	729.36	Residential Conversion	§ 317	P		
20						
21	729.37	Residential Demolition	§ 317	P	C	C
22						
23	Retail Sales and Services					
24	729.40	Other Retail Sales	§ 790.102	P	P	
25						

1		<i>and Services</i>			
2		<i>[Not Listed Below]</i>			
3	729.41	<i>Bar</i>	§ 790.22	€	
4	729.43	<i>Limited Restaurant</i>	§ 790.90	€	
5	729.44	<i>Restaurant</i>	§ 790.91	€	
6	729.45	<i>Liquor Store</i>	§ 790.55	P	
7	729.46	<i>Movie Theater</i>	§ 790.64		
8	729.47	<i>Adult Entertainment</i>	§ 790.36		
9	729.48	<i>Other Entertainment</i>	§ 790.38		
10	729.49	<i>Financial Service</i>	§ 790.110		
11		<i>Limited Financial</i>			
12	729.50	<i>Service</i>	§ 790.112	P	
13	729.51	<i>Medical Service</i>	§ 790.114	€	P
14	729.52	<i>Personal Service</i>	§ 790.116	P	P
15		<i>Business or</i>			
16	729.53	<i>Professional Service</i>	§ 790.108	C#	P
17					
18		<i>Massage</i>	§ 790.60,		
19	729.54	<i>Establishment</i>	§§ 29.1-29.32		
20			<i>Health Code</i>		
21	729.55	<i>Tourist Hotel</i>	§ 790.46		
22	729.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8		
23		<i>Automotive Gas</i>			
24	729.57	<i>Station</i>	§ 790.14		
25	729.58	<i>Automotive Service</i>	§ 790.17	€	

1		<i>Station</i>			
2	729.59	<i>Automotive Repair</i>	§ 790.15		
3	729.60	<i>Automotive Wash</i>	§ 790.18		
4	729.61	<i>Automobile Sale or Rental</i>	§ 790.12		
5					
6	729.62	<i>Animal Hospital</i>	§ 790.6	€	
7	729.63	<i>Ambulance Service</i>	§ 790.2		
8	729.64	<i>Mortuary</i>	§ 790.62		
9	729.65	<i>Trade Shop</i>	§ 790.124	P	
10	729.66	<i>Storage</i>	§ 790.117		
11	729.68	<i>Fringe Financial Service</i>	§ 790.111		
12					
13	729.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	
14					
15	729.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4		
16					
17	729.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P
18					
19	729.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€
20					
21					
22					
23					
24					
25	<i>Institutions and Non-Retail Sales and Services</i>				

1	729.70	<i>Administrative Service</i>	§ 790.106			
2						
3	729.80	<i>Hospital or Medical Center</i>	§ 790.44			
4						
5	729.81	<i>Other Institutions, Large</i>	§ 790.50	€	€	
6						
7	729.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	
8						
9	729.83	<i>Public Use</i>	§ 790.80	€	€	
10						
11	729.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	€		
12	RESIDENTIAL STANDARDS AND USES					
13	729.90	<i>Residential Use</i>	§ 790.88	P	P	
14						
15	729.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area § 207(e)</i>		
16						
17	729.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area § 208</i>		
18						
19	729.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
20						
21	729.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>		
22						
23						
24						
25						

			§ 135(d)		
729.94	<i>Off Street Parking, Residential</i>	§§ 150, 153 157, 159 160, 204.5	<i>Generally, 1 space for each dwelling unit</i>		
729.95	<i>Community Residential Parking</i>	§ 790.10	€	€	

***SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE
NEIGHBORHOOD COMMERCIAL DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 729.53		<i>Boundaries:</i> The entire West Portal Neighborhood Commercial District. <i>Controls:</i> 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 services and/or stock brokerages in the district, stock brokerages shall not be permitted.
§ 729.68	§ 249.35	<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i> <i>Boundaries:</i> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the West Portal Neighborhood Commercial District. <i>Controls:</i> 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).

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**Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Inner Sunset Controls
BUILDING STANDARDS			
730.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys: § 261.1
730.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	<i>Street Frontage</i>	§ 145.1	Required
730.14	<i>Awning</i>	§ 136.1(a)	P
730.15	<i>Canopy</i>	§ 136.1(b)	P
730.16	<i>Marquee</i>	§ 136.1(e)	P
730.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			

1	730.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.8 to 1</i>
2	730.21	<i>Use Size</i> <i>[Nonresidential]</i>	§ 790.130	<i>P up to 2,499 sq. ft.;</i> <i>C 2,500 sq. ft. &</i> <i>above</i> § 121.2
3	730.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153–157, 159–160, 204.5	<i>Generally, none</i> <i>required if occupied</i> <i>floor area is less than</i> <i>5,000 sq. ft.</i> §§ 151, 161(g)
4	730.23	<i>Off-Street Freight Loading</i>	§§ 150, 153–155, 204.5	<i>Generally, none</i> <i>required if gross floor</i> <i>area is less than</i> <i>10,000 sq. ft.</i> §§ 152, 161(b)
5	730.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
6	730.25	<i>Drive-Up Facility</i>	§ 790.30	
7	730.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
8	730.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i> <i>C 2 a.m. – 6 a.m.</i>
9	730.30	<i>General Advertising Sign</i>	§§ 262, 602–604, 608, 609	
10	730.31	<i>Business Sign</i>	§§ 262, 602–604, 608, 609	<i>P</i>

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			§ 607.1(f)2
730.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Inner Sunset Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
730.36	Residential Conversion	§ 317	P		
730.37	Residential Demolition	§ 317	P	€	€
Retail Sales and Services					
730.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	€	
730.41	Bar	§ 790.22	€		
730.43	Limited Restaurant	§ 790.90	P		
730.44	Restaurant	§ 790.91	€		
730.45	Liquor Store	§ 790.55			
730.46	Movie Theater	§ 790.64	P		
730.47	Adult Entertainment	§ 790.36			
730.48	Other Entertainment	§ 790.38	€		
730.49	Financial Service	§ 790.110	P		
730.50	Limited Financial Service	§ 790.112	P		
730.51	Medical Service	§ 790.114	€	€	
730.52	Personal Service	§ 790.116	P	€	
730.53	Business or Professional Service	§ 790.108	P	€	
730.54	Massage Establishment	§ 790.60, §§ 29.1 29.32 Health Code	€ #		

1	730.55	<i>Tourist Hotel</i>	§ 790.46	€	€	
2	730.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
3	730.57	<i>Automotive Gas Station</i>	§ 790.14			
4	730.58	<i>Automotive Service Station</i>	§ 790.17			
5	730.59	<i>Automotive Repair</i>	§ 790.15	€		
6	730.60	<i>Automotive Wash</i>	§ 790.18			
7	730.61	<i>Automobile Sale or Rental</i>	§ 790.12			
8	730.62	<i>Animal Hospital</i>	§ 790.6	€		
9	730.63	<i>Ambulance Service</i>	§ 790.2			
10	730.64	<i>Mortuary</i>	§ 790.62			
11	730.65	<i>Trade Shop</i>	§ 790.124	P		
12	730.66	<i>Storage</i>	§ 790.117			
13	730.68	<i>Fringe Financial Service</i>	§ 790.111	P #		
14	730.69	<i>Tobacco Paraphernalia</i>	§ 790.123	€		
15		<i>Establishments</i>				
16	730.69B	<i>Amusement Game Arcade</i>	§ 790.4			
17		<i>(Mechanical Amusement</i>				
18		<i>Devices)</i>				
19	730.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
20	730.69D	<i>Large Scale Urban</i>	§ 102.35(b)	€	€	€
21		<i>Agriculture</i>				
22	<i>Institutions and Non-Retail Sales and Services</i>					
23	730.70	<i>Administrative Service</i>	§ 790.106			
24	730.80	<i>Hospital or Medical Center</i>	§ 790.44			
25						

1	730.81	<i>Other Institutions, Large</i>	§ 790.50	P	C	C
2	730.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
3	730.83	<i>Public Use</i>	§ 790.80	C	C	
4	730.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
6	RESIDENTIAL STANDARDS AND USES					
7	730.90	<i>Residential Use</i>	§ 790.88	P	P	P
8	730.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i>		
9				<i>§ 207(e)</i>		
10	730.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area</i>		
11				<i>§ 208</i>		
12	730.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
13	730.93	<i>Usable Open Space {Per Residential Unit}</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>		
14				<i>§ 135(d)</i>		
15	730.94	<i>Off Street Parking, Residential</i>	§§ 150, 153 – 157, 159 – 160, 204.5	<i>Generally, 1 space for each dwelling unit</i>		
16				<i>§§ 151, 161(a) (g)</i>		
17	730.95	<i>Community Residential Parking</i>	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE INNER SUNSET

NEIGHBORHOOD COMMERCIAL DISTRICT		
Article 7 Code Section	Other Code Section	Zoning Controls
§ 730.54	§ 790.60, §§ 29.1-29.32 Health Code	 <p>MESSAGE ESTABLISHMENT</p> <p>Controls: <i>Message shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for message are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
§ 730.68	§ 249.35	 <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset Neighborhood Commercial District.</i></p> <p>Controls: <i>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(e)(3).</i></p>

* * * *

Table 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

NCT-3 ZONING CONTROL TABLE

No.	Zoning Category	§ References	NCT-3 Controls
BUILDING STANDARDS			

1		§§ 102.12, 105,	Varies See Zoning Map Height Sculpting on
2		106, 250 252,	Alleys; § 261.1
3	731.10	Height and Bulk Limit	Additional 5' Height Allowed for Ground
4		260, 261.1,	Floor Active Uses in 40 X and 50 X; § 263.20
5			
6	731.11	Lot Size	P up to 9,999 sq. ft.;
7		§§ 121.1,	C 10,000 sq. ft. & above
8		790.56,	§121.1
9	731.12	Rear Yard	Required at residential levels only
10		§§ 130, 134, 136	§ 134(a)(e)
11	731.13	Street Frontage	Required
12			
13	731.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	Minimum 25 feet on ground floor, 15 feet on floors above
14			
15	731.13b	Street Frontage, Required Ground Floor Commercial	Market Street, Church Street
16			
17	731.13c	Street Frontage, Parking and Loading access restrictions	NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
18			
19	731.14	Awning	P
20	731.15	Canopy	P
21	731.16	Marquee	P
22			
23	731.17	Streetscape and Pedestrian Improvements	Required
24	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
25			

1	731.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124 (a) (b)
2	731.21	Use Size [Non Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
3	731.22	Off Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159–160, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
4	731.23	Off Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
5	731.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
6	731.25	Drive Up Facility	§ 790.30	

1	731.26	Walk Up Facility	§ 790.140	P
2	731.27	Hours of Operation	§ 790.48	No Limit
3	731.30	General Advertising Sign	§§ 262, 602- 604, 608, 609	
5	731.31	Business Sign	§§ 262, 602- 604, 608, 609	P § 607.1(f)3
7	731.32	Other Signs	§§ 262, 602- 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	NCT-3 Controls by Story		
		§ 790.118	1st	2nd	3rd+
731.36	Residential Conversion	§ 317	C	C	C
731.37	Residential Demolition	§ 317	C	C	C
731.38	Residential Division	§ 207.8	P	P	P
731.39	Residential Merger	§ 317	C	C	C
Retail Sales and Services					
731.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	P
731.41	Bar	§ 790.22	P	P	-
731.43	Limited Restaurant	§ 790.90	P	P	-
731.44	Restaurant	§ 790.91	P	P	-
731.45	Liquor Store	§ 790.55	-	-	-
731.46	Movie Theater	§ 790.64	P	P	-
731.47	Adult Entertainment	§ 790.36	C	C	-

1	731.48	<i>Other Entertainment</i>	§ 790.38	P	P	-
2	731.49	<i>Financial Service</i>	§ 790.110	P	P	-
3	731.50	<i>Limited Financial Service</i>	§ 790.112	P #	P	-
4	731.51	<i>Medical Service</i>	§ 790.114	P	P	P
5	731.52	<i>Personal Service</i>	§ 790.116	P	P	P
6	731.53	<i>Business or Professional Service</i>	§ 790.108	P #	P	P
7			§ 790.60,			
8	731.54	<i>Massage Establishment</i>	§§ 29.1 29.32	C #	C #	-
9			<i>Health Code</i>			
10	731.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
11			§§ 156, 158.1, 160,			
12	731.56	<i>Automobile Parking</i>	790.8	€	€	€
13	731.57	<i>Automobile Gas Station</i>	§ 790.14	€	-	-
14	731.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
15	731.59	<i>Automotive Repair</i>	§ 790.15	€	€	-
16	731.60	<i>Automotive Wash</i>	§ 790.18	€	-	-
17	731.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
18	731.62	<i>Animal Hospital</i>	§ 790.6	€	€	-
19	731.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
20	731.64	<i>Mortuary</i>	§ 790.62	€	€	€
21	731.65	<i>Trade Shop</i>	§ 790.124	P	€	€
22	731.66	<i>Storage</i>	§ 790.117	€	€	€
23	731.68	<i>Fringe Financial Services</i>	§ 790.111	P #	P #	P #
24	731.69B	<i>Amusement Game Arcade (Mechanical</i>	§ 790.4			
25						

1		<i>Amusement Devices)</i>				
2	731.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
3	731.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
4	<i>Institutions and Non-Retail Sales and Services</i>					
5	731.70	<i>Administrative Service</i>	§ 790.106	€	€	€
6	731.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
7	731.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
8	731.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
9	731.83	<i>Public Use</i>	§ 790.80	€	€	€
10	731.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #	-	-
11	<i>RESIDENTIAL STANDARDS AND USES</i>					
12						
13				<i>P, except</i>		
14				<i>€ for</i>		
15	731.90	<i>Residential Use</i>	§ 790.88	<i>frontages</i>	P	P
16				<i>listed in</i>		
17				<i>145.1</i>		
18				<i>(d)</i>		
19				<i>No residential density limit</i>		
20				<i>by lot area. Density</i>		
21				<i>restricted by physical</i>		
22	731.91	<i>Dwelling Unit Density</i>	§ 207	<i>envelope controls of height,</i>		
23				<i>bulk, setbacks, open space,</i>		
24				<i>exposure and other</i>		
25				<i>applicable controls of this</i>		

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			<i>and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. # §§ 207(c), 207.6</i>
<i>731.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208</i>
<i>731.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(e)</i>	<i>Density limits per Section 208(a)</i>

1			<i>Generally, either 80 sq. ft. if</i>		
2	<i>731.93 Usable Open Space [Per Residential</i>	<i>§§ 135, 136</i>	<i>private, or 100 sq. ft. if</i>		
3	<i>Unit]</i>		<i>common</i>		
4			<i>§ 135(d)</i>		
5			<i>None required. P up to 0.5;</i>		
6	<i>731.94 Off Street Parking, Residential</i>	<i>§§ 150, 153 157, 159</i>	<i>C up to 0.75. Not permitted</i>		
7		<i>160, 204.5</i>	<i>above .75 cars for each</i>		
8			<i>dwelling unit.</i>		
9			<i>§§ 151.1, 166, 167, 145.1</i>		
10	<i>731.95 Community Residential Parking</i>	<i>§ 145.1, 166, 790.10</i>	<i>C</i>	<i>C</i>	<i>C</i>

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

Article 7	Other Code	Zoning Controls
Code Section	Section	
		LIMITED FINANCIAL SERVICE AND BUSINESS OR PROFESSIONAL USES
<i>§ 731.50</i>	<i>§ 790.108</i>	Boundaries: <i>Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard.</i>
<i>§ 731.53</i>	<i>§ 790.112</i>	Controls: <i>A Conditional Use authorization is required for a Limited Financial Service use and for a Business or Professional Service use on the 1st story.</i>
		MASSAGE ESTABLISHMENT
<i>§ 731.54</i>	<i>§ 790.60, §§ 29.1 29.32</i>	Controls: <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use</i>
	<i>Health Code</i>	

		<p>requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</p>
<p>§ 731.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 Neighborhood Commercial District.</p> <p>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(e)(3).</p>
<p>§ 731.84 § 790.141</p>	<p>Health Code § 3308</p>	<p>Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am and 10 pm.</p>
<p>§ 731.91</p>	<p>§ 207(e)(4)</p>	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</p> <p>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>

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Table 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Pacific Avenue Controls</i>
BUILDING STANDARDS			
732.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	40 X <i>Height Sculpting on Alleys:-</i> § 261.1 <i>See Zoning Map</i>
732.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. &</i> <i>above</i> § 121.1
732.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>45% required at the first story and above</i> <i>and at all residential levels</i> § 134(e)
732.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
732.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
732.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
732.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
732.17	<i>Street Trees</i>		<i>Required</i> § 138.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

732.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.5 to 1</i> <i>§ 124(a) (b)</i>
732.21	<i>Use Size</i> <i>[Non-Residential]</i>	§ 790.130	<i>P up to 1,999 sq. ft.;</i> <i>C# 2,000 sq. ft. & above</i> <i>§ 121.2</i>
732.22	<i>Off Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153-157, 159-160, 204.5	<i>Generally, none required if occupied</i> <i>floor area is less than 2,000 sq. ft.</i> <i>§§ 151, 161(g)</i>
732.23	<i>Off Street Freight</i> <i>Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor</i> <i>area is less than 10,000 sq. ft.</i> <i>§§ 152, 161(b)</i>
732.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> <i>§ 145.2</i>
732.25	<i>Drive Up Facility</i>	§ 790.30	
732.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
732.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 10 p.m.;</i> <i>C 10 p.m. – 2 a.m.</i>
732.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	
732.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> <i>§ 607.1(f) 2</i>
732.32	<i>Other Signs</i>	§§ 262, 602 – 604,	<i>P</i>

		608, 609	§ 607.1(c) (d) (g)
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			<i>Pacific Avenue</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§References</i>	<i>Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

732.36	<i>Residential Conversion</i>	§ 317	€	-	-
732.37	<i>Residential Demolition</i>	§ 317	€	-	-
<i>Retail Sales and Services</i>					
732.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	€	-
732.41	<i>Bar</i>	§ 790.22	-	-	-
732.43	<i>Limited Restaurant</i>	§ 790.90	P	-	-
732.44	<i>Restaurant</i>	§ 790.91	€	-	-
732.45	<i>Liquor Store</i>	§ 790.55	-	-	-
732.46	<i>Movie Theater</i>	§ 790.64	-	-	-
732.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
732.48	<i>Other Entertainment</i>	§ 790.38	-	-	-
732.49	<i>Financial Service</i>	§ 790.110	P	-	-
732.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-

1	732.51	Medical Service	§ 790.114	€	€	-
2	732.52	Personal Service	§ 790.116	P	€	-
3	732.53	Business or	§ 790.108	P	€	-
4		Professional Service				
5	732.54	Massage Establishment	§ 790.60,	-	-	-
6			§§ 29.1-29.32			
7			Health Code			
8	732.55	Tourist Hotel	§ 790.46	-	-	-
9	732.56	Automobile Parking	§§ 156, 160,	€	-	-
10			790.8			
11	732.57	Automotive Gas Station	§ 790.14	-	-	-
12	732.58	Automotive Service	§ 790.17	-	-	-
13		Station				
14	732.59	Automotive Repair	§ 790.15	€	-	-
15	732.60	Automotive Wash	§ 790.18	-	-	-
16	732.61	Automobile Sale or	§ 790.12	-	-	-
17		Rental				
18	732.62	Animal Hospital	§ 790.6	-	-	-
19	732.63	Ambulance Service	§ 790.2	-	-	-
20	732.64	Mortuary	§ 790.62	-	-	-
21	732.65	Trade Shop	§ 790.124	€	-	-
22	732.66	Storage	§ 790.117	-	-	-

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732.68	<i>Fringe Financial Service</i>	§ 790.111	P#	-	-
732.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
732.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
732.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
732.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
732.70	<i>Administrative Service</i>	§ 790.106	-	-	-
732.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
732.81	<i>Other Institutions, Large</i>	§ 790.50	-	-	-
732.82	<i>Other Institutions, Small</i>	§ 790.51	€	-	-
732.83	<i>Public Use</i>	§ 790.80	€	-	-
<i>RESIDENTIAL STANDARDS AND USES</i>					
732.90	<i>Residential Use</i>	§ 790.88	P	P	P

1			<i>Generally, up to 1 unit per 1,000 sq. ft.</i>		
2	<i>732.91</i>	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>lot area #</i>	
3				<i>§ 207(e)</i>	
4		<i>Residential Density,</i>		<i>Generally, up to 1 bedroom per 275 sq.</i>	
5	<i>732.92</i>	<i>Group Housing</i>	<i>§§ 207, 208</i>	<i>ft. lot area</i>	
6				<i>§ 208</i>	
7		<i>Residential Density,</i>	<i>§§ 102, 207.1,</i>		
8	<i>732.92b</i>	<i>Homeless Shelters</i>	<i>790.88(e)</i>	<i>Density limits per Section 208(a)</i>	
9		<i>Usable Open Space</i>		<i>Generally, either 100 sq. ft if private,</i>	
10	<i>732.93</i>	<i>{Per Residential Unit}</i>	<i>§§ 135, 136</i>	<i>or 133 sq. ft. if common</i>	
11				<i>§ 135(d)</i>	
12		<i>Off-Street Parking,</i>	<i>§§ 150, 153-157,</i>	<i>Generally, 1 space for each dwelling</i>	
13	<i>732.94</i>	<i>Residential</i>	<i>159-160, 204.5</i>	<i>unit</i>	
14				<i>§§ 151, 161(a) (g)</i>	
15		<i>Community Residential</i>			
16	<i>732.95</i>	<i>Parking</i>	<i>§ 790.10</i>	<i>€</i>	<i>-</i>
17				<i>-</i>	

SPECIFIC PROVISIONS FOR THE PACIFIC AVENUE

NEIGHBORHOOD COMMERCIAL DISTRICT

21	<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>		
22	<i>Code Section</i>	<i>Section</i>			
23			<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT</i>		
24	<i>§ 732.68</i>	<i>§ 249.35</i>	<i>(FFSRUD)</i>		
25			<i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not</i>		

		<p><i>limited to, the Pacific Avenue Neighborhood Commercial District.</i></p> <p>Controls: <i>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).</i></p>
§ 732.91	§ 207(c)(4)	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: <i>Within the boundaries of the Pacific Avenue NCD.</i></p> <p>Controls: <i>An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>

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Table 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Upper Market Street Transit Controls
BUILDING STANDARDS			
733.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250- 252, 260, 261.1, 263.20, 270, 271	<i>Varies</i> <i>See Zoning Map:</i> <i>Height Sculpting on Alleys; § 261.1</i> <i>Additional 5' Height Allowed for</i> <i>Ground Floor Active Uses in 40-X and</i> <i>50-X; § 263.20</i>
733.11	<i>Lot Size</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.</i>

1		<i>[Per Development]</i>		<i>C 10,000 sq. ft. & above</i>
2				<i>§ 121.1</i>
3	733.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required from grade level and above</i>
4				<i>§ 134(a) (e)</i>
5	733.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
6		<i>Street Frontage, Above-</i>		
7	733.13a	<i>Grade Parking Setback</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor, 15</i>
8		<i>and Active Uses</i>		<i>feet on floors above</i>
9		<i>Street Frontage, Required</i>		
10	733.13b	<i>Ground Floor</i>	<i>§ 145.4</i>	<i>Market Street; Church Street</i>
11		<i>Commercial</i>		
12		<i>Street Frontage, Parking</i>		
13	733.13c	<i>and Loading access</i>	<i>§ 155(r)</i>	<i>NP: Market Street, Church Street</i>
14		<i>restrictions</i>		
15				
16	733.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
17	733.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
18	733.16	<i>Marquee</i>	<i>§ 136.1(e)</i>	<i>P</i>
19		<i>Streetscape and</i>		
20	733.17	<i>Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
21				
22	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
23	733.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.0 to 1</i>
24				<i>§ 124(a) (b)</i>
25	733.21	<i>Use Size</i>	<i>§ 790.130</i>	<i>P up to 2,999 sq. ft.; C 3,000 sq. ft. &</i>

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	<i>[Non Residential]</i>		<i>above § 121.2</i>
<i>733.22</i>	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153 – 157, 159 – <i>160, 204.5</i>	<i>None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1</i>
<i>733.23</i>	<i>Off Street Freight Loading</i>	§§ 150, 152, 153 – 155, <i>161(b), 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
<i>733.24</i>	<i>Outdoor Activity Area</i>	<i>§ 790.70</i>	<i>P if located in front; C if located elsewhere § 145.2</i>
<i>733.25</i>	<i>Drive Up Facility</i>	<i>§ 790.30</i>	<i>-</i>

1	733.26	<i>Walk Up Facility</i>	§ 790.140	P
2	733.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
3	733.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	-
4	733.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(f)(2)
5	733.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(e) (d) (g)

No.	Zoning Category	§ References	Upper Market Street Transit Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
733.36	<i>Residential Conversion</i>	§ 317	€	€	-
733.37	<i>Residential Demolition</i>	§ 317	€	€	€
733.38	<i>Residential Division</i>	§ 207.8	P	P	P
733.39	<i>Residential Merger</i>	§ 317	€	€	€
Retail Sales and Services					
733.40	<i>Other Retail Sales and Services</i> [Not Listed Below]	§ 790.102	P	P	-
733.41	<i>Bar</i>	§ 790.22	€	-	-

1	733.43	Limited Restaurant	§ 790.90	P	-	-
2	733.44	Restaurant	§ 790.91	C #	-	-
3	733.45	Liquor Store	§ 790.55	€	-	-
4	733.46	Movie Theater	§ 790.64	P	-	-
5	733.47	Adult Entertainment	§ 790.36	-	-	-
6	733.48	Other Entertainment	§ 790.38	C #	-	-
7	733.49	Financial Service	§ 790.110	€	€	-
8	733.50	Limited Financial Service	§ 790.112	€	-	-
9	733.51	Medical Service	§ 790.114	P	P	€
10	733.52	Personal Service	§ 790.116	P	P	€
11	733.53	Business or Professional Service	§ 790.108	€	P	€
12	733.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #	C #	-
13	733.55	Tourist Hotel	§ 790.46	€	€	€
14	733.56	Automobile Parking	§§ 145.1, 156, 158.1, 160, 166, 790.8	€	€	€
15	733.57	Automotive Gas Station	§ 790.14	-	-	-
16	733.58	Automotive Service Station	§ 790.17	-	-	-
17	733.59	Automotive Repair	§ 790.15	€	-	-
18	733.60	Automotive Wash	§ 790.18	-	-	-

1	733.61	Automobile Sale or Rental	§ 790.12	-	-	-
2	733.62	Animal Hospital	§ 790.6	€	-	-
3	733.63	Ambulance Service	§ 790.2	-	-	-
4	733.64	Mortuary	§ 790.62	-	-	-
5	733.65	Trade Shop	§ 790.124	P	€	-
6	733.66	Storage	§ 790.117	-	-	-
7	733.68	Fringe Financial Service	§ 790.111	P #		
8	733.69	Tobacco Paraphernalia	§ 790.123	€		
9	733.69	Establishments				
10	733.69	Amusement Game Arcade	§ 790.4	P	P	
11	B	(Mechanical Amusement				
12		Devices)				
13	733.69	Neighborhood Agriculture	§ 102.35(a)	P	P	P
14	€					
15	733.69	Large Scale Urban	§ 102.35(b)	€	€	€
16	D	Agriculture				
17	Institutions and Non-Retail Sales and Services					
18	733.70	Administrative Service	§ 790.106	-	-	-
19	733.80	Hospital or Medical Center	§ 790.44	-	-	-
20	733.81	Other Institutions, Large	§ 790.50	P	€	€
21	733.82	Other Institutions, Small	§ 790.51	P	P	P
22	733.83	Public Use	§ 790.80	€	€	€

1	733.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P</i>		
2						
3	<i>RESIDENTIAL STANDARDS AND USES</i>					
4	733.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P, except C for frontages listed in 145.1(d)</i>	<i>P</i>	<i>P</i>
5						
6						
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10	733.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. # §§ 207(c), 207.6</i>		
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24	733.92	<i>Residential Density, Group</i>	<i>§§ 207, 208</i>	<i>No group housing density</i>		
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	<i>Housing</i>		<i>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.</i> § 208
<i>733.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>
<i>733.93</i>	<i>Usable Open Space {Per Residential Unit}</i>	<i>§§ 135, 136</i>	<i>Generally, either 60 sq. ft. if private, or 80 sq. ft. if common.</i> § 135(d)
<i>733.94</i>	<i>Off Street Parking, Residential</i>	<i>§§ 150, 153 157, 159 160, 204.5</i>	<i>None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit.</i>

			§ 151.1		
733.95	Community Residential Parking	§§ 145.1, 166, 790.10	€	€	€

***SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET
NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 733.31 § 733.32	§ 608.10	<p><i>UPPER MARKET STREET SPECIAL SIGN DISTRICT</i></p> <p><i>Boundaries:</i> <i>Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD.</i></p> <p><i>Controls:</i> <i>Special restrictions and limitations for signs.</i></p>
§ 733.44	§ 790.91	<p><i>UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS</i></p> <p><i>Boundaries:</i> <i>Applicable to the Upper Market Street Neighborhood Commercial Transit District.</i></p> <p><i>Controls:</i> <i>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</i></p>

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<p>§ 733.48</p>	<p>§§ 790.4, 790.38</p>	<p>Within the Upper Market Neighborhood Commercial Transit District, up to four mechanical amusement devices are considered an accessory use and up to ten mechanical amusement devices will be considered an Amusement Game Arcade use.</p>
<p>§ 733.54</p>	<p>§ 790.60, §§ 29.1-29.32 Health Code</p>	<p>MASSAGE ESTABLISHMENT</p> <p>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</p>
<p>§ 733.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street NCT Neighborhood Commercial District.</p> <p>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).</p>
<p>§ 733.91</p>	<p>§ 207(c)(4)</p>	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</p> <p>Controls: An "Accessory Dwelling Unit," as defined in Section 102</p>

and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.

* * * *

Table 733A. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NCT-1 Controls</i>
BUILDING STANDARDS			
733A.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 252, 260, 261.1, 270, 271	<i>Height Sculpting on Alleys: § 261.1</i> <i>Varies See Zoning Map.</i>
733A.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 4,999 sq. ft.; C 5,000 sq. ft. & above</i> <i>§ 121.1</i>
733A.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at grade level and above § 134(a)(e)</i>
733A.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
733A.13a	<i>Street Frontage, Above Grade</i> <i>Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
733A.13b	<i>Street Frontage, Required Ground</i>	§ 145.4	<i>Portions of Geneva Avenue</i>

1		<i>Floor Commercial</i>		
2	733A.13e	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	<i>NP: Geneva Avenue</i>
3				
4	733A.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
5	733A.15	<i>Canopy</i>	§ 136.1(b)	
6				
7	733A.16	<i>Marquee</i>	§ 136.1(c)	
8	733A.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
9				
10	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
11	733A.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.8 to 1</i> <i>§ 124(a)(b)</i>
12				
13	733A.21	<i>Use Size</i> <i>[Non-Residential]</i>	§ 790.130	<i>P up to 2,999 sq. ft.;</i> <i>C 3,000 sq. ft. & above</i> <i>§ 121.2</i>
14				
15				
16	733A.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153– 157, 159– 160, 204.5	§§ 151.1, 166, 145.1 <i>None required. Amount permitted varies by use; see Table 151.1.</i> <i>For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P</i>
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1				up to 1:500, C up to 1:250 for space in
2				excess of 20,000 s.f. subject to conditions
3				of 151.1(f); NP above.
4	733A.23	Off Street Freight Loading	§§ 150, 153–	Generally, none required if gross floor
5			155, 204.5	area is less than 10,000 sq. ft. §§ 152,
6				161(b)
7	733A.24	Outdoor Activity Area	§ 790.70	P if located in front;
8				C if located elsewhere
9				§ 145.2
10	733A.25	Drive-Up Facility	§ 790.30	
11	733A.26	Walk-Up Facility	§ 790.140	P
12	733A.27	Hours of Operation	§ 790.48	P 6 a.m.– 11 p.m.;
13				C 11 p.m.– 2 a.m.
14	733A.30	General Advertising Sign	§§ 262, 602–	
15			604, 608, 609	
16	733A.31	Business Sign	§§ 262, 602–	P
17			604, 608, 609	§ 607.1(f)1
18	733A.32	Other Signs	§§ 262, 602–	P
19			604, 608, 609	§ 607.1(c)(d)(g)

22	No.	Zoning Category	§ References	NCT-1 Controls by Story		
23			§ 790.118	1st	2nd	3rd+

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733A.36	<i>Residential Conversion</i>	§ 317	P		
733A.37	<i>Residential Demolition</i>	§ 317	€	€	€
733A.38	<i>Residential Division</i>	§ 207.8	P	P	P
733A.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i>					
733A.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P #		
733A.41	<i>Bar</i>	§ 790.22	P #		
733A.43	<i>Limited Restaurant</i>	§ 790.90	P #		
733A.44	<i>Restaurant</i>	§ 790.91	P #		
733A.45	<i>Liquor Store</i>	§ 790.55	P		
733A.46	<i>Movie Theater</i>	§ 790.64			
733A.47	<i>Adult Entertainment</i>	§ 790.36			
733A.48	<i>Other Entertainment</i>	§ 790.38	€		
733A.49	<i>Financial Service</i>	§ 790.110			
733A.50	<i>Limited Financial Service</i>	§ 790.112	P		
733A.51	<i>Medical Service</i>	§ 790.114	P		

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733A.52	<i>Personal Service</i>	§ 790.116	P		
733A.53	<i>Business or Professional Service</i>	§ 790.108	P		
733A.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1- 29.32 <i>Health Code</i>			
733A.55	<i>Tourist Hotel</i>	§ 790.46			
733A.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C		
733A.57	<i>Automotive Gas Station</i>	§ 790.14			
733A.58	<i>Automotive Service Station</i>	§ 790.17			
733A.59	<i>Automotive Repair</i>	§ 790.15			
733A.60	<i>Automotive Wash</i>	§ 790.18			
733A.61	<i>Automobile Sale or Rental</i>	§ 790.12			
733A.62	<i>Animal Hospital</i>	§ 790.6			
733A.63	<i>Ambulance Service</i>	§ 790.2			
733A.64	<i>Mortuary</i>	§ 790.62			
733A.65	<i>Trade Shop</i>	§ 790.124	P		

1	733A.66	<i>Storage</i>	§ 790.117			
2		<i>Tobacco</i>				
3	733A.69	<i>Paraphernalia</i>	§ 790.123	€	-	-
4		<i>Establishments</i>				
5		<i>Amusement Game</i>				
6	733A.69B	<i>Arcade (Mechanical</i>	§ 790.4	-	-	-
7		<i>Amusement Devices)</i>				
8						
9	733A.69C	<i>Neighborhood</i>	§ 102.35(a)	P	P	P
10		<i>Agriculture</i>				
11	733A.69D	<i>Large Scale Urban</i>	§ 102.35(b)	€	€	€
12		<i>Agriculture</i>				
13	<i>Institutions and Non-Retail Sales and Services</i>					
14						
15	733A.70	<i>Administrative</i>	§ 790.106			
16		<i>Service</i>				
17	733A.80	<i>Hospital or Medical</i>	§ 790.44			
18		<i>Center</i>				
19	733A.81	<i>Other Institutions,</i>	§ 790.50	P	€	
20		<i>Large</i>				
21	733A.82	<i>Other Institutions,</i>	§ 790.51	P	P	P
22		<i>Small</i>				
23	733A.83	<i>Public Use</i>	§ 790.80	€	€	€
24						
25	733A.84	<i>Medical Cannabis</i>	§ 790.141	P #		

1		<i>Dispensary</i>			
2	<i>RESIDENTIAL STANDARDS AND USES</i>				
3	<i>733A.90</i>	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P, except C for frontages listed in 145.4</i>	<i>P P</i>
4					
5					
6					
7					
8	<i>733A.91</i>	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207(c), 207.6</i>	
9					
10					
11					
12					
13					
14					
15					
16	<i>733A.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208</i>	
17					
18					
19					
20					
21					
22	<i>733A.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>	
23					
24					
25	<i>733A.93</i>	<i>Usable Open Space [Per Residential</i>	<i>§§ 135, 136</i>	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>	

1		<i>Unit}</i>		<i>§ 135(d)</i>		
2				<i>P up to one car for each two dwelling units; C up to 0.75</i>		
3			<i>§§ 150, 153</i>	<i>cars for each dwelling unit, subject to the criteria and</i>		
4	<i>733A.94</i>	<i>Off Street Parking, Residential</i>	<i>157, 159</i>	<i>procedures of Section 151.1(f); NP above 0.75 cars for</i>		
5			<i>160, 204.5</i>	<i>each dwelling unit.</i>		
6				<i>§ 145.1, 151.1, 166, 167</i>		
7		<i>Community</i>				
8	<i>733A.95</i>	<i>Residential Parking</i>	<i>§ 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>

<i>SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS</i>						
<i>Article 7</i>	<i>Other</i>					
<i>Code</i>	<i>Code</i>	<i>Zoning Controls</i>				
<i>Section</i>	<i>Section</i>					
<i>§</i>						
<i>733A.40</i>		<i>Boundaries: All NCT-1 Districts.</i>				
<i>§</i>		<i>Controls: P if located more than 1/4 mile from any NC District or Restricted Use</i>				
<i>733A.41</i>		<i>Subdistrict with more restrictive controls; otherwise, same as more restrictive</i>				
<i>§</i>		<i>control.</i>				
<i>733A.43</i>						
		<i>Boundaries: All NCT-1 Districts.</i>				
<i>§</i>		<i>Controls: C if located more than 1/4 mile from any NC District or Restricted Use</i>				
<i>733A.44</i>		<i>Subdistrict with more restrictive controls; otherwise, same as more restrictive</i>				
		<i>control.</i>				

1			<i>Only those medical cannabis dispensaries that can demonstrate to the Planning</i>
2	§	§	<i>Department they were in operation as of April 1, 2005 and have remained in</i>
3	733A.84	790.141	<i>continuous operation and have obtained a final permit to operate by March 1, 2008</i>
4			<i>are permitted.</i>

* * * *

*Table 734. SMALL SCALE NEIGHBORHOOD COMMERCIAL
TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE*

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NCT-2 Controls</i>
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<i>BUILDING STANDARDS</i>			
12			<i>See Zoning Map. Additional 5'</i>
13		§§ 102.12, 105, 106,	<i>Height Allowed for Ground Floor</i>
14	734.10	250 – 252, 260, 261.1,	<i>Active Uses in 40-X and 50-X</i>
15		263.18, 270, 271	<i>Height Sculpting on Alleys:-</i>
16			<i>§ 261.1</i>
17			<i>P up to 9,999 sq. ft.;</i>
18	734.11	§§ 121.1, 790.56	<i>C 10,000 sq. ft. & above</i>
19			<i>§ 121.1</i>
20			<i>Required at the second story and</i>
21	734.12	§§ 130, 134, 136	<i>above and at all residential levels</i>
22			<i>§ 134(a)(e)</i>
23			<i>Required</i>
24	734.13	§ 145.1	<i>§ 145.1</i>
25			

1			
2	734.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	<i>§ 145.1</i>
3			<i>Minimum 25 feet on ground floor, 15 feet on floors above § 145.1</i>
4	734.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>
5			<i>Portions of Geneva Avenue; Portions of 22nd Street § 145.4</i>
6	734.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	<i>§ 155(r)</i>
7			<i>Requirements apply § 155(r) NP: Portions of Geneva Avenue; Portions of 22nd Street</i>
8	734.14	<i>Awning</i>	<i>§ 136.1(a)</i>
9	734.15	<i>Canopy</i>	<i>§ 136.1(b)</i>
10	734.16	<i>Marquee</i>	<i>§ 136.1(c)</i>
11	734.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>
12			<i>P</i>
13			<i>P</i>
14			<i>P</i>
15			<i>Required</i>
16	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
17	734.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>
18			<i>2.5 to 1 § 124(a) and (b)</i>
19	734.21	<i>Use Size [Non Residential]</i>	<i>§ 790.130</i>
20			<i>P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2</i>
21	734.22	<i>Off Street Parking, Commercial/Institutional</i>	<i>§§ 150, 151.1, 153- 157, 159-160, 204.5</i>
22			<i>None required. Limits set forth in Section 151.1.</i>
23			
24			
25			

1				
2	734.23	<i>Off Street Freight Loading</i>	§§ 150, 153–155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> §§ 152, 161(b)
3				
4	734.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
5				
6	734.25	<i>Drive-Up Facility</i>	§ 790.30	
7				
8	734.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
9				
10	734.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.;</i> <i>C 2 a.m. – 6 a.m.</i>
11				
12	734.30	<i>General Advertising Sign</i>		
13				
14	734.31	<i>Business Sign</i>	§§ 262, 602–604, 608, 609	<i>P</i> § 607.1(f)(2)
15				
16	734.32	<i>Other Signs</i>	§§ 262, 602–604, 608, 609	<i>P</i> § 607.1(c), (d), (g)
17				
18				

No.	Zoning Category	§ References	NCT-2 Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

23	734.36	<i>Residential Conversion</i>	§ 317	€		€	
24							
25	734.37	<i>Residential</i>	§ 317	€		€	€

1		<i>Demolition</i>				
2	734.38	<i>Residential Division</i>	§ 207.8	P		P P
3	734.39	<i>Residential Merger</i>	§ 317	C		C C
4	<i>Retail Sales and Services</i>					
5		<i>Other Retail Sales</i>				
6	734.40	<i>and Services [Not</i>	§ 790.102	P		P
7		<i>Listed Below]</i>				
8						
9	734.41	<i>Bar</i>	§ 790.22	P		
10	734.43	<i>Limited Restaurant</i>	§ 790.90	P		
11	734.44	<i>Restaurant</i>	§ 790.91	P		
12	734.45	<i>Liquor Store</i>	§ 790.55	P		
13						
14	734.46	<i>Movie Theater</i>	§ 790.64	P		
15	734.47	<i>Adult Entertainment</i>	§ 790.36			
16	734.48	<i>Other Entertainment</i>	§ 790.38	P		
17	734.49	<i>Financial Service</i>	§ 790.110	P		C
18						
19	734.50	<i>Limited Financial</i>	§ 790.112	P		
20		<i>Service</i>				
21	734.51	<i>Medical Service</i>	§ 790.114	P		P
22	734.52	<i>Personal Service</i>	§ 790.116	P		P
23	734.53	<i>Business or</i>	§ 790.108	P		P
24		<i>Professional Service</i>				
25	734.54	<i>Massage</i>	§ 790.60,	C #		

1		<i>Establishment</i>	§§ 29.1 29.32		
2			<i>Health Code</i>		
3	734.55	<i>Tourist Hotel</i>	§ 790.46	€	€
4	734.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€
5	734.57	<i>Automotive Gas Station</i>	§ 790.14	€	
6	734.58	<i>Automotive Service Station</i>	§ 790.17	€	
7	734.59	<i>Automotive Repair</i>	§ 790.15	€	
8	734.60	<i>Automotive Wash</i>	§ 790.18		
9	734.61	<i>Automobile Sale or Rental</i>	§ 790.12		
10	734.62	<i>Animal Hospital</i>	§ 790.6	€	
11	734.63	<i>Ambulance Service</i>	§ 790.2		
12	734.64	<i>Mortuary</i>	§ 790.62		
13	734.65	<i>Trade Shop</i>	§ 790.124	P	€
14	734.66	<i>Storage</i>	§ 790.117		
15	734.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-
16	734.69B	<i>Amusement Game</i>	📌 § 790.4	-	-

1		<i>Arcade (Mechanical Amusement Devices)</i>				
2						
3	734.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P		P P
4						
5	734.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	C		C C
6						
7						
8	<i>Institutions and Non-Retail Sales and Services</i>					
9	734.70	<i>Administrative Service</i>	§ 790.106			
10						
11	734.80	<i>Hospital or Medical Center</i>	§ 790.44			
12						
13	734.81	<i>Other Institutions, Large</i>	§ 790.50	P		C C
14						
15	734.82	<i>Other Institutions, Small</i>	§ 790.51	P		P P
16						
17	734.83	<i>Public Use</i>	§ 790.80	C		C C
18						
19	734.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #		
20						
21	<i>RESIDENTIAL STANDARDS AND USES</i>					
22	734.90	<i>Residential Use</i>	§ 790.88	P, except C for frontages listed in 145.4		P P
23						
24	734.91	<i>Dwelling Unit Density</i>	§ 207	<i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks,</i>		
25						

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			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. §§ 207(c), 207.6
734.92	Residential Density, Group Housing	§§ 207, 208	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208
734.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)
734.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)
734.94	Off Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 145.1, 151.1, 166, 167
734.95	Community	§ 790.10	€ € €

	<i>Residential Parking</i>			
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<i>SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS</i>		
<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
		<i>MASSAGE ESTABLISHMENT</i>
<i>§ 734.54</i>	<i>§ 790.60, §§ 29.1- 29.32 Health Code</i>	<i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i>
<i>§ 734.84 § 790.141</i>	<i>Health Code § 3308</i>	<i>Medical cannabis dispensaries in NCT-2 District may only operate between the hours of 8 a.m. and 10 p.m.</i>

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Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>SoMa Transit Controls</i>
<i>BUILDING STANDARDS</i>			
<i>735.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 261.1,</i>	<i>See Zoning Map. Height Sculpting on Alleys:-</i>

1		270, 271	§ 261.1
2	735.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56
3			<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. & above</i> § 121.1
4	735.12	<i>Rear Yard</i>	§§ 130, 134, 136
5			<i>Required at the second story and</i> <i>above and at all residential</i> <i>levels</i> § 134(a)(e)
6	735.13	<i>Street Frontage</i>	§ 145.1
7			<i>Required</i>
8	735.13a	<i>Street Frontage, Above Grade</i> <i>Parking Setback and Active Uses</i>	§ 145.1
9			<i>Minimum 25 feet on ground</i> <i>floor, 15 feet on floors above</i>
10	735.13b	<i>Street Frontage, Required Ground</i> <i>Floor Commercial</i>	§ 145.4
11			<i>Sixth Street</i>
12	735.13c	<i>Street Frontage, Parking and Loading</i> <i>access restrictions</i>	§ 155(r)
13			<i>Requirements apply</i>
14	735.14	<i>Awning</i>	§ 136.1(a)
15			<i>P</i>
16	735.15	<i>Canopy</i>	§ 136.1(b)
17			<i>P</i>
18	735.16	<i>Marquee</i>	§ 136.1(c)
19			<i>P</i>
20	735.17	<i>Streetscape and Pedestrian</i> <i>Improvements</i>	§ 138.1
21			<i>Required</i>
22	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
23	735.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123
24			<i>2.5 to 1</i> § 124(a), (b)
25			

1			
2	735.21	<i>Use Size</i> <i>[Non-Residential]</i>	<i>P up to 3,999 sq. ft.;</i> <i>C 4,000 sq. ft. & above</i> <i>§ 121.2</i>
3			
4	735.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153-157, 159- <i>160, 204.5</i> <i>None required. Limits set forth</i> <i>in Section 151.1.</i>
5			
6	735.23	<i>Off-Street Freight Loading</i>	§§ 150, 153-155, <i>204.5</i> <i>Generally, none required if</i> <i>gross floor area is less than</i> <i>10,000 sq. ft.</i> <i>§§ 152, 161(b)</i>
7			
8	735.24	<i>Outdoor Activity Area</i>	<i>P if located in front;</i> <i>C if located elsewhere</i> <i>§ 145.2</i>
9			
10	735.25	<i>Drive Up Facility</i>	<i>§ 790.30</i>
11	735.26	<i>Walk Up Facility</i>	<i>§ 790.140</i> <i>P</i>
12	735.27	<i>Hours of Operation</i>	<i>§ 790.48</i> <i>P 6 a.m. – 2 a.m.;</i> <i>C 2 a.m. – 6 a.m.</i>
13	735.30	<i>General Advertising Sign</i>	
14	735.31	<i>Business Sign</i>	§§ 262, 602-604, 608, <i>609</i> <i>P</i> <i>§ 607.1(f)(2)</i>
15	735.32	<i>Other Signs</i>	§§ 262, 602-604, 608, <i>609</i> <i>P</i> <i>§ 607.1(c), (d), (g)</i>

No.	Zoning Category	§ References	SoMa Transit Controls
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			<i>by Story</i>
		§ 790.118	<i>1st — 2nd — 3rd</i>

735.36	<i>Residential Conversion</i>	§ 317	€	€	-
735.37	<i>Residential Demolition</i>	§ 317	€	€	€
735.38	<i>Residential Division</i>	§ 207.8	P	P	P
735.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i>					
735.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
735.41	<i>Bar</i>	§ 790.22	€		
735.43	<i>Limited Restaurant</i>	§ 790.90	P		
735.44	<i>Restaurant</i>	§ 790.91	P		
735.45	<i>Liquor Store</i>	§ 790.55	€		
735.46	<i>Movie Theater</i>	§ 790.64	P		
735.47	<i>Adult Entertainment</i>	§ 790.36			
735.48	<i>Other Entertainment</i>	§ 790.38	NP		
735.49	<i>Financial Service</i>	§ 790.110	P	€	
735.50	<i>Limited Financial Service</i>	§ 790.112	P		
735.51	<i>Medical Service</i>	§ 790.114	P	P	
735.52	<i>Personal Service</i>	§ 790.116	P	P	

1	735.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
2			§ 790.60,			
3	735.54	<i>Massage Establishment</i>	§§ 29.1-29.32	C#		
4			<i>Health Code</i>			
5	735.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
6	735.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
7	735.57	<i>Automotive Gas Station</i>	§ 790.14	€		
8	735.58	<i>Automotive Service Station</i>	§ 790.17	€		
9	735.59	<i>Automotive Repair</i>	§ 790.15	€		
10	735.60	<i>Automotive Wash</i>	§ 790.18			
11	735.61	<i>Automobile Sale or Rental</i>	§ 790.12			
12	735.62	<i>Animal Hospital</i>	§ 790.6	€		
13	735.63	<i>Ambulance Service</i>	§ 790.2			
14	735.64	<i>Mortuary</i>	§ 790.62			
15	735.65	<i>Trade Shop</i>	§ 790.124	P	€	
16	735.66	<i>Storage</i>	§ 790.117			
17	735.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
18	735.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-

25

1	735.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
2	735.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
3	<i>Institutions and Non-Retail Sales and Services</i>					
4	735.70	Administrative Service	§ 790.106			
5	735.80	Hospital or Medical Center	§ 790.44			
6	735.81	Assembly and Social Service	§ 790.50(a)	P	P	P
7	735.82	Other Institutions, Large, except Assembly and Social Service	§ 790.50(b)-(e)	€	€	€
8	735.83	Other Institutions, Small	§ 790.51	P	P	P
9	735.84	Public Use	§ 790.80	P	P	P
10	735.85	Medical Cannabis Dispensary	§ 790.141	P #		
11	<i>RESIDENTIAL STANDARDS AND USES</i>					
12	735.90	Residential Use	§ 790.88	P, except € for frontages listed in 145.4	P	P
13	735.90A	Single Room Occupancy (SRO) Unit	§ 890.88	P	P	P
14	735.91	Dwelling Unit Density	§ 207	No density limit § 207(e)		
15	735.92	Residential Density, Group	§§ 207, 208	No density limit		

1		<i>Housing</i>		
2	735.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>
3				
4	735.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)</i>
5				
6	735.94	<i>Off Street Parking, Residential</i>	§§ 150, 153 157, 159 160, 204.5	<i>None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1</i>
7				
8	735.95	<i>Community Residential Parking</i>	§ 790.10	€ € €
9				
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16 <i>SPECIFIC PROVISIONS FOR SOMA NCT DISTRICTS</i>				
17	<i>Article 7</i>	<i>Other</i>		
18	<i>Code</i>	<i>Code</i>	<i>Zoning Controls</i>	
19	<i>Section</i>	<i>Section</i>		
20		§ 790.60,	<i>MASSAGE ESTABLISHMENT</i>	
21		§§ 29.1-	<i>Controls: Massage shall generally be subject to Conditional Use authorization.</i>	
22	§ 735.54	29.32	<i>Certain exceptions to the Conditional Use requirement for massage are described</i>	
23		<i>Health</i>	<i>in Section 790.60(e). When considering an application for a conditional use</i>	
24		<i>Code</i>	<i>permit pursuant to this subsection, the Planning Commission shall consider, in</i>	
25				

		<i>addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i>
§ 735.85	Health Code § 790.141 3308	Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m.

* * * *

Table 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Mission Street Transit Controls</i>
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BUILDING STANDARDS			
736.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
736.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
736.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
736.13	Street Frontage	§ 145.1	Required

1	736.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floor above</i>
2				
3	736.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Mission Street; Portions of 16th Street; Portions of 22nd Street</i>
4				
5	736.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	<i>NP along Mission St.</i>
6				
7	736.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
8				
9	736.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
10				
11	736.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
12				
13	736.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
14	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
15	736.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>3.6 to 1 § 124(a) (b)</i>
16				
17	736.21	<i>Use Size [Non-Residential]</i>	§ 790.130	<i>P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2</i>
18				
19	736.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 151.1, 153-157, 159-160, 204.5	<i>None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1</i>
20				
21	736.23	<i>Off-Street Freight Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
22				
23				
24				
25				

			§§ 152, 161(b)
736.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere</i> § 145.2
736.25	<i>Drive-Up Facility</i>	§ 790.30	<i>NP</i>
736.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
736.27	<i>Hours of Operation</i>	§ 790.48	<i>No Limit</i>
736.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	
736.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f)3
736.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(e), (d), (g)

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Mission Street Transit Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

736.36	<i>Residential Conversion</i>	§ 317	€	€	€
736.37	<i>Residential</i>	§ 317	€	€	€

1		<i>Demolition</i>				
2	736.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
3	736.39	<i>Residential Merger</i>	§ 317	<i>C</i>	<i>C</i>	<i>C</i>
4	<i>Retail Sales and Services</i>					
5		<i>Other Retail Sales</i>				
6	736.40	<i>and Services [Not</i>	§ 790.102	<i>P</i>	<i>P</i>	<i>P</i>
7		<i>Listed Below]</i>				
8						
9	736.41	<i>Bar</i>	§ 790.22	<i>P</i>	<i>P</i>	
10	736.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>		
11	736.44	<i>Restaurant</i>	§ 790.91	<i>P</i>		
12	736.45	<i>Liquor Store</i>	§ 790.55			
13						
14	736.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P</i>	
15	736.47	<i>Adult Entertainment</i>	§ 790.36	<i>C</i>	<i>C</i>	
16	736.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	<i>P</i>	
17	736.49	<i>Financial Service</i>	§ 790.110	<i>P</i>	<i>P</i>	
18						
19	736.50	<i>Limited Financial</i>	§ 790.112	<i>P</i>	<i>P</i>	
20		<i>Service</i>				
21	736.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	<i>P</i>
22	736.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	<i>P</i>
23	736.53	<i>Business or</i>	§ 790.108	<i>P</i>	<i>P</i>	<i>P</i>
24		<i>Professional Service</i>				
25	736.54	<i>Massage</i>	§ 790.60,	<i>C #</i>	<i>C #</i>	

1		<i>Establishment</i>	§§ 29.1-29.32		
2			<i>Health Code</i>		
3	736.55	<i>Tourist Hotel</i>	§ 790.46	€	€
4	736.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 790.8	NP	NP
5					
6	736.57	<i>Automotive Gas Station</i>	§ 790.14	€	
7					
8	736.58	<i>Automotive Service Station</i>	§ 790.17	€	
9					
10	736.59	<i>Automotive Repair</i>	§ 790.15	€	€
11					
12	736.60	<i>Automotive Wash</i>	§ 790.18	€	
13					
14	736.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	
15					
16	736.62	<i>Animal Hospital</i>	§ 790.6	€	€
17					
18	736.63	<i>Ambulance Service</i>	§ 790.2	€	
19					
20	736.64	<i>Mortuary</i>	§ 790.62	€	€
21					
22	736.65	<i>Trade Shop</i>	§ 790.124	P	€
23					
24	736.66	<i>Storage</i>	§ 790.117	NP	NP
25					
	736.68	<i>Fringe Financial</i>	§ 790.111	#	#
	736.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-

1		<i>Amusement Game</i>				
2	736.69B	<i>Arcade (Mechanical Amusement Devices)</i>	§ 790.4	C	-	-
3						
4		<i>Neighborhood</i>				
5	736.69C	<i>Agriculture</i>	§ 102.35(a)	P	P	P
6						
7	736.69D	<i>Large Scale Urban</i>	§ 102.35(b)	C	C	C
8		<i>Agriculture</i>				
9	<i>Institutions and Non-Retail Sales and Services</i>					
10	736.70	<i>Administrative Service</i>	§ 790.106	C	C	C
11						
12	736.80	<i>Hospital or Medical Center</i>	§ 790.44	C	C	C
13						
14	736.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
15						
16	736.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
17						
18	736.83	<i>Public Use</i>	§ 790.80	C	C	C
19						
20	736.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #		
21						
22	<i>RESIDENTIAL STANDARDS AND USES</i>					
23	736.90	<i>Residential Use</i>	§ 790.88	<i>P, except C for frontages listed in 145.4</i>	P	P
24						
25	736.91	<i>Dwelling Unit</i>	§ 207	<i>No residential density limit by lot area. Density restricted</i>		

1			by physical envelope controls of height, bulk, setbacks,		
2			open space, exposure and other applicable controls of		
3			this and other Codes, as well as by applicable design		
4			guidelines, applicable elements and area plans of the		
5			General Plan, and design review by the Planning		
6			Department.		
7			§§ 207(c), 207.6		
8			No group housing density limit by lot area. Density		
9			restricted by physical envelope controls of height, bulk,		
10			setbacks, open space, exposure and other applicable		
11			controls of this and other Codes, as well as by applicable		
12	736.92	Residential Density, Group Housing	§§ 207, 208	design guidelines, applicable elements and area plans of	
13				the General Plan, and design review by the Planning	
14				Department.	
15				§ 208	
16					
17	736.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)	
18					
19					
20	736.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)	
21					
22					
23	736.94	Off Street Parking, Residential	§§ 150, 151.1, 153-157, 159- 160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 145.1, 151.1, 166, 167	
24					
25	736.95	Community	§ 145.1, 166,	€	€

	<i>Residential Parking</i>	<i>790.10</i>		
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<i>SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT</i>		
<i>Article</i>	<i>Other</i>	
<i>Code</i>	<i>Code</i>	<i>Zoning Controls</i>
<i>Section</i>	<i>Section</i>	
		<i>MASSAGE ESTABLISHMENT</i>
<i>§ 736.54</i>	<i>§ 790.60;</i> <i>§§ 29.1-</i> <i>29.32</i>	<i>Controls: Massage shall generally be subject to Conditional Use authorization.</i> <i>Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i>
<i>§ 736.68</i>	<i>§ 249.35</i>	<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i> <i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District.</i> <i>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(e)(3).</i>
<i>§ 736.84</i>	<i>Health</i> <i>Code §</i>	<i>Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.</i>

790.141	3308	
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*Table 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE*

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Ocean Avenue Transit Controls</i>
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<i>BUILDING STANDARDS</i>			
737.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250, 252, 260, 261.1, 270, 271	Generally, 45 X See Zoning Map Height Sculpting on Alleys: § 261.1
737.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
737.11b	Lot Consolidation	§ 121.6	Not Permitted except to create corner lots per § 121.6
737.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
737.13	Street Frontage	§ 145.1	Required
737.13a	Street Frontage, Above- Grade Parking Setback and	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above

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	<i>Active Uses</i>		
737.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Portions of Ocean Avenue</i>
737.13e	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	<i>NP: Ocean Avenue</i>
737.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
737.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
737.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
737.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
737.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1 § 124(a)(b)</i>
737.21	<i>Use Size [Non Residential]</i>	§ 790.130	<i>P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2</i>
737.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153 157, 159 160, 204.5	<i>§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail</i>

1			grocery stores larger than 20,000 square feet, P up
2			to 1:500, C up to 1:250 for space in excess of
3			20,000 s.f. subject to conditions of 151.1(f); NP
4			above.
5	737.23	Off Street Freight Loading	Generally, none required if gross floor area is less
6			than 10,000 sq. ft.
7			§§ 150, 153- 155, 204.5
8			§§ 152, 161(b)
9	737.24	Outdoor Activity Area	P if located in front;
10			C if located elsewhere
11			§ 145.2
12	737.25	Drive Up Facility	
13			§ 790.30
14	737.26	Walk Up Facility	P
15			§ 790.140
16	737.27	Hours of Operation	P 6 a.m. - 2 a.m.;
17			C 2 a.m. - 6 a.m.
18			§ 790.48
19	737.30	General Advertising Sign	
20			§§ 262, 602- 604, 608, 609
21	737.31	Business Sign	P
22			§§ 262, 602- 604, 608, 609
23			§ 607.1(f) 2
24	737.32	Other Signs	P
25			§§ 262, 602- 604, 608, 609
			§ 607.1(c)(d)(g)

No.	Zoning	§	Ocean Avenue
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	<i>Category</i>	<i>References</i>	<i>Transit Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

737.36	<i>Residential Conversion</i>	§ 317	€	€	
737.37	<i>Residential Demolition</i>	§ 317	€	€	€
737.38	<i>Residential Division</i>	§ 207.8	P	P	P
737.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i>					
737.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
737.41	<i>Bar</i>	§ 790.22	P		
737.43	<i>Limited Restaurant</i>	§ 790.90	P		
737.44	<i>Restaurant</i>	§ 790.91	P		
737.45	<i>Liquor Store</i>	§ 790.55	P		
737.46	<i>Movie Theater</i>	§ 790.64	P		
737.47	<i>Adult Entertainment</i>	§ 790.36			
737.48	<i>Other Entertainment</i>	§ 790.38	P		
737.49	<i>Financial Service</i>	§ 790.110	P	€	

1	737.50	Limited Financial Service	§ 790.112	P		
2						
3	737.51	Medical Service	§ 790.114	P		P
4	737.52	Personal Service	§ 790.116	P		P
5						
6	737.53	Business or Professional Service	§ 790.108	P		P
7						
8	737.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #		
9						
10	737.55	Tourist Hotel	§ 790.46	€		€ €
11						
12	737.56	Automobile Parking	§§ 156, 160, 790.8	€		€ €
13						
14	737.57	Automotive Gas Station	§ 790.14	€		
15						
16	737.58	Automotive Service Station	§ 790.17	€		
17						
18	737.59	Automotive Repair	§ 790.15	€		
19						
20	737.60	Automotive Wash	§ 790.18			
21						
22	737.61	Automobile Sale or Rental	§ 790.12			
23	737.62	Animal Hospital	§ 790.6	€		
24	737.63	Ambulance Service	§ 790.2			
25						

1	737.64	Mortuary	§ 790.62			
2	737.65	Trade Shop	§ 790.124	P	€	
3	737.66	Storage	§ 790.117			
4		Tobacco				
5	737.69	Paraphernalia	§ 790.123	€	-	-
6		Establishments				
7		Amusement Game				
8	737.69B	Arcade (Mechanical	§ 790.4	-	-	-
9		Amusement Devices)				
10		Neighborhood				
11	737.69C	Agriculture	§ 102.35(a)	P	P	P
12		Large Scale Urban				
13	737.69D	Agriculture	§ 102.35(b)	€	€	€
14		<i>Institutions and Non-Retail Sales and Services</i>				
15		Administrative				
16	737.70	Service	§ 790.106			
17		Hospital or Medical				
18	737.80	Center	§ 790.44			
19		Other Institutions,				
20	737.81	Large	§ 790.50	P	€	€
21		Other Institutions,				
22	737.82	Small	§ 790.51	P	P	P
23						
24						
25						

1	737.83	<i>Public Use</i>	§ 790.80	C	C	C
2	737.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #		
3	RESIDENTIAL STANDARDS AND USES					
4	737.90	<i>Residential Use</i>	§ 790.88	<i>P, except C for frontages listed in 145.4</i>	P	P
5	737.91	<i>Dwelling Unit Density</i>	§ 207	<i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207(c), 207.6</i>		
6	737.92	<i>Residential Density; Group Housing</i>	§§ 207, 208	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208</i>		
7	737.92b	<i>Residential Density; Homeless Shelters</i>	§§ 102, 207.1,	<i>Density limits per Section 208(a)</i>		

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		790.88(c)			
737.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>		
737.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153- 157, 159- 160, 204.5	<i>P up to one car for each unit; NP above. § 145.1, 151.1, 166, 167</i>		
737.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

<i>SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT</i>		
<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
		<i>MASSAGE ESTABLISHMENT</i>
§ 737.54	§ 790.60, §§ 29.1- 29.32 <i>Health Code</i>	<i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i>
§ 737.84	<i>Health Code §</i>	<i>MEDICAL CANNABIS DISPENSARIES</i> <i>Boundaries: Ocean Avenue Neighborhood Commercial Transit District</i>

<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p>790.141 3308</p>	<p><i>Controls:</i></p> <p>(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a conditional use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Ocean Avenue NCT District and will supersede the conditional use requirement contained in this Section 737.</p> <p>(b) The Planning Commission shall approve the application and authorize the conditional use if, in addition to the application's satisfying the requirements of Planning Code Section 303, the facts presented establish that:</p> <p>(1) the MCD will bring measurable community benefits and enhancements to the Ocean Avenue NCT District;</p> <p>(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of patients visiting the MCD; and</p> <p>(3) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in its operation of the business, and designating a community liaison to deal effectively with current and future neighborhood concerns.</p> <p>(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.</p> <p>(d) Medical Cannabis Dispensaries in the Ocean Avenue NCT District may only operate between the hours of 8 a.m. and 10 p.m.</p>
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Table 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Glen Park Transit Controls
BUILDING STANDARDS			
738.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250–252, 260, 261.1, 270, 271	30 X & 40 X; additional 5' height allowed for ground floor active uses in 30 X and 40 X; See Zoning Map
738.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
738.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
738.13	<i>Street Frontage</i>	§ 145.1	Required
738.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
738.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	Diamond Street; Chenery Street
738.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	NP: Diamond Street, Chenery Street
738.14	<i>Awning</i>	§ 136.1(a)	P

1	738.15	Canopy	§ 136.1(b)	P
2	738.16	Marquee	§ 136.1(c)	P
3	738.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	738.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
9	738.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
12	738.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	None required. Limits set forth in § 151.1.
15	738.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
18	738.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
21	738.25	Drive Up Facility	§ 790.30	
22	738.26	Walk Up Facility	§ 790.140	P
23	738.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
25	738.30	General Advertising Sign	§§ 262, 602-604,	P

1			608, 609	§ 607.1(e)(1)
2	738.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	
3				
4	738.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(e)(d)(g)
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8			<i>Glen Park Transit</i>		
9	<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls by Story</i>	
10			§ 790.118	<i>1st</i>	<i>2nd</i>
11				<i>3rd+</i>	

12					
13	738.36	<i>Residential Conversion</i>	§ 317	€	€
14					
15	738.37	<i>Residential Demolition</i>	§ 317	€	€
16					
17	738.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>
18					
19	738.39	<i>Residential Merger</i>	§ 317	€	€
20	<i>Non-Retail Sales and Services</i>				
21		<i>Other Retail Sales and Services</i>			
22	738.40	<i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>
23					
24	738.41	<i>Bar</i>	§ 790.22	<i>P</i>	
25					

1	738.43	Limited Restaurant	§ 790.90	P		
2	738.44	Restaurant	§ 790.91	P		
3	738.45	Liquor Store	§ 790.55	P		
4	738.46	Movie Theater	§ 790.64	P		
5	738.47	Adult Entertainment	§ 790.36			
6	738.48	Other Entertainment	§ 790.38	P		
7	738.49	Financial Service	§ 790.110	P		€
8	738.50	Limited Financial Service	§ 790.112	P		
9	738.51	Medical Service	§ 790.114	P		P
10	738.52	Personal Service	§ 790.116	P		P
11	738.53	Business or Professional Service	§ 790.108	P		P
12	738.54	Massage Establishment	§ 790.60, §§ 29.1- 29.32 Health Code	€ #		
13	738.55	Tourist Hotel	§ 790.46	€		€ €
14	738.56	Automobile Parking	§§ 790.8, 156, 160	€		€ €
15	738.57	Automotive Gas Station	§ 790.14	€		
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1	738.58	Automotive Service Station	§ 790.17	€		
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3	738.59	Automotive Repair	§ 790.15	€		
4	738.60	Automotive Wash	§ 790.18			
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6	738.61	Automobile Sale or Rental	§ 790.12			
7						
8	738.62	Animal Hospital	§ 790.6	€		
9	738.63	Ambulance Service	§ 790.2			
10	738.64	Mortuary	§ 790.62			
11	738.65	Trade Shop	§ 790.124	P	€	
12	738.66	Storage	§ 790.117			
13						
14		Tobacco				
15	738.69	Paraphernalia Establishments	§ 790.123	€	-	-
16						
17		Amusement Game				
18	738.69B	Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
19						
20		Neighborhood Agriculture				
21	738.69C		§ 102.35(a)	P	P	P
22						
23	738.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
24						
25	<i>Institutions and Non-Retail Sales and Services</i>					

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738.70	<i>Administrative Service</i>	§ 790.106			
738.80	<i>Hospital or Medical Center</i>	§ 790.44			
738.81	<i>Other Institutions, Large</i>	§ 790.50	P	C	C
738.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
738.83	<i>Public Use</i>	§ 790.80	C	C	C
738.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P # 1		
RESIDENTIAL STANDARDS AND USES					
738.90	<i>Residential Use</i>	§ 790.88	<i>P, except C for frontages listed in 145.4</i>		P P
738.91	<i>Dwelling Unit Density</i>	§ 207	<i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. # §§ 207(c), 207.6</i>		
738.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk,</i>		

1			<i>setbacks, open space, exposure and other applicable</i>		
2			<i>controls of this and other Codes, as well as by applicable</i>		
3			<i>design guidelines, applicable elements and area plans of</i>		
4			<i>the General Plan, and design review by the Planning</i>		
5			<i>Department.</i>		
6			§ 208		
7	738.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>	
10	738.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</i>	
14	738.94	<i>Off Street Parking, Residential</i>	§§ 150, 153- 157, 159- 160, 204.5	<i>P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1</i>	
17	738.95	<i>Community Residential Parking</i>	§ 790.10	€	€

<i>SPECIFIC PROVISIONS FOR GLEN PARK NCT DISTRICT</i>		
<i>Article</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>7</i>	<i>Section</i>	
<i>Code</i>		
<i>Section</i>		

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>	<p>§ 790.60, §§ 29.1- 29.32 Health Code</p>	<p><i>MASSAGE ESTABLISHMENT</i></p> <p><i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
<p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p>	<p>§ 207(c)(4)</p>	<p><i>ACCESSORY DWELLING UNITS</i></p> <p><i>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</i></p> <p><i>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>

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Table 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Noriega Street Controls</i>
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<i>BUILDING STANDARDS</i>			
739.10	<i>Height and Bulk Limit</i>	<p>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</p>	<p><i>Varies</i></p> <p><i>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</i></p>

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739.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. & above</i> <i>§ 121.1</i>
739.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and above and at all residential levels</i> <i>§ 134(a) (e)</i>
739.13	<i>Street Frontage</i>	-	<i>Active Frontage Required</i> <i>§ 145.1;</i> <i>Generally Active Use Required</i> <i>§ 145.4(c), unless exempted by</i> <i>Conditional Use</i>
739.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
739.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
739.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
739.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
739.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1</i> <i>§ 124(a) (b)</i>
739.21	<i>Use Size</i>	§ 790.130	<i>P up to 3,999 sq. ft.;</i>

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	<i>[Non-Residential]</i>		<i>C 4,000 sq. ft. & above § 121.2</i>
739.22	<i>Off Street Parking, Commercial/Institutional</i>	§§ 150, 153-157, 159-160, 204.5	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
739.23	<i>Off Street Freight Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
739.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>
739.25	<i>Drive-Up Facility</i>	§ 790.30	-
739.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
739.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>
739.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
739.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	<i>P § 607.1(f) 2</i>

1 2 3 4	739.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> <i>§ 607.1(c)-(d)-(g)</i>
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5 6 7	No.—	<i>Zoning Category</i>	<i>§ References</i>	<i>Noriega Street Controls by Story</i>
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8 9	—		<i>§ 790.118</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
10	739.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	-
11	739.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
12	<i>Retail Sales and Services</i> _____					
13		<i>Other Retail Sales and Services</i>				
14	739.40	<i>[Not Listed Below]</i>	<i>§ 790.102</i>	<i>P</i>	<i>P</i>	-
15	739.41	<i>Bar</i>	<i>§ 790.22</i>	<i>P</i>	-	-
16	739.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P#</i>	-	-
17	739.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>P#</i>	-	-
18	739.45	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>P</i>	-	-
19	739.46	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>	-	-
20	739.47	<i>Adult Entertainment</i>	<i>§ 790.36</i>	-	-	-
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1	739.48	<i>Other Entertainment</i>	§ 790.38	P	-	-
2	739.49	<i>Financial Service</i>	§ 790.110	P	€	-
3	739.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
4	739.51	<i>Medical Service</i>	§ 790.114	P	P	-
5	739.52	<i>Personal Service</i>	§ 790.116	P	P	-
6	739.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
7						
8	739.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€	-	-
9						
10	739.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
11	739.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
12	739.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
13	739.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
14	739.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
15	739.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
16	739.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
17	739.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
18	739.63	<i>Ambulance Service</i>	§ 790.2	-	-	-

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1	739.64	<i>Mortuary</i>	§ 790.62	-	-	-
2	739.65	<i>Trade Shop</i>	§ 790.124	P #	€ #	-
3	739.66	<i>Storage</i>	§ 790.117	-	-	-
4	739.68	<i>Fringe Financial Service</i>	§ 790.111	P #	-	-
5	739.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
6	739.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
7	739.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
8	739.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
9	<i>Institutions and Non-Retail Sales and Services</i>					
10	739.70	<i>Administrative Service</i>	§ 790.106	-	-	-
11	739.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
12	739.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
13	739.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
14	739.83	<i>Public Use</i>	§ 790.80	€	€	€
15	739.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #	-	-
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RESIDENTIAL STANDARDS AND USES

739.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
739.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i> § 207(c) —		
739.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area</i> § 208 —		
739.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
739.93	<i>Usable Open Space</i> <i>{Per Residential Unit}</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i> § 135(d) —		
739.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>Generally, 1 space for each dwelling unit</i> §§ 151, 161(a) (g) —		
739.95	<i>Community Residential Parking</i>	§ 790.10	<i>€</i>	<i>€</i>	<i>€</i>

*SPECIFIC PROVISIONS FOR NORIEGA STREET
NEIGHBORHOOD COMMERCIAL DISTRICT*

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 739.43 § 739.44	§ 303.1	Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are C.
§ 739.65	§ 303.1	Trade shops are subject to Formula Retail controls.
§ 739.68	§ 790.11.1	Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 739.84	§ 790.141 Health Code § 3308	Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.

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Table 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Irving Street Controls</i>
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<i>BUILDING STANDARDS</i>			
<i>740.10</i>	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250- 252, 260, 261.1, 263.20, 270, 271	<i>Varies See Zoning Map Additional 5 feet for</i>

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			<i>commercial uses on the ground floor</i>
<i>740.11</i>	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1</i>
<i>740.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above and at all residential levels § 134(a)(e)</i>
<i>740.13</i>	<i>Street Frontage</i>	-	<i>Active Frontage Required § 145.1; Generally Active Use Required § 145.4(e), unless exempted by Conditional Use</i>
<i>740.14</i>	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
<i>740.15</i>	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
<i>740.16</i>	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
<i>740.17</i>	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
<i>740.20</i>	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>2.5 to 1</i>

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			§ 124(a) (b)
740.21	<i>Use Size [Non-Residential]</i>	§ 790.130	<i>P up to 3,999 sq. ft.;</i> <i>C 4,000 sq. ft. & above</i> § 121.2
740.22	<i>Off-Street Parking, Commercial/Institutional</i>	§§ 150, 153-157, 159-160, 204.5	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i> §§ 151, 161(g)
740.23	<i>Off-Street Freight Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> §§ 152, 161(b)
740.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
740.25	<i>Drive-Up Facility</i>	§ 790.30	-
740.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
740.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. - 2 a.m.;</i> <i>C 2 a.m. - 6 a.m.</i>
740.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-

1	740.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	P
2				§ 607.1(f) 2
3	740.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	P
4				§ 607.1(e) (d) (g)

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7				
8	<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Irving Street Controls by Story</i>

9			§790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
10	740.36	<i>Residential Conversion</i>	§ 317	P	€	-
11	740.37	<i>Residential Demolition</i>	§ 317	P	€	€
12	<i>Retail Sales and Services</i>					
13	740.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	-
14	740.41	<i>Bar</i>	§ 790.22	P	-	-
15	740.43	<i>Limited Restaurant</i>	§ 790.90	P #	-	-
16	740.44	<i>Restaurant</i>	§ 790.91	P #	-	-
17	740.45	<i>Liquor Store</i>	§ 790.55	P	-	-
18	740.46	<i>Movie Theater</i>	§ 790.64	P	-	-

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740.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
740.48	<i>Other Entertainment</i>	§ 790.38	P	-	-
740.49	<i>Financial Service</i>	§ 790.110	P	€	-
740.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
740.51	<i>Medical Service</i>	§ 790.114	P	P	-
740.52	<i>Personal Service</i>	§ 790.116	P	P	-
740.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
740.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€	-	-
740.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
740.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
740.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
740.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
740.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
740.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
740.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
740.62	<i>Animal Hospital</i>	§ 790.6	€	-	-

1	740.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
2	740.64	<i>Mortuary</i>	§ 790.62	-	-	-
3	740.65	<i>Trade Shop</i>	§ 790.124	<i>P#</i>	<i>C#</i>	-
4	740.66	<i>Storage</i>	§ 790.117	-	-	-
5	740.68	<i>Fringe Financial Service</i>	§ 790.111	<i>P#</i>	-	-
6	740.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
7	740.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
8	740.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
9	740.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
10	<i>Institutions and Non-Retail Sales and Services</i>					
11	740.70	<i>Administrative Service</i>	§ 790.106	-	-	-
12	740.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
13	740.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	€	€
14	740.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
15	740.83	<i>Public Use</i>	§ 790.80	€	€	€
16	740.84	<i>Medical Cannabis</i>	§ 790.141	<i>P#</i>	-	-

1		<i>Dispensary</i>				
2	<i>RESIDENTIAL STANDARDS AND USES</i>					
3	<i>740.90</i>	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
4						
5	<i>740.91</i>	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i>		
6				<i>§ 207(e)</i>		
7						
8	<i>740.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area</i>		
9				<i>§ 208</i>		
10						
11	<i>740.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(e)</i>	<i>Density limits per Section 208(a)</i>		
12						
13						
14	<i>740.93</i>	<i>Usable Open Space [Per Residential Unit]</i>	<i>§§ 135, 136</i>	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>		
15				<i>§ 135(d)</i>		
16						
17	<i>740.94</i>	<i>Off Street Parking, Residential</i>	<i>§§ 150, 153-157, 159-160, 204.5</i>	<i>Generally, 1 space for each dwelling unit</i>		
18				<i>§§ 151, 161(a) (g)</i>		
19						
20	<i>740.95</i>	<i>Community Residential Parking</i>	<i>§ 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>
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SPECIFIC PROVISIONS FOR IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

1	<i>Article 7 Code</i>	<i>Other Code</i>	<i>Zoning Controls</i>
2	<i>Section</i>	<i>Section</i>	
3	<i>§ 740.43</i>		<i>Restaurants and Limited Restaurants are P; Formula Retail</i>
4	<i>§ 740.44</i>	<i>§ 303.1</i>	<i>Restaurants and Formula Retail Limited Restaurants are NP.</i>
5			
6	<i>§ 740.65</i>	<i>§ 303.1</i>	<i>Trade shops are subject to Formula Retail controls.</i>
7			
8	<i>§ 740.68</i>	<i>§ 790.111</i>	<i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</i>
9			
10	<i>§ 740.84</i>	<i>§ 790.141</i>	<i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>

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*Table 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE*

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Taraval Street Controls</i>
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<i>BUILDING STANDARDS</i>			
19			<i>Varies</i>
20	<i>741.10</i>	<i>Height and Bulk Limit</i>	<i>See Zoning Map. Additional 5 feet</i>
21			<i>for commercial uses on the</i>
22			<i>ground floor</i>
23			
24	<i>741.11</i>	<i>Lot Size</i>	<i>P up to 9,999 sq. ft.;</i>
25		<i>{Per Development}</i>	<i>€ 10,000 sq. ft. & above</i>

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			<i>§ 121.1</i>
<i>741.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above and at all residential levels § 134(a) (e)</i>
<i>741.13</i>	<i>Street Frontage</i>	-	<i>Active Frontage Required § 145.1; Generally Active Use Required § 145.4(e), unless exempted by Conditional Use</i>
<i>741.14</i>	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
<i>741.15</i>	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
<i>741.16</i>	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
<i>741.17</i>	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
<i>741.20</i>	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>2.5 to 1 § 124(a) (b)</i>
<i>741.21</i>	<i>Use Size [Non-Residential]</i>	<i>§ 790.130</i>	<i>P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2</i>
<i>741.22</i>	<i>Off-Street Parking,</i>	<i>§§ 150, 153-157, 159-160,</i>	<i>Generally, none required if</i>

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	<i>Commercial/Institutional</i>	<i>204.5</i>	<i>occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
<i>741.23</i>	<i>Off Street Freight Loading</i>	<i>§§ 150, 153-155, 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
<i>741.24</i>	<i>Outdoor Activity Area</i>	<i>§ 790.70</i>	<i>P if located in front; C if located elsewhere § 145.2</i>
<i>741.25</i>	<i>Drive Up Facility</i>	<i>§ 790.30</i>	<i>-</i>
<i>741.26</i>	<i>Walk Up Facility</i>	<i>§ 790.140</i>	<i>P</i>
<i>741.27</i>	<i>Hours of Operation</i>	<i>§ 790.48</i>	<i>P 6 a.m.- 2 a.m.; C 2 a.m.- 6 a.m.</i>
<i>741.30</i>	<i>General Advertising Sign</i>	<i>§§ 262, 602-604, 608, 609</i>	<i>-</i>
<i>741.31</i>	<i>Business Sign</i>	<i>§§ 262, 602-604, 608, 609</i>	<i>P § 607.1(f) 2</i>
<i>741.32</i>	<i>Other Signs</i>	<i>§§ 262, 602-604, 608, 609</i>	<i>P § 607.1(c) (d) (g)</i>

No.	Zoning Category	§ References	Taraval Street Controls by Story		
			1st	2nd	3rd+
		§ 790.118			

741.36	Residential Conversion	§ 317	P	€	-
741.37	Residential Demolition	§ 317	P	€	€
<i>Retail Sales and Services</i>					
741.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	-
741.41	Bar	§ 790.22	P	-	-
741.43	Limited Restaurant	§ 790.90	P#	-	-
741.44	Restaurant	§ 790.91	P#	-	-
741.45	Liquor Store	§ 790.55	P	-	-
741.46	Movie Theater	§ 790.64	P	-	-
741.47	Adult Entertainment	§ 790.36	-	-	-
741.48	Other Entertainment	§ 790.38	P	-	-
741.49	Financial Service	§ 790.110	P	€	-
741.50	Limited Financial Service	§ 790.112	P	-	-
741.51	Medical Service	§ 790.114	P	P	-
741.52	Personal Service	§ 790.116	P	P	-


1	741.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
2	741.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€	-	-
3	741.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
4	741.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
5	741.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
6	741.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
7	741.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
8	741.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
9	741.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
10	741.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
11	741.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
12	741.64	<i>Mortuary</i>	§ 790.62	-	-	-
13	741.65	<i>Trade Shop</i>	§ 790.124	P#	€#	-
14	741.66	<i>Storage</i>	§ 790.117	-	-	-
15	741.68	<i>Fringe Financial Service</i>	§ 790.111	P#	-	-
16	741.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-

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1	741.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
2						
3	741.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
4						
5	741.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
6	<i>Institutions and Non-Retail Sales and Services</i>					
7	741.70	<i>Administrative Service</i>	§ 790.106	-	-	-
8						
9	741.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
10	741.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
11	741.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
12						
13	741.83	<i>Public Use</i>	§ 790.80	€	€	€
14	741.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P#	-	-
15	RESIDENTIAL STANDARDS AND USES					
16	741.90	<i>Residential Use</i>	§ 790.88	P	P	P
17						
18	741.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area § 207(e)</i>		
19						
20						
21	741.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area § 208</i>		
22						
23						
24	741.92b	<i>Residential Density, Homeless</i>	§§ 102, 207.1,	<i>Density limits per Section 208(a)</i>		
25						

1		<i>Shelters</i>	<i>790.88(e)</i>				
2	741.93	<i>Usable Open Space</i>			<i>Generally, either 100 sq. ft. if</i>		
3		<i>{Per Residential Unit}</i>	<i>§§ 135, 136</i>		<i>private, or 133 sq. ft. if common</i>		
4					<i>§ 135(d)</i>		
5	741.94	<i>Off-Street Parking, Residential</i>			<i>Generally, 1 space for each</i>		
6			<i>§§ 150, 153-157,</i>		<i>dwelling unit</i>		
7			<i>159-160, 204.5</i>		<i>§§ 151, 161(a)-(g)</i>		
8	741.95	<i>Community Residential Parking</i>	<i>§ 790.10</i>	€	€	€	

<i>SPECIFIC PROVISIONS FOR TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT</i>		
<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
<i>§ 741.43</i>	<i>§ 303.1</i>	<i>Restaurants and Limited Restaurants are P; Formula Retail</i>
<i>§ 741.44</i>		<i>Restaurants and Limited Restaurants are NP.</i>
<i>§ 741.43</i>	<i>§ 781.2</i>	<i>TARAVAL STREET RESTAURANT SUBDISTRICT</i>
<i>§ 741.44</i>		<i>Boundaries: Applicable only for the Taraval Street NC-2 District</i>
		<i>between 12th and 36th Avenues as mapped on Sectional Maps SU05</i>
		<i>and SU06.</i>
		<i>Controls: Restaurants and Limited restaurant are C; Formula Retail</i>
		<i>restaurants and Formula Retail Limited restaurant are NP.</i>
<i>§ 741.65</i>	<i>§ 303.1</i>	<i>Trade shops are subject to Formula Retail controls.</i>

1 2 3 4 5 6	§ 741.68	 § 790.111	<i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</i>
7 8 9 10 11 12	§ 741.84	§ 790.141 <i>Health Code</i> § 3308	<i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>

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Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Judah Street Controls
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<i>BUILDING STANDARDS</i>			
13 14 15 16 17	742.10	<i>Height and Bulk Limit</i>	Varies See Zoning Map. Additional 5 feet for commercial uses on the ground floor
18 19 20 21	742.11	<i>Lot Size</i> <i>{Per Development}</i>	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
22 23 24 25	742.12	<i>Rear Yard</i>	Required at the second story and above and at all residential levels § 134(a) (e)

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742.13	Street Frontage	-	Active Frontage Required § 145.1; Generally Active Use Required § 145.4(c), unless exempted by Conditional Use
742.14	Awning	§ 136.1(a)	P
742.15	Canopy	§ 136.1(b)	P
742.16	Marquee	§ 136.1(c)	P
742.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
742.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
742.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
742.22	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)
742.23	Off-Street Freight Loading	§§ 150, 153-155,	Generally, none required if gross

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		204.5	<i>floor area is less than 10,000 sq. ft.</i> §§ 152, 161(b)
742.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2
742.25	<i>Drive-Up Facility</i>	§ 790.30	-
742.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
742.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. - 2 a.m.;</i> <i>C 2 a.m. - 6 a.m.</i>
742.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
742.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f) 2
742.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

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<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Judah Street Controls by Story</i>		
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—	§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
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742.36	<i>Residential Conversion</i>	§ 317	P	€	-
742.37	<i>Residential Demolition</i>	§ 317	P	€	€
<i>Retail Sales and Services</i>					
742.40	<i>Other Retail Sales and Services {Not Listed Below}</i>	§ 790.102	P	P	-
742.41	<i>Bar</i>	§ 790.22	P	-	-
742.43	<i>Limited Restaurant</i>	§ 790.90	P #	-	-
742.44	<i>Restaurant</i>	§ 790.91	P #	-	-
742.45	<i>Liquor Store</i>	§ 790.55	P	-	-
742.46	<i>Movie Theater</i>	§ 790.64	P	-	-
742.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
742.48	<i>Other Entertainment</i>	§ 790.38	P	-	-
742.49	<i>Financial Service</i>	§ 790.110	P	€	-
742.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
742.51	<i>Medical Service</i>	§ 790.114	P	P	-
742.52	<i>Personal Service</i>	§ 790.116	P	P	-
742.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
742.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1 29.32	€	-	-

1		<i>Health Code</i>				
2	742.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
3	742.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
4	742.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
5	742.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
6	742.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
7	742.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
8	742.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
9	742.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
10	742.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
11	742.64	<i>Mortuary</i>	§ 790.62	-	-	-
12	742.65	<i>Trade Shop</i>	§ 790.124	P #	€ #	-
13	742.66	<i>Storage</i>	§ 790.117	-	-	-
14	742.68	<i>Fringe Financial Service</i>	§ 790.111	P #	-	-
15	742.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
16	742.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
17	742.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P

1	742.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
2	<i>Institutions and Non-Retail Sales and Services</i>					
3	742.70	Administrative Service	§ 790.106	-	-	-
4	742.80	Hospital or Medical Center	§ 790.44	-	-	-
5	742.81	Other Institutions, Large	§ 790.50	P	€	€
6	742.82	Other Institutions, Small	§ 790.51	P	P	P
7	742.83	Public Use	§ 790.80	€	€	€
8	742.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
9	<i>RESIDENTIAL STANDARDS AND USES</i>					
10	742.90	Residential Use	§ 790.88	P	P	P
11	742.91	Dwelling Unit Density	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i>		
12				<i>§ 207(e)</i>		
13	742.92	Residential Density, Group Housing	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area</i>		
14				<i>§ 208</i>		
15	742.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
16	742.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>		

			§ 135(d) —		
742.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g) —		
742.95	Community Residential Parking	§ 790.10	€	€	€

~~SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT~~

Article 7 Code Section	Other Code Section	Zoning Controls
§ 741.431 § 741.44	§ 303.1	Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are C.
§ 742.65	§ 303.1	Trade shops are subject to Formula Retail controls.
§ 742.68	§ 790.112	Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 742.84	§ 790.141 Health Code § 3308	Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.

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~~Table 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~

~~ZONING CONTROL TABLE~~

No.	Zoning Category	§ References	Folsom Street Controls
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<i>BUILDING STANDARDS</i>			
<i>743.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 270, 271</i>	<i>65 X to 75 X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1</i>
<i>743.11</i>	<i>Lot Size {Per Development}</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft. C 10,000 sq. ft. & above</i>
<i>743.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above and at all residential levels</i>
<i>743.13a</i>	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
<i>743.13b</i>	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>None</i>
<i>743.13e</i>	<i>Street Frontage, Parking and Loading access restrictions</i>	<i>§ 155(r)</i>	<i>Requirements apply</i>
<i>743.14</i>	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
<i>743.15</i>	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
<i>743.16</i>	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
<i>743.17</i>	<i>Streetscape and Pedestrian</i>	<i>§ 138.1</i>	<i>Required</i>

1		<i>Improvements</i>		
2	<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i> —			
3				
4	743.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123, 124(a), 124(b)	<i>2.5 to 1</i>
5				
6	743.21	<i>Use Size</i> <i>[Non-Residential]</i>	§§ 121.2, 790.130	<i>P up to 3,999 sq. ft.;</i> <i>C 4,000 sq. ft. & above</i>
7				
8	743.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 151.1, 153- 157, 159-160, 166, 204.5	<i>None required. Limits set forth in Section 151.1</i>
9				
10	743.23	<i>Off-Street Freight Loading</i>	§§ 150, 152-155, 161(b), 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
11				
12	743.24	<i>Outdoor Activity Area</i>	§§ 145.2, 790.70	<i>P at 1st and 2nd Floors if located in front;</i> <i>C if located elsewhere</i>
13				
14	743.25	<i>Drive-Up Facility</i>	§ 790.30	<i>NP</i>
15				
16	743.26	<i>Walk-Up Facility</i>	§§ 145.2(b), 790.140	<i>P</i>
17				
18	743.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m.-2 a.m.;</i> <i>C 2 a.m.-6 a.m.</i>
19				
20	743.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	<i>NP</i>
21				
22				
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1	743.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	<i>P</i>
2				
3	743.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(e)-(d)-(g), 608, 609	<i>P</i>
4				
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9 No.—	10 Zoning Category	11 § References	12 Folsom Street Controls by		
			13 Story		
14 —		15 § 790.118	16 <i>1st</i>	17 <i>2nd</i>	18 <i>3rd+</i>

19	743.37	<i>Residential Conversion</i>	20 §§ 207.7, 317, 790.84	21 €	22 €	23 -
24	743.38	<i>Residential Demolition</i>	25 §§ 207.7, 317, 790.86	26 €	27 €	28 €
29	743.39	<i>Residential Division</i>	30 §§ 207.8, 317	31 €	32 €	33 €
34	35 <i>Retail Sales and Services</i> _____					
36	743.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	37 § 790.102	38 <i>P</i>	39 <i>P</i>	40 -
41	743.41	<i>Bar</i>	42 § 790.22	43 <i>P</i>	44 -	45 -

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743.43	Limited Restaurant	§ 790.90	P up to 10,000 gsf per lot; NP above	-	-
743.44	Restaurant	§ 790.91	P up to 10,000 gsf per lot; NP above	-	-
743.45	Liquor Store	§ 790.55	€	-	-
743.46	Movie Theater	§ 790.64	-	-	-
743.47	Adult Entertainment	§ 790.36	-	-	-
743.48	Other Entertainment	§ 790.38	-	-	-
743.49	Services, Professional; Services, Financial; Services, Medical	§§ 790.110, 790.114, 790.116	P when primarily open to the general public on a client oriented basis	-	-
743.50	Limited Financial Service	§ 790.112	-	-	-
743.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€	€	-
743.55	Tourist Hotel	§ 790.46	P up to 25 rooms per hotel; NP above	P up to 25 rooms per hotel; NP above	P up to 25 rooms per hotel; NP above

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743.56	<i>Automobile Parking</i>	<i>§§ 158.1, 160, 166, 790.8, 790.10</i>	-	-	-
743.57	<i>Automotive Gas Station</i>	<i>§ 790.14</i>	-	-	-
743.58	<i>Automotive Service Station</i>	<i>§ 790.17</i>	-	-	-
743.59	<i>Automotive Repair</i>	<i>§ 790.15</i>	<i>C with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts</i>	-	-
743.60	<i>Automotive Wash</i>	<i>§ 790.18</i>	-	-	-
743.61	<i>Automobile Sale or Rental</i>	<i>§ 790.12</i>	-	-	-
743.62	<i>Animal Hospital</i>	<i>§ 790.6</i>	<i>P</i>	-	-
743.62a	<i>Animal Services</i>	<i>§ 224(c)</i>	<i>P for grooming and daycare only. No 24 hour care.</i>	-	-
743.63	<i>Ambulance Service</i>	<i>§ 790.2</i>	-	-	-
743.64	<i>Mortuary</i>	<i>§ 790.62</i>	-	-	-

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743.65	<i>Trade Shop</i>	§ 790.124	P	€	-
743.65a	<i>Light Manufacturing</i>	§ 790.54(a)	P	P	-
743.65b	<i>Wholesale Sales</i>	§ 790.54(b)	P	P	-
743.66	<i>Storage</i>	§ 790.117	-	-	-
743.68	<i>Fringe Financial</i>	§ 790.111	-	-	-
743.69e	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
743.69d	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
743.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
743.81	<i>Assembly and Social Service</i>	§ 790.50(a)	€	€	-
743.82a	<i>Child Care</i>	§§ 790.50(b), 790.51(a)	P	P	-
743.82b	<i>Residential Care, Small</i>	§ 790.51(b)	-	€	€
743.82e	<i>Religious Facility</i>	§ 790.50(d)	-	-	-
743.82d	<i>Elementary School</i>	§ 217(f)	P	P	P

1	743.82e	Secondary School	§ 217(g)	P	P	P
2	743.82f	Postsecondary School	§ 217(h)	NP	NP	NP
3	743.84	Public Use	§ 790.80	€	€	€
4	743.85	Medical Cannabis Dispensary	§ 790.141	-	-	-
5	743.86	Office	§ 790.69	P on first or second floor, but not both		-
6	743.86A	Office uses in Historic Buildings	§§ 703.9, 790.69	P	P	P
7	RESIDENTIAL STANDARDS AND USES					
8	743.90	Residential Use	§§ 145.4, 790.88(a)	P	P	P
9	743.90a	SRO Housing	§§ 145.4, 823, 890.88(e)	P	P	P
10	743.90b	Group Housing	§§ 145.4, 790.88(b)	€, except NP on lots with more than 25 ft of street frontage	€	€
11	743.90e	Student Housing	§ 102.36	#C in newly constructed buildings; NP otherwise		
12	743.91	Dwelling Unit Density	§ 207	No density limit § 207(e)		
13	743.92	Residential Density,	§§ 207, 208	No density limit		

	<i>Group Housing</i>		
743.92b	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>
743.93	<i>Usable Open Space {Per Residential Unit}</i>	<i>§§ 135, 136</i>	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) —</i>
743.94	<i>Off Street Parking, Residential</i>	<i>§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5</i>	<i>None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit —</i>
743.95	<i>Community Residential Parking</i>	<i>§§ 145.1, 151.1(f), 155(r), 166, 790.10</i>	<i>NP</i>

SPECIFIC PROVISIONS FOR FOLSOM STREET NCT DISTRICTS

<i>Article Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
<i>§ 743.90e § 102.36</i>	-	<i>Existing buildings may not be converted to Student Housing. Student Housing may only be approved in newly constructed buildings through a conditional use authorization pursuant to Section 303.</i>

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Table 744. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Regional Commercial Controls
BUILDING STANDARDS			
744.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	<i>55 X, 65 X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1</i>
744.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 10,000 sq. ft. C above 10,000 sq. ft.</i>
744.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and above and at all residential levels</i>
744.13a	<i>Street Frontage, Above- Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
744.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Requirements apply</i>
744.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	<i>Requirements apply</i>

1	744.14	Awning	§ 136.1(a)	P
2	744.15	Canopy	§ 136.1(b)	P
3	744.16	Marquee	§ 136.1(c)	P
4	744.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6	744.20	Floor Area Ratio	§§ 102.9, 102.11, 123, 124	2.5 to 1
7	744.21	Use Size [Non-Residential]	§§ 121.2, 790.130	P up to 10,000 sq. ft.; C above; NP above 25,000 sq. ft. except for Elementary and Secondary Schools as defined in Planning Code Section 217(f) and (g) and Child Care as defined in Planning Code Sections 790.50(b) and 790.51(a)
8	744.22	Off Street Parking, Commercial/Institutional	§§ 150, 151.1, 153-157, 159-160, 166, 204.5	None required. Limits set forth in Section 151.1
9	744.23	Off Street Freight Loading	§§ 150, 152-155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.
10	744.24	Outdoor Activity Area	§§ 145.2, 790.70	P at 1st and 2nd Floors if located

			<i>in front;</i> <i>C if located elsewhere</i>
744.25	<i>Drive-Up Facility</i>	§ 790.30	<i>NP</i>
744.26	<i>Walk-Up Facility</i>	§§ 145.2(b), 790.140	<i>P</i>
744.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m.-2 a.m.;</i> <i>C 2 a.m.- 6 a.m.</i>
744.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	<i>NP</i>
744.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	<i>P</i>
744.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(c)-(d)-(g), 608, 609	<i>P</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§-References</i>	<i>Regional Commercial Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
—		§ 790.118			

744.37	<i>Residential Conversion</i>	§§ 207.7, 317, 790.84	€	€	-
744.38	<i>Residential Demolition</i>	§§ 207.7, 317, 790.86	€	€	€

1	744.39	Residential Division	§§ 207.8, 317	€	€	€
2	<i>Retail Sales and Services</i> _____					
3		<i>Other Retail Sales and</i>				
4	744.40	<i>Services</i>	§ 790.102	P	P	-
5		<i>[Not Listed Below]</i>				
6						
7	744.41	Bar	§ 790.22	P	-	-
8						
9	744.43	Limited Restaurant	§ 790.90	P up to 10,000 gsf per lot; NP above	-	-
10						
11	744.44	Restaurant	§ 790.91	P up to 10,000 gsf per lot; NP above	-	-
12						
13	744.45	Liquor Store	§ 790.55	€	-	-
14						
15	744.46	Movie Theater	§ 790.64	-	-	-
16						
17	744.47	Adult Entertainment	§ 790.36	-	-	-
18						
19	744.49	Services, Professional; Services, Financial; Services, Medical	§§ 790.110, 790.114, 790.116	P when primarily open to the general public on a client-oriented basis	-	-
20						
21	744.50	Limited Financial Service	§ 790.112	-	-	-
22						
23			§ 790.60,			
24	744.54	Massage Establishment	§§ 29.1-29.32	€	€	-
25			Health Code			

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744.55	<i>Tourist Hotel</i>	§ 790.46	-	-	-
744.56	<i>Automobile Parking</i>	§§ 158.1, 160, 166, 790.8, 790.10	<i>C; subject to criteria of Sec. 158.1</i>	-	-
744.57	<i>Automotive Gas Station</i>	§ 790.14	-	-	-
744.58	<i>Automotive Service Station</i>	§ 790.17	-	-	-
744.59	<i>Automotive Repair</i>	§ 790.15	<i>C with no ingress/ egress onto alleys, as defined in the Western SoMa Com- munity Plan, containing RED or RED-MX Districts</i>	-	-
744.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
744.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
744.62	<i>Animal Hospital</i>	§ 790.6	-	-	-
744.62a	<i>Animal Services</i>	§ 224(c)	<i>P for grooming and daycare only. No 24 hour care.</i>	-	-
744.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
744.64	<i>Mortuary</i>	§ 790.62	-	-	-
744.65	<i>Trade Shop</i>	§ 790.124	<i>P</i>	<i>C</i>	-
744.65a	<i>Light Manufacturing</i>	§ 790.54(a)	<i>P</i>	<i>P</i>	-

1	744.65b	<i>Wholesale Sales</i>	§ 790.54(b)	P	P	-
2	744.66	<i>Storage</i>	§ 790.117	-	-	-
3	744.67	<i>Commercial Storage</i>	§ 890.54(e)	P	€	-
4	744.68	<i>Fringe Financial</i>	§ 790.111	-	-	-
5	744.69e	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
6	744.69d	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
7	<i>Institutions and Non-Retail Sales and Services</i>					
8	744.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
9	744.81	<i>Assembly and Social Service</i>	§ 790.50(a)	€	€	€
10	744.82a	<i>Child Care</i>	§§ 790.50(b), 790.51(a)	P for 12 children or fewer. € for 13 children or more.		-
11	744.82b	<i>Residential Care, Small</i>	§ 790.51(b)	-	€	€
12	744.82e	<i>Religious Facility</i>	§ 790.50(d)	-	-	-
13	744.82d	<i>Elementary School</i>	§ 217(f)	P	P	P
14	744.82e	<i>Secondary School</i>	§ 217(g)	P	P	P
15	744.82f	<i>Postsecondary School</i>	§ 217(h)	NP	NP	NP
16	744.84	<i>Public Use</i>	§ 790.80	P	P	P

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744.85	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	-	-	-
744.86a	<i>Office</i>	<i>§ 790.69</i>	<i>P on first or second floor, but not both</i>		-
744.86b	<i>Office uses in Historic Buildings</i>	<i>§§ 703.9, 790.69</i>	<i>P</i>	<i>P</i>	<i>P</i>
RESIDENTIAL STANDARDS AND USES					
744.90	<i>Residential Use</i>	<i>§§ 145.4, 790.88(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
744.90a	<i>SRO Housing</i>	<i>§§ 145.4, 823, 890.88(c)</i>		<i>P</i>	<i>P</i>
744.90b	<i>Group Housing</i>	<i>§§ 145.4, 790.88(b)</i>	<i>C, except NP on lots with more than 25 ft of street frontage</i>	<i>C</i>	<i>C</i>
744.90e	<i>Student Housing</i>	<i>§§ 145.4, 401</i>		-	-
744.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>No density limit § 207(e)</i>		
744.92	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No density limit</i>		
744.93	<i>Usable Open Space [Per Residential Unit]</i>	<i>§§ 135, 136</i>	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common—</i>		
744.94	<i>Off Street Parking,</i>	<i>§§ 145.1, 150, 151.1,</i>	<i>None required.</i>		

1		<i>Residential</i>	<i>153-157, 159-160,</i>	<i>P up to 0.5 parking spaces per unit;</i>		
2			<i>166, 167, 204.5</i>	<i>C up to 0.75 parking spaces per unit—</i>		
3	744.95	<i>Community Residential</i>	<i>§§ 145.1, 151.1(f),</i>	<i>C; subject to criteria of</i>	-	-
4		<i>Parking</i>	<i>155(r), 158.1, 166,</i>	<i>Sec. 158.1</i>		
5			<i>790.10</i>			

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Table 745. EXCELSIOR OUTER MISSION STREET

NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Excelsior Outer Mission Street Controls
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<i>BUILDING STANDARDS</i>			
745.10	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</i>	<i>Generally 40 X; see Zoning Map. Height Sculpting on Alleys; § 261.1 Additional 5 feet in height allowed for Ground Floor Active Uses in 40 X and 50 X height districts; § 263.20</i>
745.11	<i>Lot Size</i> <i>{Per Development}</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. & above</i>
745.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above: § 134(a)(1)(C)</i>

1	745.13a	Street Frontage	§ 145.1	Required
2	745.13b	Street Frontage, Ground Floor Commercial	§ 145.4	Required
3	745.14	Awning	§ 136.1(a)	P
4	745.15	Canopy	§ 136.1(b)	P
5	745.16	Marquee	§ 136.1(e)	P
6	745.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
7	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
8	745.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
9	745.21	Use Size [Non-Residential]	§§ 121.2, 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above
10	745.22	Off-Street Parking, Commercial/Institutional	§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1.
11	745.23	Off-Street Freight Loading	§§ 150, 153-155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.
12	745.24	Outdoor Activity Area	§§ 145.2, 790.70	P if located in front; C if located elsewhere
13	745.25	Drive-Up Facility	§ 790.30	-

1	745.26	<i>Walk-Up Facility</i>	§§ 145.2(b), 790.140	P
2	745.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.
3	745.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
4	745.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(3), 608, 609	P
5	745.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(c) (d) (g), 608, 609	P

13	-	-	-	-
14	-	-	-	-
15	No.	Zoning Category	§ References	<i>Excelsior Outer Mission Street Controls by Story</i>

17	—		§ 790.118	1st	2nd	3rd+
18	745.38	<i>Residential Conversion</i>	§§ 317, 790.84	€	€	€
19	745.39	<i>Residential Demolition</i>	§§ 317, 790.86	€	€	€
20	<i>Retail Sales and Services</i> _____					
21	745.40	<i>Other Retail Sales and Services</i>	§ 790.102	P #	P #	P #

1		<i>[Not Listed Below]</i>			
2	745.41	<i>Bar</i>	§ 790.22	P	P -
3	745.43	<i>Limited Restaurant</i>	§ 790.90	P	P -
4	745.44	<i>Restaurant</i>	§ 790.91	P	P -
5	745.45	<i>Liquor Store</i>	§ 790.55	NP#	- -
6	745.46	<i>Movie Theater</i>	§ 790.64	P	P -
7	745.47	<i>Adult Entertainment</i>	§ 790.36	€	€ -
8	745.48	<i>Other Entertainment</i>	§ 790.38	P	P -
9	745.49	<i>Financial Service</i>	§ 790.110	P	P -
10	745.50	<i>Limited Financial Service</i>	§ 790.112	P	P -
11	745.51	<i>Medical Service</i>	§ 790.114	P	P P
12	745.52	<i>Personal Service</i>	§ 790.116	P	P P
13	745.53	<i>Business or Professional Service</i>	§ 790.108	P	P P
14	745.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€	€ -
15	745.55	<i>Tourist Hotel</i>	§ 790.46	€	€ €
16	745.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 790.8	€	- -

1	745.57	<i>Automobile Gas Station</i>	§ 790.14	€	-	-
2	745.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
3	745.59	<i>Automotive Repair</i>	§ 790.15	€	€	-
4	745.60	<i>Automotive Wash</i>	§ 790.18	€	-	-
5	745.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
6	745.62	<i>Animal Hospital</i>	§ 790.6	€	€	-
7	745.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
8	745.64	<i>Mortuary</i>	§ 790.62	€	€	€
9	745.65	<i>Trade Shop</i>	§ 790.124	P	P	P
10	745.66	<i>Storage</i>	§ 790.117	€	€	€
11	745.68	<i>Fringe Financial Services</i>	§ 790.111	#	-	-
12	745.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
13	745.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
14	745.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
15	745.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
16	<i>Institutions and Non-Retail Sales and Services</i>					

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745.70	<i>Administrative Service</i>	§ 790.106	€	€	€
745.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
745.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
745.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
745.83	<i>Public Use</i>	§ 790.80	€	€	€
745.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P#	P#	P#
RESIDENTIAL STANDARDS AND USES					
745.90	<i>Residential Use</i>	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
745.91	<i>Dwelling Unit Density</i>	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(e)		
745.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area		
745.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
745.94	<i>Off Street Parking, Residential</i>	§§ 145.1, 150, 151.1, 153-157, 159-160, 166,	P up to one car for each unit; NP above		

		167,204.5		
745.95	Community Residential Parking	§§ 145.1, 166, 790.10	€	-

~~SPECIFIC PROVISIONS FOR THE EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD
COMMERCIAL DISTRICT~~

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
		OFF SALE LIQUOR ESTABLISHMENTS Boundaries: Excelsior Outer Mission Street Neighborhood Commercial District. Controls: —(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 license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or reconstruction. —(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 following good
§ 745.40	§ 790.55	
§ 745.45	§ 790.102 (a), (b)	

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		<p><i>neighbor policies:</i></p> <p>—(1) 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;</p> <p>—(2) Advertisements in windows and clear doors are not permitted, and no more than 25 percent of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.</p>
<p>§ 745.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>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.</p> <p>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 Section 249.35(c)(3).</p>
<p>§ 745.84</p>	<p><i>Health Code</i></p>	<p>MEDICAL CANNABIS DISPENSARIES</p>

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<p>§ 790.141</p>	<p>§ 3308</p>	<p><i>Boundaries: Excelsior Outer Mission Street Neighborhood Commercial District.</i></p> <p><i>Controls:</i></p> <p>—(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a conditional use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD and will supersede the condition use requirement contained in this Section 745.</p> <p>—(b) In addition to the requirements of Planning Code Section 303, the Planning Commission shall approve the application and authorize the conditional use if the facts presented are such to establish that:</p> <p>—(1) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,</p> <p>—(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients,</p> <p>—(3) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in the operation of their business and designating a community liaison to deal effectively with current and future</p>
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		<p><i>neighborhood concerns:</i></p> <p>—(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.</p> <p>—(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.</p> <p>—(e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be accessible to persons with disabilities as required under the California Building Code.</p>
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Table 746. ~~DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~
ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Divisadero Street Transit Controls</i>
<i>BUILDING STANDARDS</i>			
<i>746.10</i>	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	<i>Generally, 65 X, and 40 X south of Oak Street; see Zoning Map. Height Sculpting on Alleys; § 261.1. Additional 5 feet in height allowed for parcels in the 40 X and 50 X height district with active uses; see § 263.20</i>
<i>746.11</i>	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. & above</i>
<i>746.12</i>	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and</i>

			<i>above and at all residential levels</i> <i>§ 134(a) and (e)</i>
746.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
746.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
746.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required along Divisadero Street between Haight and O'Farrell Streets</i>
746.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
746.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
746.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
746.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i> ———			
746.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>2.5 to 1</i> <i>§ 124(a) and (b)</i>
746.21	<i>Use Size [Non Residential]</i>	<i>§§ 121.2, 790.130</i>	<i>P up to 3,999 sq. ft.;</i> <i>C 4,000 sq. ft. & above</i>

1	746.22	Off-Street Parking, Non-residential	§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5	None required. Maximum permitted as set forth in Section 151.1
2	746.23	Off-Street Freight Loading	§§ 150, 152, 153-155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.
3	746.24	Outdoor Activity Area	§§ 145.2(a), 790.70	P if located in front; C if located elsewhere
4	746.25	Drive-Up Facility	§ 790.30	-
5	746.26	Walk-Up Facility	§§ 145.2(b), 790.140	P if recessed 3 ft.; C if not recessed
6	746.27	Hours of Operation	§ 790.48	P 6 a.m.— 2 a.m. C 2 a.m.— 6 a.m.
7	746.30	General Advertising Sign	§§ 262, 602-604, 608, 609	-
8	746.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 609	P
9	746.32	Other Signs	§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609	P

No.	Zoning Category	§ References	Divisadero Street
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			<i>Controls by Story</i>		
—	-	§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

746.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	€	-
746.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€
746.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
746.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i> —————					
746.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P#</i>	<i>P#</i>	-
746.41	<i>Bar</i>	§ 790.22	<i>P</i>	<i>P#</i>	-
746.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>	<i>P#</i>	-
746.44	<i>Restaurant</i>	§ 790.91	<i>P</i>	<i>P#</i>	-
746.45	<i>Liquor Store</i>	§ 790.55	<i>NP#</i>	-	-
746.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P#</i>	-
746.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
746.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	<i>P#</i>	-

1	746.49	<i>Financial Service</i>	§ 790.110	€	-	-
2	746.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
3	746.51	<i>Medical Service</i>	§ 790.114	P	P	-
4	746.52	<i>Personal Service</i>	§ 790.116	P	P	-
5	746.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
6	746.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.32 <i>Health Code</i>	€	-	-
7	746.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
8	746.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	€	-	-
9	746.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
10	746.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
11	746.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
12	746.60	<i>Automotive Wash</i>	§ 790.18	-	-	-

1	746.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
2						
3	746.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
4						
5	746.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
6						
7	746.64	<i>Mortuary</i>	§ 790.62	-	-	-
8						
9	746.65	<i>Trade Shop</i>	§ 790.124	<i>P</i>	<i>P #</i>	-
10						
11	746.66	<i>Storage</i>	§ 790.117	-	-	-
12						
13	746.68	<i>Fringe Financial Services</i>	§ 790.111	<i>NP #</i>	-	-
14						
15	746.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
16						
17	746.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
18						
19	746.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
20						
21	746.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
22						
23	<i>Institutions and Non-Retail Sales and Services</i>					
24						
25	746.70	<i>Administrative</i>	§ 790.106	-	-	-

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	<i>Service</i>				
746.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
746.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	<i>€</i>	<i>€</i>
746.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
746.83	<i>Public Use</i>	§ 790.80	<i>€</i>	<i>€</i>	<i>€</i>
746.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	<i>P#</i>	-	-
746.85	<i>Philanthropic Administrative Service</i>	§ 790.107	-	<i>P#</i>	-
RESIDENTIAL STANDARDS AND USES					
746.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
746.91	<i>Residential Density, Dwelling Units</i>	§§ 207, 207.1, 207.4, 790.88(a)	<i>No residential density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning</i>		

1			<i>Department.</i>		
2			<i>§ 207.4, 207.6</i>		
3	746.92	<i>Residential Density, Group Housing</i>	§§ 207.1, 208, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.	
4				<i>§ 208</i>	
5	746.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common	
6				<i>§ 135(d)</i>	
7	746.94	Off-Street Parking, Residential	§§ 150, 151.1, 153- 157, 159- 160	None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above	
8	746.95	<i>Community Residential Parking</i>	<i>§ 790.10</i>	<i>C</i>	<i>-</i>
9				<i>-</i>	<i>-</i>

<i>SPECIFIC PROVISIONS FOR THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT</i>		
<i>Article 7</i>	<i>Other</i>	<i>Zoning Controls</i>

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<i>Code Section</i>	<i>Code Section</i>	
§ 746.41 § 746.43 § 746.44 § 746.46 § 746.48 § 746.65 § 746.85	-	<p><i>A Bar, Restaurant, Limited Restaurant, Movie Theater, Other Entertainment, Trade Shop, or Philanthropic Administrative Service use is permitted on the Second Story of existing buildings which have had no immediately prior second-story Residential Use.</i></p>
§ 746.40 § 746.45	-	<p>—(a)—Liquor Stores are not permitted within the Divisadero Street NCD. Liquor Store uses which become inactive for more than 180 days may not be reestablished. A lawfully existing Liquor Store may relocate within the district with Conditional Use authorization;</p> <p>—(b)—Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following Good Neighbor requirements:</p> <p>—(1) The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance 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.</p> <p>—For information about compliance, contact Bureau of Street Use and</p>

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		<p><i>Mapping, Department of Public Works:</i></p> <p>—(2) The business operator shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.</p> <p>—(3) No more than one-third of the square footage of the windows and clear doors of the business shall bear advertising or signage of any sort and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises including the area in which the cash registers are maintained from the exterior public sidewalk or entrance to the premises.</p>
<p>§ 746.68</p>	<p>§ 249.35</p>	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Divisadero Street NCD.</i></p> <p><i>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 Section 249.35(c)(3).</i></p>
<p>§ 746.84</p>	<p>§ 790.141</p> <p><i>Health</i></p> <p><i>Code</i></p> <p>§ 3308</p>	<p><i>Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i></p>

* * * *

*Table 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE*

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Fillmore Street Transit Controls</i>
<i>BUILDING STANDARDS</i>			
747.10	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</i>	<i>Generally, 65-X, and 40-X south of Oak Street; see Zoning Map. Height Sculpting on Alleys; § 261.1. Additional 5 feet in height allowed for parcels in the 40-X and 50-X height district with active uses; see § 263.20</i>
747.11	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. & above</i>
747.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at residential levels § 134(a) and (e)</i>
747.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
747.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>

1	747.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required along Fillmore Street from Bush Street to McAllister Street</i>
2				
3	747.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
4				
5	747.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
6				
7	747.16	<i>Marquee</i>	<i>§ 136.1(e)</i>	<i>P</i>
8				
9	747.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
10	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
11	747.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1 § 124(a) and (b)</i>
12				
13	747.21	<i>Use Size [Non-Residential]</i>	<i>§§ 121.2, 790.130</i>	<i>P up to 5,999 sq. ft.;</i> <i>C 6,000 sq. ft. & above</i>
14				
15	747.22	<i>Off Street Parking, Non- residential</i>	<i>§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5</i>	<i>None required. Maximum permitted as set forth in Section 151.1</i>
16				
17	747.23	<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153-155, 161(b), 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
18				
19	747.24	<i>Outdoor Activity Area</i>	<i>§§ 145.2(a), 790.70</i>	<i>P if located in front;</i> <i>C if located elsewhere</i>
20				
21	747.25	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	<i>-</i>
22				
23	747.26	<i>Walk-Up Facility</i>	<i>§§ 145.2(b), 790.140</i>	<i>P if recessed 3 ft.;</i>

			<i>€ if not recessed</i>
747.27	<i>Hours of Operation</i>	§ 790.48	<i>No limit</i>
747.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
747.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	<i>P</i>
747.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609	<i>P</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Fillmore Street Transit Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
-	-	§ 790.118			

747.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	<i>NP</i>	<i>NP</i>
747.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€
747.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
747.39	<i>Residential Merger</i>	§ 317	€	€	€

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<i>Retail Sales and Services</i> _____					
747.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	P
747.41	<i>Bar</i>	§ 790.22	P	P	-
747.43	<i>Limited Restaurant</i>	§ 790.90	P	P	-
747.44	<i>Restaurant</i>	§ 790.91	P	P	-
747.45	<i>Liquor Store</i>	§ 790.55	-	-	-
747.46	<i>Movie Theater</i>	§ 790.64	P	P	-
747.47	<i>Adult Entertainment</i>	§ 790.36	€	€	-
747.48	<i>Other Entertainment</i>	§ 790.38	P	P	-
747.49	<i>Financial Service</i>	§ 790.110	P	P	-
747.50	<i>Limited Financial Service</i>	§ 790.112	P	P	-
747.51	<i>Medical Service</i>	§ 790.114	P	P	P
747.52	<i>Personal Service</i>	§ 790.116	P	P	-
747.53	<i>Business or Professional Service</i>	§ 790.108	P	P	P
747.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-	€	€	-

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		29.32 <i>Health Code</i>			
747.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
747.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	€	-	-
747.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
747.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
747.59	<i>Automotive Repair</i>	§ 790.15	€	€	-
747.60	<i>Automotive Wash</i>	§ 790.18	€	-	-
747.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
747.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
747.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
747.64	<i>Mortuary</i>	§ 790.62	€	€	€
747.65	<i>Trade Shop</i>	§ 790.124	P	€	€
747.66	<i>Storage</i>	§ 790.117	€	€	€
747.68	<i>Fringe Financial Services</i>	§ 790.111	NP #	-	-

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	<i>Tobacco</i>				
747.69	<i>Paraphernalia Establishments</i>	§ 790.123	€	-	-
747.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
747.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
747.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i> _____					
747.70	<i>Administrative Service</i>	§ 790.106	€	€	€
747.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
747.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
747.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
747.83	<i>Public Use</i>	§ 790.80	€	€	€
747.84	<i>Medical Cannabis</i>	§ 790.141	P#	-	-

1		<i>Dispensary</i>				
2		<i>Philanthropic</i>				
3	747.85	<i>Administrative</i>	§ 790.107	-	P	-
4		<i>Service</i>				
5	RESIDENTIAL STANDARDS AND USES					
6						
7	747.90	<i>Residential Use</i>	§ 790.88	P	P	P
8				<p><i>No residential density limit by lot area. Density restricted 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 the General Plan, and design review by the Planning Department.</i></p> <p>§ 207.4, 207.6</p>		
9	747.91	<i>Residential Density, Dwelling Units</i>	<p>§§ 207, 207.1, 207.4, 790.88(a)</p>			
10				<p><i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i></p> <p>§ 208</p>		
11	747.92	<i>Residential Density, Group Housing</i>	<p>§§ 207.1, 208, 790.88(b)</p>			

1 2 3 4	747.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
5 6 7 8	747.94	Off-Street Parking, Residential	§§ 150, 151.1, 153- 157, 159- 160	None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above		
9 10	747.95	Community Residential Parking	§ 790.10	€	€	€

~~SPECIFIC PROVISIONS FOR THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL
TRANSIT DISTRICT~~

14 15 16 17	Article 7 Code Section	Other Code Section	Zoning Controls
18 19 20 21 22 23 24 25	§ 747.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore Street NCD. 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).

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>§ 747.84</p>	<p>§ 790.141</p> <p>Health</p> <p>Code</p> <p>§ 3308</p>	<p>Medical Cannabis Dispensaries may only operate between the hours of 8</p> <p>a.m. and 10 p.m.</p>
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Table 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Japantown Controls</i>
<i>BUILDING STANDARDS</i>			
748.10	<i>Height and Bulk Limit</i>	<p>§§ 102, 105, 106,</p> <p>250-252, 260,</p> <p>261.1, 261.3,</p> <p>263.20, 270, 271</p>	<p>Generally 50-X, and 65-A along Fillmore Street.</p> <p>In the 50-X height district, an additional five feet height allowed for the ground floor for active uses (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 required along Buchanan Street between Post and Sutter. See Zoning Map.</p>
748.11	<i>Lot Size</i> <i>{Per Development}</i>	§§ 121.1, 790.56	<p>P up to 9,999 sq. ft.;</p> <p>C 10,000 sq. ft. and above</p>
748.12	<i>Rear Yard</i>	§§ 130, 134, 136	<p>Required at residential levels</p> <p>§ 134(a) and (e)</p>
748.13	<i>Street Frontage</i>	§ 145.1	Required

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748.13a	<i>Street Frontage, Above-Grade Parking Setback and Active Uses</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
748.13b	<i>Street Frontage, Required 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>
748.13c	<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 Webster Street; and Buchanan Street from Post Street to Sutter Street.</i>
748.14	<i>Awning</i>	<i>§§ 102, 136.1(a)</i>	<i>P</i>
748.15	<i>Canopy</i>	<i>§§ 102, 136.1(b)</i>	<i>P</i>
748.16	<i>Marquee</i>	<i>§§ 102, 136.1(c)</i>	<i>P</i>
748.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i> ———			
748.20	<i>Floor Area Ratio</i>	<i>§§ 102, 123</i>	<i>3.6 to 1</i>

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			§ 124(a) and (b)
748.21	<i>Use Size</i> [Non-Residential]	§§ 121.2, 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above
748.22	Off Street Parking, Non-residential	§§ 145.1, 150, 151.1, 153-157, 159-160, 161(g), 204.5	None required. Maximum permitted as set forth in Section 151.1
748.23	Off Street Freight Loading	§§ 150, 152, 153- 155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.
748.24	Outdoor Activity Area	§§ 145.2(a), 790.70	P if located in front; C if located elsewhere
748.25	Drive Up Facility	§ 790.30	NP
748.26	Walk Up Facility	§ 790.140	P
748.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.
748.30	General Advertising Sign	§§ 262, 602-604, 608, 609	NP
748.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 609	P #

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2	748.32	Other Signs	§§ 262, 602-604, 607.1(c), (d), and P (g), 608, 609
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5	-		

No.	Zoning Category	§ References	Japantown Controls by Story		
7					
8	-	§ 790.118	1st	2nd	3rd+

10	748.38	Residential Conversion	§ 317	P	€	€
11	748.39	Residential Demolition	§ 317	P	€	€
12	<i>Retail Sales and Services</i> _____					
14	748.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	€
16	748.41	Bar	§ 790.22	P#	€#	€#
18	748.43	Limited Restaurant	§ 790.90	P#	P#	€#
19	748.44	Restaurant	§ 790.91	P#	P#	€#
20	748.45	Liquor Store	§ 790.55	P	€	-
22	748.46	Movie Theater	§ 790.64	P	P	P
23	748.47	Adult Entertainment	§ 790.36	-	-	-
24	748.48	Other Entertainment	§ 790.38	P#	P#	€#

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748.49	<i>Financial Service</i>	§ 790.110	<i>P#</i>	<i>€#</i>	<i>€#</i>
748.50	<i>Limited Financial Service</i>	§ 790.112	<i>€</i>	<i>P</i>	<i>P</i>
748.51	<i>Medical Service</i>	§ 790.114	<i>€</i>	<i>P</i>	<i>P</i>
748.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	<i>€</i>
748.53	<i>Business or Professional Service</i>	§ 790.108	<i>€</i>	<i>P</i>	<i>P</i>
748.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.33 <i>Health Code</i>	<i>€</i>	<i>€</i>	<i>€</i>
748.55	<i>Tourist Hotel</i>	§ 790.46	<i>€</i>	<i>€</i>	<i>€</i>
748.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	<i>€</i>	<i>€</i>	<i>€</i>
748.57	<i>Automotive Gas Station</i>	§ 790.14	-	-	-
748.58	<i>Automotive Service Station</i>	§ 790.17	<i>€</i>	-	-
748.59	<i>Automotive Repair</i>	§ 790.15	<i>€</i>	-	-
748.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
748.61	<i>Automobile Sale or Rental</i>	§ 790.12	<i>€</i>	-	-
748.62	<i>Animal Hospital</i>	§ 790.6	<i>€</i>	-	-
748.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
748.64	<i>Mortuary</i>	§ 790.62	-	-	-

1	748.65	Trade Shop	§ 790.124	P#	P#	P#
2	748.66	Storage	§ 790.117	-	-	-
3	748.68	Fringe Financial Services	§ 790.111	-	-	-
4	748.69a	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
5	748.69b	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	P#	P#	P#
6	748.69c	Neighborhood Agriculture	§ 102	P	P	P
7	748.69d	Large Scale Urban Agriculture	§ 102	€	€	€
8	<i>Institutions and Non-Retail Sales and Services</i> _____					
9	748.70	Administrative Service	§ 790.106	-	€	€
10	748.80	Hospital or Medical Center	§ 790.44	-	-	-
11	748.81	Other Institutions, Large	§ 790.50	P	P	P
12	748.82	Other Institutions, Small	§ 790.51	P	P	P
13	748.83	Public Use	§ 790.80	€	€	€
14	748.84	Medical Cannabis Dispensary	§ 790.141	-	-	-
15	748.85	Philanthropic Administrative Service	§ 790.107	€	P	P
16	<i>RESIDENTIAL STANDARDS AND USES</i> _____					

1	748.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
2	748.91	<i>Residential Density, Dwelling Units</i>	§§ 207, 207.1, 207.4, 790.88(a)	<i>Generally, 1 unit per 400 sq. ft. lot area</i>		
3	748.92	<i>Residential Density, Group Housing</i>	§§ 207.1, 208, 790.88(b)	<i>Generally, 1 bedroom per 210 sq. ft. lot area</i>		
4	748.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</i>		
5	748.94	<i>Off-Street Parking, Residential</i>	§§ 150, 151.1, 153-157, 159-160	<i>None required. P up to .75 cars per unit, C up to 1.00 cars per unit, NP above</i>		
6	748.95	<i>Community Residential Parking</i>	§ 790.10	<i>€</i>	<i>€</i>	<i>€</i>

*SPECIFIC PROVISIONS FOR THE JAPANTOWN
NEIGHBORHOOD COMMERCIAL DISTRICT*

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 748.31	-	<i>Business signs are also subject to the guidelines in the "Commission Guide for Formula Retail."</i>
§§ 748.38-748.95	-	<i>The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.</i>

1 2 3 4 5 6	§ 748.41 § 748.43 § 748.44 § 748.48 § 748.65 § 748.69b	§§ 2901, 2909(b) of the Police Code	No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) by more than 8 dBC.
7 8 9 10	§ 748.49	§ 790.110	Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new Financial Services uses are not permitted south of Post Street.

11
12 Section 4. Effective Date. This ordinance shall become effective 30 days after
13 enactment, or the effective date of the companion ordinance in Board of Supervisors File No.
14 _____ that enacts new Article 7 Zoning Control Tables and makes other amendments
15 to the Planning Code, whichever is later. Enactment occurs when the Mayor signs the
16 ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within
17 ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
18 ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors
19 does not override that veto, then this ordinance shall expire immediately by operation of law
20 and be of no force or effect.

21
22 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

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1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance.

3

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

6 By: _____
7 JUDITH A. BOYAJIAN
8 Deputy City Attorney

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