



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Amendment

HEARING DATE: FEBRUARY 2, 2017

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: **Recommend Approval with Modifications**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PLANNING CODE AMENDMENT

Ordinance amending 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; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and prohibit vehicular access on certain streets within the North Beach NCD and SUD; create the definition of Special Food Manufacturing and amending the Eating and Drinking Controls for the North Beach SUD; and requiring Conditional Use for Bars and Principally Permitting Restaurants in the Broadway NCD.

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 (NCD). These controls are outlined in zoning control tables.
2. All uses allowed in NCDs are defined in Section 790 of the Planning Code.
3. The Conditional Use (CU) mailed notice requirement is 20 days for NCD and Mixed Use Districts (MUD) and 10 days for all other zoning districts. The General Plan, and Variance mailing requirement is 10 days for all zoning districts.
4. Section 316 contains CU procedures and findings for NCDs and MUDs, which are essentially the same as the controls in Section 306 of the Planning Code.

Definition Changes

5. Other Entertainment; Public Use; Other Institution, Larger; Other Institution Small; Business or Professional Services; and Other Retail Sales and Service are all use definitions that group together several other uses. These “sub-uses” are regulated separately in zoning districts found in Article 2.
6. Massage Establishment, as defined in Section 790.60, includes the following uses defined in Section 102: Massage Establishment and Foot/Chair Massage. Per the definition, Foot and Chair Massage is allowed without a CU if it is visible to the public.
7. Personal Services, as defined in Section 790.116, includes the following uses defined in Section 102: Personal Service and Instructional Services.
8. Takeout Food Use is defined in Section 102 as an individual Retail Sales and Service Use; it is also defined in Section 790.122 as an individual use.
9. 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.
10. Use Characteristic is a term used in the Article 2 zoning control tables but not currently defined in the Planning Code.
11. Accessory Uses are defined in Section 204 of the Planning Code.

Sunset NCD Amendments

12. Bars and Liquor Stores are principally permitted on the first floor in the Noriega, Irving, Taraval, and Judah NCDs;
13. An interim control requires CU authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs.
14. Personal Services are principally permitted on the second floor in the Noriega, Irving, Taraval, and Judah NCDs.

North Beach NCD and SUD¹ Amendments

15. Ground Floor Commercial is not required in the North Beach NCD and SUD per Section 145.4.
16. There are no limits on lot mergers within the North Beach NCD and SUD per Section 121.7.
17. There are no limits on storefront consolidation in the North Beach NCD and SUD.
18. Per Section 155, vehicular access (driveway) is prohibited on Columbus between Washington and North Point Streets, but permitted on Grant Avenue, and Green Street.
19. Large Scale Agriculture and Kennels require CU authorization within the North Beach NCD.
20. Within the North Beach NCD and SUD, Business Hours may be extended from 2:00 AM to 6:00 AM with CU authorization.

¹ The North Beach NCD and SUD are coterminous.

21. Within the North Beach NCD and SUD, Restaurants are exempt from the 18-month abandonment period per Section 186.1. Instead, Restaurants are considered abandoned after three years, which is the standard throughout the Code.
22. Within the North Beach NCD and SUD, Movie Theaters are exempt from the non-residential use size limits in Section 121.2.
23. Limited-Restaurants are permitted as an accessory use in all NCDs, including the North Beach NCD and SUD.
24. Bakeries and other specialty food manufacturing businesses are considered Limited Restaurants in the North Beach NCD and SUD and require CU authorization.
25. Eating and Drinking uses in the North Beach SUD are permitted with CU authorization only if they do not take over a space previously occupied by a Basic Neighborhood Sale or Service use, as defined in Planning Code Section 780.3.

Broadway NCD Amendments

26. Within the Broadway NCD, Bars are principally permitted and Restaurants require CU authorization.

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 NCDs; 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. NCDs 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 NCDs and MUDs would be found in Section 306 of the Planning Code along with all other zoning districts.

Definition Changes

5. The following use groupings would be split-up into more discrete uses so that they can be regulated separately. The control for the use would be the same as the control for the use grouping. For example, if Other Entertainment requires Conditional Use authorization, then General Entertainment and Nighttime Entertainment would also require a Conditional Use authorization.
 - a. **Other Entertainment:** General Entertainment, and Nighttime Entertainment.
 - b. **Public Use:** Public Facilities, Open Recreation Area, Passive Outdoor Recreation, Community Recycling Center, Internet Service Exchange, Public Transportation Facility, Utility Instillation, and Wireless Telecommunications Services Facility.

- c. **Other Institution, Small:** Childcare Facilities with 12 or fewer children and Residential Care Facilities with six or fewer persons (Please note that the numerical distinctions would be maintained as they relate to how the use is regulated, but there would only be one definition for these uses in Section 102).
 - d. **Other Institutions, Large:** Child Care Facilities with 13 or more children, Residential Care Facilities with seven or more people, Community Facilities, Private Community Facilities, Job Training, Post-Secondary Educational Institution, School, Religious Institution, Social Service or Philanthropic Facility, and Trade School.
 - e. **Other Retail Sales and Service:** General Retail Sales & Service, General Grocery, Specialty Grocery, Cat Boarding, Tourist Oriented Gift Store, Jewelry Store, Non-Auto Vehicle Sales/Rental, and Pharmacy.
 - f. **Business or Professional Services:** Retail Professional Service, Design Professional, and Trade Office.
- 6. Massage Establishment and Foot/Chair Massage will be regulated separately in the zoning control tables in Article 7. Currently, Foot and Chair Massage is allowed without a CU if it is visible to the public; therefore if a Massage use is permitted with a CU in that zoning district, Foot and Chair massage would be principally permitted on the ground floor and require CU on the upper floors. If Massage use is not permitted in that district, Foot and Chair Massage would not be permitted.
 - 7. Personal Services and Instructional Service will be regulated separately in the zoning control tables in Article 7; however, they will both have the same controls that Personal Service currently has in that district.
 - 8. Takeout Food Use would be removed from the Planning Code as a separately defined use.
 - 9. The definition for Mobile Food Facilities would be amended so that it is no longer a within the Retail Sales and Service use category. The new definition would indicate how the use is regulated (either as a temporary use or a permanent restaurant use).
 - 10. A definition for "Use Characteristic" would be added to Section 102.
 - 11. The definition of Accessory Uses in Section 204 would be moved to Section 102.

Sunset NCD Amendments

- 12. Bars and Liquor Stores would require CU authorization on the first floor in the Noriega, Irving, Taraval, and Judah NCDs;
- 13. The existing interim control that requires CU authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs would become permanent.
- 14. Personal Services would require CU authorization to establish on the second floor in the Noriega, Irving, Taraval, and Judah NCDs.

North Beach NCD and SUD

- 15. Ground Floor Commercial would be required in the North Beach NCD and SUD per Section 145.4; however this requirement could be amended with CU authorization.
- 16. Per Section 121.7, lot mergers within the North Beach NCD and SUD of over 25 feet in width would require CU authorization or a waiver by the Zoning Administrator per Section 121.7.

17. Storefront mergers would be prohibited within in the North Beach NCD and SUD.
18. In addition to the prohibitions on vehicular access on Columbus Avenue, vehicular access would also be prohibited on Grant Avenue between Columbus Avenue and Filbert Street, and Green Street between Grant Avenue and Columbus/Stockton Streets.
19. Large Scale Agriculture and Kennels would be prohibited within the North Beach NCD.
20. Business Hours between 2:00 AM to 6:00 AM would be prohibited.
21. Within the North Beach NCD, Restaurants would be subject to the 18-month abandonment period per Section 186.1.
22. Within the North Beach NCD, Movie Theaters would no longer be exempt from the non-residential use size limits in Section 121.2.
23. Limited-Restaurants would no longer be permitted as an Accessory Use in the North Beach NCD.
24. The definitions “Specialty Food Manufacturing” would be added to the North Beach SUD and require CU for approval within the SUD. This use would cover bakeries and other such businesses.
25. The North Beach SUD would be amended to permit Eating and Drinking uses with CU authorization on the ground floor only if the following is met: A Bar may occupy a space that is currently or last legally occupied by a Bar; a Restaurant may occupy a space that is currently or was last legally occupied by a Restaurant or Bar; and a Limited Restaurant may occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant or Bar.
26. Within the Broadway NCD, Bars would require CU authorization and Restaurants would be principally permitted.

BACKGROUND

Planning Code’s Evolution

In 1921 The City established its first citywide zoning district system, later titled “a City Planning Code.” The Code consisted of 14 maps, which divided every parcel into one of six permitted categories or districts: First Residential, Second Residential, Commercial, Light Industrial, Heavy Industrial, and Unrestricted. There were literally no constraints placed on the use of land in the “Unrestricted” district. Over time, the Planning Code grew in complexity, and by 1974 it consisted of 134 pages and 20 zoning Districts. By 1996, the Code had gone through a tremendous amount of change including the establishment of RH, RM, RC, Downtown, Chinatown, South of Market, and Mission Bay Districts. It included two volumes and contained 443 pages excluding the index, and temporary zoning controls. Since 1996 PDR, RTO, and Eastern Neighborhood’s MUDs have been added to the Planning Code. Today, the Code contains over 1,300 pages and 111 zoning districts.

With each new addition came a different way of promulgating zoning information. By the 1940s, the zoning district’s use controls were shown in a table with the zoning districts arranged at the top of the table and the uses, including the definition of the use, arranged on the side of the table. Inside the chart contained the control, indicating whether the use was permitted, required conditional use or was not permitted. When the NCDs were added in the mid-1980s, zoning control tables were introduced to the Code. This new way of organizing information moved the definitions out of the tables and into a separate section (Section 790), and introduced vertical zoning, which controlled the use by floor. It also

gave each district its own chart that included development requirements like height and bulk restrictions, parking requirements, hours of operation, etc.

When Chinatown and the South of Market Districts were added to the Code they followed a similar format as Article 7, using zoning control tables and adding another set of use definitions (Section 890). Many of these definitions duplicated the use definitions in Article 7. Some exceptions include Chinatown specific definitions like Jewelry Store, and Tourist Oriented Gift-Store, and in the South of Market Districts Design Professional, Laboratory and Life Sciences. Article 9, which controls the land uses in Mission Bay, also has its own set of definitions. At the start of this project there were three separate sets of use definitions in the Code (Section 2, 7, and 8) one set of general definitions in Article 1, fee specific definitions in Article 4, sign specific definitions in Article 6, and Mission Bay specific definitions in Article 9. By the end of the project there will only be one set of use definitions and general definitions, located in Section 102. Article specific definitions will still live in their respective sections.

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 includes 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 Project consolidated all use definitions into Section 102 of the Code. It 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 NCDs. The benefit to zoning control tables is that they allow the 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 moved on to Phase 2. This phase of the project focuses on Article 7 of the Planning Code, which contains controls for NCDs. Phase 2 deletes the definitions in Article 7 (Planning Code Section 790) so that NCDs use the same consolidated definitions in Section 102 created in Phase 1, and updates 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.

ISSUES AND CONSIDERATIONS

Two Ordinances, One Goal

The proposed "ordinance" is 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 ordinance more manageable. It also cuts down on the number of pages that the public has to print out.

Use Consolidation and Changes

Phase 1 of the Code Reorganization project consolidated all use definitions and definitions that are used universally through the Planning Code into Section 102. Repeating use definitions that apply to all zoning districts in multiple places needlessly complicated the Planning Code, especially when many of those definitions are identical or overlap. At the end of this project there will no longer be use definitions in Articles 2, 7, or 8. Instead all zoning districts will use the definitions in Section 102.

In consolidating the definitions into Section 102, Staff was careful to preserve all existing use definitions so that existing land use controls could be preserved. To achieve this, use groupings (definitions that include multiple discrete uses) were broken up into their more discrete uses (see items 5-7 in “The Way It Is/Will Be” section). For example, in Article 2 Institutional Uses like Hospitals, Schools, and Social Services are all regulated and defined separately; however, in Articles 7 and 8 these uses are combined into a definition called Other Large Institution. Conversely Articles 7 and 8 are very specific when it comes to Retail Sales and Services Uses, whereas Article 2 made few distinctions in this category. Under the new Section 102 definition the Use Category Retail Sales and Service includes 33 different uses, the vast majority of which came from Articles 7 and 8. The new consolidated set of use definitions ensure that existing finely grained controls in all districts can be maintained, while reducing redundancy in the Code by eliminating multiple sets of definitions.

The following Section 790 definitions have been broken up into their more discrete uses in Section 102:

- **Public Use:** Public Facilities, Open Recreation Area, Passive Outdoor Recreation, Community Recycling Center, Internet Service Exchange, Public Transportation Facility, Utility Installation, and Wireless Telecommunications Services Facility.
- **Other Institution, Small:** Childcare Facilities with 12 or fewer children and Residential Care Facilities with six or fewer persons.
- **Other Institutions, Large:** Child Care Facilities with 13 or more children, Residential Care Facilities with seven or more people, Community Facilities, Private Community Facilities, Job Training, Post-Secondary Educational Institution, School, Religious Institution, Social Service or Philanthropic Facility, and Trade School.
- **Other Retail Sales and Service:** General Retail Sales & Service, General Grocery, Specialty Grocery, Cat Boarding, Tourist Oriented Gift Store, Jewelry Store, Non-Auto Vehicle Sales/Rental, and Pharmacy.
- **Massage Establishment:** Massage Establishment and Foot/Chair Massage
- **Personal Services:** Personal Service and Instructional Services.
- **Business or Professional Services:** Retail Professional Service, Design Professional, and Trade Office.
- **Other Entertainment:** General Entertainment, and Nighttime Entertainment.

Organizing Structure

The organizational system that this ordinance uses was developed as part of Phase 1 of the Code Reorganization Project. As stated earlier, one of the goals of this project is to bring consistency to the Planning Code. This consistency extends not only to the use definitions, but also to how those controls are promulgated. The organization system is based on eight defined use categories. This system allows

for all uses to be accounted for in each zoning district without having to list each use in every chart. Each use definition starts by indicating which use category it belongs to, and each use category is defined in Section 102 and includes all the uses that are within that category.

All of the Planning Code's 116 uses definitions have been placed in one of the following eight use categories:

1. **Agriculture**
2. **Industrial**
3. **Institutional:** Education, Healthcare and Community
4. **Sales and Service:** Retail, Non-Retail
5. **Residential**
6. **Entertainment, Arts and Recreation:** Non-Commercial, Retail
7. **Automotive:** Non-Retail, Retail
8. **Utility and Infrastructure**

These categories then inform how the zoning control tables are organized. Each use category has its own section in the table in which the category is listed first, followed by any use in that category that has a different land use control. Below is an example of how this works in the zoning control tables (the "*" indicates "Not Listed Below"):

Controls by Story				
Industrial Use Category	Section	1st	2nd	3rd+
Industrial Uses	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P	P
Hospital	§102	NP	NP	NP
Medical Cannabis Dispensary	§§102, 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§102	NP	NP	NP
Public Facilities	§102	C	C	C
Residential Care Facility	§102	P	P	P

As shown in the table above, instead of listing all 21 Industrial Uses in the zoning control table, the chart only lists the Industrial Use category, and then indicates that the uses under this category are NP (not permitted). Under Institutional Uses, instead of listing all 14 different Institutional Uses, the chart only lists those uses that have controls different from the overall use category. This organizational system helps reduce the length and complexity of the tables. If the reader wants to know what uses are included in the category, they can look it up in Section 102. Conversely, if someone wants to know what category a use is in they can look at the definition of the use in Section 102.

This system also allows every use definition to be accounted for in each district. Currently, in Articles 7 and 8, if the definition is not listed it is not permitted with some exceptions. Staff has found that omitting the use from the table makes the Code vague, especially for members of the public who are not aware of

the rule. Also some charts list uses that others don't, only adding to the confusion. It also requires the Zoning Administrator to make interpretations about some missing uses. For example, Kennels are not listed in the Article 7 charts, but Animal Hospitals are listed. Because the question came up with a proposed project, the Zoning Administrator made an interpretation that Kennels are regulated like Animal Hospitals in NCDs. Accounting for every use in the Code in all zoning districts will help reduce the need to Zoning Administrator interpretations and make the Code clearer for users.

Deletion of Section 316 and the 20-Day Notice

Planning Code Section 316 outlines the procedures for CU authorization in NCDs, and MUDs. 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 NCDs. 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.

Take Out Food Amendments

Take-Out food definition was created when the NCDs were added to the Code in order to clarify what it means to have an accessory takeout food use. It is also a holdover from the eating and drinking uses that existed prior to the Restaurant Rationalization Ordinance in 2011 (Board File 120084). This use was categorized as Retail Sales and Service use as part of Phase 1 of the Planning Code Reorganization project. The activities included in the Take-Out Food use are covered under the Limited Restaurant definition. With Limited Restaurants you can either serve food for on-site or off-site consumption and no seating is required; therefore, as a standalone use Take-Out Food is no longer needed. Further, the definitions for Restaurant, Grocery and Specialty Grocery have all been amended to clarify that a take-out food activity is permitted with these use types. Given that the definition is redundant and no longer needed, Staff has decided to remove it from the Planning Code as part of this ordinance. This change will not impact how we regulate take-out food in the Planning Code, but will remove a redundant use.

Mobile Food Facility Definition Changes

Mobile Food Facilities is a use that is particular to the Public Works Code, which regulates this use within the public right-of-way. It only comes under the Planning Departments purview when it is outside of the public right-of-way. In those instances, if the use is temporary it is regulated as an intermittent temporary use in Planning Code Section 204.5. When it is not an intermittent temporary use per Section 204.5 it is then considered either a Limited-Restaurant or Restaurant. Therefore, the Department is amending the definition to remove it from the list of Retail Sales and Service use category so that it doesn't show up in the zoning control tables as a separate use. The definitions is also being amended to say that Mobile Food Facilities are either temporary uses, depending on how long they intend to operate, or permanent uses regulated as either Limited Restaurants or Restaurants. How this activity is regulated will not change.

Changes Requested by Supervisors

The proposed ordinance does include some substantive changes, most which were requested by Supervisors Tang and Peskin. During the drafting of this ordinance, the Planning Department was in discussions with Supervisor Tang's office on amendments that she wanted to make to the NCDs within her District. Staff felt that it was possible to include these changes in the propose Article 7 reorganization. After initiation, at Supervisor Peskin's request, Staff worked with representatives from the North Beach neighborhood – Kathleen Dooley and Nancy Shanahan - on changes that they wanted to see in the North Beach and Broadway NCDs. The items listed below are supported by the Planning Department and included in the proposed ordinance; however, like proposed changes to the Planning Code initiated by a Supervisor's office, the Department assumes that the Supervisors have done their community outreach regarding the proposed changes.

Sunset Neighborhood Commercial Districts

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.** These uses are currently principally permitted in these districts; however, these uses typically require a CU authorization in most NCDs.
3. **Require CU approval for Personal Service uses on the ground floor and principally permit Instructional Services on the second floor.** These two uses were separated as part of the Phase 1 of the Code Reorganization project with the intention of regulating them separately in the Sunset NC Districts. The purpose of regulating them separately is to reduce the possibility of Personal Service uses located on the second floor from being used as a cover for illicit activities. This is an ongoing issue that the Supervisor has been trying to address in her district.

Changes to North Beach NCD and SUD² and the Broadway NCD

Staff intentionally reached out to representatives from North Beach early in the process. The North Beach NC District with its coterminous Special Use District (SUD) and complicated list of specific provisions is by far the most complex NCD in the City, and provided the most opportunity for error or oversight. Staff initiated discussion in February of 2016 with representatives from North Beach and since then has had several meetings and numerous phone calls discussing the ordinance. Not all of the requested changes from Supervisor' Peskin's office were included in the proposed ordinance. In general, Staff did not include requested changes that extended beyond the boundaries and the North Beach NCD and SUD, or which we felt needed more analysis. The full list of requested changes is attached as Exhibit B.

² The North Beach NCD and North Beach SUD are coterminous. The SUD allows more nuanced controls with regards to eating and drinking uses.

Neighborhood Character

1. **Required Ground Floor Commercial.** This change is intended to reinforce the existing character of the neighborhood, which has ground floor commercial and residential units above. Typically, Section 145.4 only requires ground floor uses on certain street of a particular NCD; however, in this case the entire NCD would be required to have the commercial uses that are listed in Table 145.4 and permitted in the District. This requirement could be modified with CU authorization.
2. **Prohibit Storefront Consolidation.** This change is intended to help preserve the fine-grained character of the neighborhood with its small storefronts. This tool is also being used in the proposed Calle 24 SUD to protect that district's unique fine-grained character.
3. **Prohibit vehicular access on Grant Avenue and Green Street.** This tool is utilized in several other neighborhoods to not only reduce pedestrian and traffic conflicts but to maintain an active street frontage. Further, North Beach does not have minimum parking requirements, and is well served by transit eliminating the need for driveway accesses in this District.
4. **Prohibit the loss of dwelling units on upper floors.** The Planning Code already places significant restrictions on the removal of existing housing units; this provision will provide additional protection for existing units in this neighborhood.

Use Control Changes

5. **Prohibit Large Scale Agriculture.** This use is unlikely to be located within the district as it applies to agricultural production on plots one acre or larger or on smaller parcels that cannot meet the physical and operational standards for Neighborhood Agriculture. North Beach is one of the City's oldest and densest neighborhoods, and it is unlikely that such a use would be able to locate within the district.
6. **Prohibit Kennels.** Kennel is not separately listed in Article 7; however a Zoning Administrator interpretation allows Kennels through the same method as Animal Hospitals in NCDs. This change will prohibit such a use from being allowed in this district. There are currently no Kennels in North Beach.

Other Modifications

7. **Prohibit Business Hours from 2:00 AM to 6:00 AM.** According to Ms. Shanahan and Ms. Dooley, there are no 24 hour businesses in North Beach, and the neighborhood would like to preserve this type of use for the Broadway NCD, which is next to the North Beach NCD. Other NCDs also prohibit business hours between 2:00 AM and 6:00 AM.
8. **Reestablish 18-month period for restaurant abandonment.** This provision was included for a specific business, but is no longer needed. As such, Supervisor Peskin's office has requested that it be removed.
9. **Remove the use size exception for Movie Theaters.** This provision was added so that the Palace Theater, the only movie theater in North Beach, could reopen should it ever be rehabilitated. Since then, the Palace Theater has been demolished and this provision is no longer needed. The demolished theater is expected to be replaced with a mixed-use development.

Changes to the North Beach SUD:

10. Add "Specialty Food Manufacturing" definition and require CU for approval in the SUD.

North Beach has long tried to maintain its small-scale food manufactures like bakeries and gelaterias, some of which still maintain a connection to the neighborhood's historic Italian past. Since 2011, bakeries have fallen under the definition of Limited Restaurant; this has allowed bakeries in North Beach to convert to different eating and drinking uses without any public oversight. Adding this definition to the SUD will help preserve existing special food manufactures, and allow new ones to open in the neighborhood.

11. **Revise the SUD's Eating and Drinking controls to address change made under the 2011 Restaurant Ordinance.** The SUD is being amended to allow for more intensive Bar uses to convert to Restaurant Uses, and Restaurant Uses to convert to Limited-Restaurant Uses. Limited-Restaurant uses would not be able to convert to a Restaurant or Bar use. This is essentially what the SUD did prior to the 2011 Restaurant Ordinance; however, with the changes in the definitions the neighborhood was seeing more Limited Restaurants, which was not the original intent of the SUD's controls.

Changes to the Broadway NCD

12. **Allow Restaurants as of right and require CU authorization for Bars.** The Broadway NCD currently allows Bars as of right and requires CU authorization for Restaurants. This is exactly the opposite of the controls in many NC Districts primarily because Bars are thought of as a more impactful use than Restaurants. Supervisor Peskin's proposed amendment would reverse these controls to require CU authorization for Bars and allow Restaurants as of right.

Changes Since Initiation

Including clerical and other minor corrections and the changes to North Beach and Broadway listed above, staff made the following changes to the proposed ordinance since the Planning Commission initiation. Most of the changes are intended to make sure existing regulations are maintained, or to reconcile the ordinance with change made to the Code since initiation.

1. Reconciled Article 7 Ordinance with recently passed ADU legislation, Planning Code Section 317 changes, Upper Market NCT District Amendments, Sacramento Street NCD amendments, and WTS Facilities Ordinance.
2. Removed "Retail" designation from Art Entertainment and Recreation use category definition: some uses included in the category are not "retail," however those that are still identified as retail in their respective definitions.
3. Added back the controls by floor for Residential Uses to the zoning control tables. This allows all Residential Uses to be accounted for without having to list each one in the table.
4. Removed Arts Activities as permitted use in the NCDs. This is very broad use category and includes uses that are not currently permitted in NCDs. This use can still be permitted in NCDs on a case-by-case basis through the legislative process; however including them now would be a substantive change.
5. Added back Amusement Game Arcade use definition to the list of uses and to the NC District zoning control tables. This was the only use proposed for deletion; however, given the renewed interest in this use, staff has added it back to the Code.
6. Removed the changes to Section 182, 183, and 186.1, Non-conforming Use Controls. The proposed changes did not need to happen in this ordinance and a more thorough review and

reorganization of these sections is required. Staff removed this part of the ordinance based on community concerns.

7. Removed changes to Sections 204 and 204.3 Accessory Use Controls. The proposed changes were intended to consolidate all Accessory Use controls into these two sections of the Code. As a result the Accessory Use controls for Article 7 districts in Section 703.2 were added back into the Code as well. This was done in response to community concerns over unintended consequences, and to simplify the reorganization process. A consolidation could still happen in the future through its own separate ordinance.
8. Added the uses that were previously covered under Other Retail Sales and Service to the list of Formula Retail uses in Section 303.1. These uses include General Grocery, Specialty Grocery, Pharmacy, Jewelry Store, Tourist Oriented Gift Store, and Non-Auto Vehicle Sales or Rental. This change is intended to maintain existing controls on Formula Retail.
9. Modified the definition of Specialty Grocery to prohibit seating. This change is intended to distinguish this use from the Limited Restaurant use.
10. Removed Section 168, Baby Diaper Changing Stations, from the proposed ordinance. This section is proposed for deletions from the Planning Code, as such it does not need to be amended.
11. Added a provision to Section 177, "Legitimization of Certain Massage Establishments" that allows the City Attorney to remove this section once the provision for legitimization expires.
12. Removed a provision for RC District in Table 209.3 that prohibited uses above the second floor. This change is intended to correct an error from Phase 1 of the Code Reorganization project.

Outreach and Process to Date

The Department originally presented the Planning Code Reorganization effort to the Planning Commission on June 20, 2013, while it was an informational presentation there was a general consensus from the Commission that the proposal should move forward. After, the Department held a series of community outreach meetings conducted before and after the ordinance was initiated by the Planning Commission. The Department spent the next few months further refining the proposed Ordinance based on feedback from 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.

For Phase 2, the Department has also done extensive public outreach, all of which have resulted in refinements and corrections to the proposed Ordinance. The following is a list of the Outreach conducted by staff:

- Staff hosted a pre-initiation outreach meeting on June 3, 2016.
- Staff hosted a post-initiation outreach meeting on September 7, 2016. The email invitation also included an offer to meet with individual neighborhood groups.
- Staff held an additional outreach meeting on January 4, 2017 that went over the proposed ordinance as well as the changes that had been made since the ordinance was initiated.
- Staff attended the CFSN membership meeting and present the proposal on July 19, 2016.
- Staff presented the proposal to the Small Business Commission.
- Staff presented the proposal to the Historic Preservation Commission.
- Staff met with representatives from the Pacific Avenue NCD, and the Polk Street NCD.
- Staff presented the proposal to the Mayor's Office of Economic and Workforce Development, Better Neighborhoods Program.

- Staff had several meetings and phone calls with representatives from Supervisor Peskin's office, and the North Beach NCD.
- Staff met with Paul Wermer on September 14, 2016 to discuss monitoring issues related to Article 7 Districts and Upper Fillmore NCD.
- Staff briefed all Land Use Aides on the proposal, and had more in-depth briefings with Supervisors Mar, Tang, and Breed's offices.

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. Overall, Current Planning Staff, Citywide Staff and Enforcement Staff have found the recent changes to Article 2 very helpful in clarifying controls and making the Code much easier to use.

REQUIRED COMMISSION ACTION

The proposed Resolution is before the Commission so that it may recommend approval or disapproval to initiate the Planning Code amendments.

RECOMMENDATION

The Department recommends that the Commission recommend approval with modifications of the proposed ordinance with the following recommendations:

1. Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.

BASIS FOR RECOMMENDATION

At over 1336 pages and including 111 zoning districts, the Planning Code is a large and complicated document. This complexity, some of which is necessary, can make it difficult to effectively implement and interpret the City's land use regulations. It also makes it difficult for members of the community to effectively engage in the City's development process. The Department strongly believes that consolidating use definitions and making the Planning Code easier to use by creating zoning control tables for all zoning districts will help mitigate these issues. Further, standardizing how zoning districts are organized will aide future community planning efforts by providing a clear framework for existing land use regulations and use definitions.

Recommendation 1: Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained. While staff can continue to make non-substantive changes to the ordinance as it moves through the legislative process, there may be changes that the City Attorney's office considers substantive changes to the ordinance, but which are intended to preserve existing Planning Code controls. Staff respectfully asks that the Commission include this recommendation in their motion in case any such changes need to occur.

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

The Department has received several letters from the CSFN expressing their concerns about the proposed ordinance. Their letters and responses are attached to this report (Exhibit C). In general they are concerned over the length of time they have been given to review the proposed ordinance (now over 7 months), changes that they see as significant and/or substantive, and the quality of the outreach meetings.

Staff also received a letter from Inga Horton (Exhibit C), which is also attached. She would like to see the controls for the Taraval Street Restaurant Sub-district integrated into the zoning control table for the Taraval NCD. She also requests that the names of the districts in the header above the tables be spelled out. Regarding Ms. Horton's first request, this sub-district applies to more than just the Taraval NCD, so it's not easily integrated into the zoning control table beyond what staff has already done; however, in consultation with the District Supervisor, Staff will continue to look at this issue and see if the information can be better integrated into the Taraval Street NCD or if the restaurant sub-district is still needed. Regarding Ms. Horton's second request, staff will continue to refine the ordinance to address her concerns as these are not substantive changes.

Staff also met with Paul Wermer who had concerns about the proposed deletion of the monitoring and reporting requirement for Article 7 in Section 701.2. Staff originally proposed removing this section because it is outdated. Mr. Wermer felt that if it is removed it should be replaced with something that is more up to date and meaningful than a "report to the Board of Supervisors on the Neighborhood Commercial Zoning controls... every twenty-four months..." Mr. Wermer raised some very good ideas on how this provision could be improved upon; however they far exceeded the scope of this ordinance. In recognition of this concern, staff has put back Section 701.2 into the Code until such time as a suitable and more effective replacement can be added.

Staff has worked extensively with Kathleen Dooley and Nancy Shanahan, who are representatives from North Beach and Telegraph Hill. As a result of these conversations, Supervisor Peskin requested the changes listed above to the North Beach NCD and SUD and the Broadway NCD. Ms. Dooley and Shanahan were also extremely helpful in identifying errors and omissions in the draft ordinance, which staff has corrected.

Outstanding concerns of Ms. Dooley and Shanahan include how the new Nighttime Entertainment and General Entertainment definitions replace the old Other Entertainment definition in Section 790.38. In general, The Nighttime Entertainment covers the more impactful uses that were listed under Other Entertainment, such as discos and theater productions where alcohol is served during performances. The General Entertainment definition covers those uses that are less impactful, such as bowling alleys, mini-golf, and skating rinks. Both of these uses are being regulated the same way that Other Entertainment was regulated.

Ms. Dooley and Ms. Shanahan also expressed concern that some of the proposed changes requested by Supervisor Peskin were not included in the proposed ordinance. Staff discusses this issue with them and said that we would include the requested changes in the Staff's case report (see exhibit B) so that the Commission had the opportunity to discuss them; however the changes the Department did not support would not be in the ordinance presented to the Planning Commission.

RECOMMENDATION:	Approval with Modifications
------------------------	------------------------------------

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: List of requested amendments from Supervisor Peskin's Office via Nancy Shanahan and Kathleen Dooley
- Exhibit C: Public Comment Letters
- Exhibit D: Proposed Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE FEBRUARY 2, 2017

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: Approve with Modifications

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE WITH MODIFICATIONS THAT AMENDS 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; REQUIRE CONDITIONAL USE AUTHORIZATION FOR PERSONAL SERVICES ON THE SECOND FLOOR IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; PROHIBIT KENNELS, LARGE SCALE URBAN AGRICULTURE, BUSINESS HOURS FROM 2 A.M. TO 6 A.M., AND THE DEMOLITION OR MERGE OF UNITS ON THE SECOND STORY AND ABOVE IN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT; PRESERVE THE SMALL STOREFRONTS, STREET FRONTAGE AND PROHIBIT VEHICULAR ACCESS ON CERTAIN STREETS WITHIN THE NORTH BEACH NCD AND SUD; CREATE THE DEFINITION OF SPECIAL FOOD MANUFACTURING AND AMENDING THE EATING AND DRINKING CONTROLS FOR THE NORTH BEACH SUD; REQUIRING CONDITIONAL USE FOR BARS AND PRINCIPALLY PERMITTING RESTAURANTS IN THE BROADWAY NCD; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1, AND ADOPTING FINDINGS OF PUBLIC CONVENIENCE, NECESSITY, AND WELFARE UNDER PLANNING CODE SECTION 302.

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 adopted 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 initiate of the proposed Ordinance on June 30, 2016; and,

WHEREAS, The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider adoption of the proposed Ordinance on February 2, 2017; 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 the Planning Commission hereby recommends that the Board of Supervisors **approve with modifications** the proposed ordinance.

The Commission’s Proposed Modifications are as follows:

1. Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that at over 1336 pages and including 111 zoning districts, the Planning Code is a large and complicated document. This complexity, some of which is necessary, can make it difficult to effectively implement and interpret the City’s land use regulations. It also makes it difficult for members of the community to effectively engage in the City’s development process.

2. The Commission strongly believes that consolidating use definitions and making the Planning Code easier to use by creating zoning control tables for all zoning districts will help mitigate these issues.
3. The Commission further finds that standardizing how zoning districts are organized will aide future community planning efforts by providing a clear framework for existing land use regulations and use definitions.
4. The Commission finds that while this Ordinance is extremely large, it is not seeking to make any substantive policy changes to the City's land use controls that have not already been reviewed and voted on by this Commission.
5. The Commission finds that Staff has thoroughly reviewed and vetted the proposed Ordinance, and has held or attended several community meetings to seek input and answer questions on the proposed changes. This effort has created a more complete and accurate Ordinance; however as with any large undertaking small errors and typos are inevitable. As such, the Commission has included in its recommendation a provision that allows Planning Staff to continue to refine the proposed Ordinance.
6. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

Housing element

OBJECTIVE 10

ENSURE A STREAMLINED, YET THOROUGH, AND TRANSPARENT DECISION-MAKING PROCESS.

Policy 10.1

Create certainty in the development entitlement process, by providing clear community parameters for development and consistent application of these regulations.

The proposed Ordinance will bring more consistency to the Planning Code by consolidating uses into one section of the Code. This will ensure that each zoning district references one definition for a particular use. The proposed Ordinance will also reorganize Article 7 so that the zoning controls for each district are consistent with the other zoning control tables in the Planning Code. Both of these improvements will help bring certainty to the development process by providing clear community parameters for development and consistent application of these regulations.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The proposed Ordinance organizes the commercial and industrial operating and location restrictions into one easily referenced section of the planning code helping to ensure that such standards are enforced and understood.

Policy1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed ordinance will preserve appropriate land use controls for commercially zoned property.

7. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

8. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance with modifications as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 2, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: February 2, 2017

Exhibit B

The following are a list of items requested by Supervisor Peskin's that were not included in the ordinance. The original request is also attached on following pages for reference.

1. Prohibit Planned Unit Developments with the North Beach NCD and SUD

The Department did not include this in the proposed ordinance because PUDs are an important tool in the Planning Code, which already require CU authorization. Prohibiting them would prohibit them even if they were necessary or desirable.

2. Prohibit entirely the consolidation of lots that result in a street frontage greater than 25 feet in width.

The Department agreed to require CU for lot mergers that result in a street frontage of greater than 25 in width. We do not support prohibiting this entirely because there could be cases where lots larger than 25' are necessary or desirable for the neighborhood. Keeping it a CU provides the City with some flexibility.

3. Amend Section 155(r)(2) to add "All Alleys in the Telegraph Hill-North Beach Residential Special Use District" where vehicular access (curb cuts for garages) is not permitted.

The Department included streets within the North Beach NCD and SUD, but did not want to expand the scope of the ordinance beyond Article 7 zoning districts or Special Use Districts.

4. Require, without exception, Ground Floor Commercial in the North Beach NCD and SUD per Section 145.4.

As with the lot merger issues, the Department does not support an outright ban because there may be instances when commercial (as defined in Section 145.4) may not be appropriate on the ground floor in the North Beach SUD. We did support requiring ground floor commercial in the North Beach SUDs and NCDs, but with the ability to get an exception with CU authorization.

5. Exempt the conversion of Residential Units on the Ground Floor in the North Beach NCD from Section 317 review.

The Department felt that allowing the removal of units without 317 review went against the City's housing policies, specifically preserving existing housing stock and rent controlled housing.

6. Delete the following language from SEC. 253.1. "REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT."

"When the height of the new or expanding development exceeds twice the existing height of adjacent buildings, transitions will be provided between the taller and shorter buildings."

The Department was not comfortable deleting this criterion from the Code without fully understanding the impacts that it would have on the review of buildings in the Broadway NCD. We also felt that it exceeded the scope of the ordinance.

PROPOSED AMENDMENTS:

1. **Require ground floor commercial in NBSUD – Amend Section 145.4.**

Add to Section 145.4(b):

“(27) The entirety of the North Beach Special Use District (NBSUD)”.

Add to the end of “Controls” in Section 145.4(d)(3) or add new 145.4(d)(4):

“The foregoing notwithstanding, the consolidation of existing retail or commercial spaces or storefronts shall be prohibited in the North Beach Special Use District (Sec 780.3).” **[Also add to Sec. 780.3 and to NBNCD Chart]**

Amend first sentence in Section 145.4(e):

“Modifications to the requirements of this Section are not permitted in DTR Districts *or in the North Beach Special Use District (Sec 780.3).*”

Question: If there is a proposal to change a ground floor use from residential (a nonconforming use) to commercial or retail use, does it require a Sec. 317 review? We would propose to exempt it from Sec. 317 in the NBSUD in Section 780.3.

2. **Change language in NBNCD chart and in Sec. 722.1 clarifying that ADUs are now prohibited from displacing ground floor commercial uses.**

NOTE: These changes apply to all NCDs. ADU's are no longer limited to District 3 and 8 and would no longer permit ADUs to eliminated or reduce a retail or commercial space on the ground floor. [See suggested language for NBNCD Sec. 722.1(attached)]

3. **Amend Section 155(r)(2) to add the following to the list of streets where vehicular access (curb cuts for garages) is not permitted:**

Add to Sec. 155(r)(2):

(DD) Grant Ave between Columbus Ave and Filbert St,

(EE) Green St between Grant Ave and Columbus/Stockton,

(FF) All Alleys in the Telegraph Hill-North Beach Residential Special Use District.

NOTE 1: “Alley” is defined in Sec 102 as a right-of-way less than 30 ft. in width.

NOTE 2: Limits on vehicular access already in place for Columbus Ave. between Washington and North Point.

4. **Prohibit Lot Mergers in the North Beach Special Use District – Amend Section 121.7.**

Amend Sec. 121.7 to prohibit lot mergers in the in the North Beach Special Use District (Sec. 780.3). Add to Chart in Sec. 121.7:

North Beach Special Use District – See Subsection (f)

(f) In the North Beach Special Use District, no merger of lots resulting in a lot with a single street frontage greater than 25 feet, and no merger of any lot with frontage on an Alley.

Question: Should a corresponding amendment be made to Sec. 780.3?

5. **Prohibit PUDs in the North Beach Special Use District – Amend Section 304.**

Amend Sec 304 to prohibit Planned Unit Developments in the North Beach Special Use District (Sec. 780.3). Amend first sentence in Section 304 as follows:

“In districts other than C-3, the Eastern Neighborhoods Mixed Use Districts, the DTR Districts, the North Beach Special Use District or the South of Market Mixed Use Districts, the Planning Commission may authorize

Question: Should a corresponding amendment be made to Sec. 780.3?

AARON STARR: ALSO NOTE: Section 304(b) needs to be amended to eliminate reference to the Redevelopment Agency of the City, since it no longer exists. Suggest you search the Planning Code for other old references to it.

6. Add to NBSUD (Sec. 780.3) -- Prohibit the consolidation of existing storefronts on ground floor within the NBSUD.
7. Add to NBSUD (Sec. 780.3) -- Prohibit the removal, demolition, merger or conversion of upper story residential uses (on 2nd, 3rd and above) within the NBSUD.
8. Delete Sec. 780.3(c) from NBSUD (former Sup. Christensen’s special re-zoning for Rossi Market/Mama’s).
9. Prohibit Large Scale Urban Agriculture in the NBNCD.
10. Prohibit Kennels in NBNCD [Allow Animal Hospitals with CU and other pet facilities]

11. Prohibit hours of operation from 2 a.m. to 6 a.m. in the NBNCD (now allowed with CUA)
12. Amend Sec. 186.1(d)(1) to re-establish 18-month abandonment period for restaurants in NBNCD:

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

13. Amend Sec. 121.2(b) to eliminate the exception in the NBNCD to use size .limit for Movie Theater use since our theater building has been demolished.

14. **In the Broadway NCD – Make Bars subject to a CU and Restaurants P.**

15. **SEE SEPARATE AMENDMENTS TO SEC. 780.3.**

Amend NBSUD (Sec. 780.3) to deal with Planning Dept's changes to definitions, which substantially change our NBSUD scheme to protect existing neighborhood serving non-eating and drinking uses. And to make other changes discussed above.

16. **SEE OUR PROPOSED AMENDMENTS TO DEFINITIONS OF SPECIALTY GROCERY and LIMITED RESTAURANT.** Per a previous meeting with Scott Sanchez, we agreed to work to better differentiate between of Specialty Grocery and Limited Restaurants – the definitions are so similar it has

caused much confusion to new businesses in NB and the planning department/enforcement. Important in NB, since Limited Restaurant use is subject to special controls (CUA or not permitted] while Specialty Grocery is permitted as of right.

17 . SEE ALSO OUR SUGGESTIONS FOR MINOR CHANGES TO DEFINITIONS FOR “GENERAL GROCERY” AND “RESTAURANT.”

18 . NEW DEFINITION FOR “MANUFACURING OF SPECIALTY FOODS.”

For North Beach [NCD or SUD?], we are proposing to create a new definition for “Manufacturing of Special Foods.” Would be subject to a CUA for any new ones. Seems this could be a new City-wide use and not just for NB. No other definition covers this type of use.

19. ELIMINATE “TAKE OUT FOOD” USE. Now, with your latest proposed changes, even more confusing – definitions mixed and “Take Out Food Use” confuses things even more.

See amendment to end of Section 722.1:

SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Nob Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North

Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and Citywide specialty businesses has shifted gradually, as some convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and business and professional services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

The North Beach District controls are designed to ensure the livability and attractiveness of North Beach. Building standards limit new development to a small to moderate scale. Rear yards are protected above the ground story and at residential levels. Most new commercial development is permitted at the first two stories. Small-scale, neighborhood-serving businesses are strongly encouraged and formula retail uses are prohibited. Use sizes are controlled to limit future consolidation of spaces and to encourage conversion back to the traditional small-scale commercial spaces. Special controls are necessary because an over-concentration of food and beverage service establishments limits neighborhood serving retail sales and personal services in an area that needs them to thrive as a neighborhood. In order to maintain neighborhood-serving retail sales and personal services and to protect residential livability, additional eating and drinking establishments are prohibited in spaces that have been occupied by neighborhood-serving retail sales and personal services. Special controls limit additional ground-story eating and drinking, entertainment and

business and professional office uses and prohibit new walk-up automated bank teller machines (ATMs). Financial services, limited financial services, and ground-story business and professional office uses are prohibited from locating in the portion of the district south of Union Greenwich Street, while new financial services locating in the portion of the district north of Union Greenwich Street are limited. Restrictions on automobile and drive-up uses are intended to promote continuous retail frontage and maintain residential livability.

In keeping with the district's existing mixed-use character, housing development in new buildings is encouraged above the second story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions. Accessory dwelling units are permitted within the district pursuant to Subsection 207(c)(4) of this Code *except that they shall not be permitted on the ground-story in any building if it would eliminate or reduce a retail or commercial space.*



www.csfn.net • PO Box 320098 • San Francisco CA 94132-0098 • Est 1972

September 4, 2016

To: Rodney Fong, President, SF Planning Commission

From: George Wooding, President, CSFN

Re: Article 7 of the Planning Code of the City and County of San Francisco

Dear Commissioners,

This supplements our letter dated August 18, 2016 (the “First Letter”) regarding the Reorganization therein described. All terms defined therein shall have the same meaning when used herein.

In the First Letter we indicated that we would take a sampling of Commercial Use Districts and Use Characteristics to see if they remained substantively the same. Accordingly, we have undertaken the following steps:

Table 145.4

Reviewed Table 145.4 in the proposed Reorganization legislation with regard to specified new or modified Uses, and compared them with their sources, as specified on a “key/cheat sheet” (“Key”) chart supplied to us by the Staff, and found them to be substantially in agreement except as follows:

Table 145.4, Page 14, Line 17: There also needs to be some work done on “Amusement Game Arcade,” which has a cross-reference to Article 8 which has not been published yet and the controls have been changed from “C/NP/NP” to “C/C/C” for arcade floors in NC-3 for example. This appears to be substantive and we are unclear as to why this change was made.

Table 145.4, Page 16, Line 3 introduces a category called “Sales and Services, General Retail,” and leaves intact 2 other categories, “Sales and Services, Other Retail” and “Sales and Services, Retail” whereas neither the Key nor the various Zoning Control Tables do not use those

terms. This was confusing to read and these terms need to be re-worked for transitional consistency. Once this is completed, the corrected terms need to be included in Section 102.

Table 145.1, Page 16, Lines 9 and 13: These specific defined terms (“Service, Health” and “Service, Medical”) do not track with the source document. Please conform.

Sampling of District Zoning Control Tables

In our sampling of the Zoning Control Tables, we have not reviewed any possible new legislation since the publication of the Reorganization on June 30, 2016.

We reviewed the Zoning Control Tables of two Districts, NC-3 (Table 712) and West Portal Neighborhood Commercial District (Table 722), comparing each with their respective source documents in current Article 7 and found the following exceptions:

NC-3

Page 65, Line 6, of current law reflected in the “crossed-out version” thereof, the term “Administrative Service” which was Sec. 712.70 and which referenced Sec. 790.106, defined it as “A non-retail use...” Since the term is not found in the Key, we assume it falls under “Service, Non-Retail Professional.” If that is correct, then it appears to provide services to the public as well. THIS IS A UNIVERSAL COMMENT AND IS APPLICABLE TO ALL ZONING CONTROL TABLES.

Page 111, Line 6: Need to restore the reference to Section 135 entitled “Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts” so that it would parallel its source document.

Page 111, Line 20 for “Group Housing”: The “References” column shows only §208 entitled “Density Limits for Group Housing and Homeless Shelters” and deletes §207 entitled “Dwelling Unit Density Limits”. Is the intent of this change to increase density?
THIS IS A UNIVERSAL COMMENT AND IS APPLICABLE TO ALL ZONING CONTROL TABLES.

Page 111, Line 21, opposite “Accessory Dwelling Units”, under “Controls” column: clarify which law(s) apply to all districts. THIS IS A UNIVERSAL COMMENT AND IS APPLICABLE TO ALL ZONING CONTROL TABLES WHICH SPECIFY ADU CONTROLS.

Page 112, Line 10, in the “References” column it mentions §145.1 which is also the reference for “Street Frontage Requirements” as on Page 110. How are these integrated?

Page 112, Line 14, for “Drive-up Facility”: the “(2)” in the “Controls” column appears to be in error.

Page 113, Line 24 for “Massage Establishment”: Current source document has a “#” in chart on Page, 63, Line 17, for which we could not find an explanation.

On Page 113, Line 24, for “Massage Establishments,” the reference should be changed to “303(n)” in the “Reference” column which is applicable to “Massage Establishments.” In addition, the reference to Health Code 29.32 entitled “Inspection” has been deleted. This section refers to inspections for massage establishments, and it is unclear if its deletion is intended as a substantive change.

West Portal Neighborhood Commercial District

Page 201, reference to “Design Guidelines” control: No comment is made regarding anything appearing for this guideline or to any references to the General Plan as a source. A
UNIVERSAL COMMENT APPLICABLE TO ALL ZONING CONTROL TABLES WHICH
SPECIFY ANY SUCH CONTROL.

Page 201, Line 11, in the “Controls” column: Add the following text “Car share parking as per §166,” as has been done for bike parking. A UNIVERSAL COMMENT APPLICABLE TO ALL ZONING CONTROL TABLES WHICH SPECIFY §166 AS A REFERENCE.

Page 202, Line 8 in the “Controls” column for “”Residential Conversion, Demolition, or Merger”: We do not understand the narrative. A UNIVERSAL COMMENT FOR THIS ZONING CATEGORY.

Miscellaneous

Pages 18-30: We would like from Staff a simpler explanation of the additions, changes, and deletions of non-conforming uses.

On Page 26, Line 21, of the proposed legislation which reflects a “crossed-out” version of existing law, there is a category entitled “Service, Business or Professional.” Is the transitional description in new Sec. 102, “Service, Retail Professional”? If the correlation is intentional, is that true also with the deletion of the elimination for on-site storage?

On Page 86, Lines 2-10, the summary description of Neighborhood Commercial Districts has replaced serial such descriptions for each of the NC Districts. As a consequence, detail applicable to some or all is eliminated. For example, the references to rear yard requirements are eliminated. Moreover the new description introduces the concept of “low to high density” without explaining the meaning. This needs to be clarified and shown to be part of the existing Article 7 unless, of course, this is an intentional substantive change. If so, why is it being introduced?

In addition, on Page 86, at Line 5, change second “commercial” to “residential” and at Line 6, change “Residential” to “Commercial.”

Other Observations and Comments

Please refer to the Letter under this heading. In addition, with the Urban Design Guidelines now out in draft form, the likely new Residential Guidelines which may be published next year and with the Article 8 reorganization waiting somewhere in the wings, we again urge you to NOT give piecemeal approval now to Article 7, but wrap it together with these other major pieces for an overall approval. This is the most comprehensive restructuring in years, if not ever. The summary programs being given are not really informing neighborhoods what is happening. This brings us to our next suggestion.

Prepare a Video Tutorial of “How Article 7 Works”

In working through Article 7 for these two letters, we have spent upwards of 50 person hours on the project. The Staff has spent over a year developing the transition structure utilizing, we are sure, a large block of person hours, including time spent with Supervisor Tang’s Staff to fashion changes which they wanted for the Neighborhood Commercial Districts within the Supervisor’s district. As we are sure that the Staff found there, for groups to understand the “why and how,” it was necessary to get into the “weeds.”

That cannot happen in the short periods of time which have been spent explaining the project, as the programs given have assumed a certain level working knowledge which we do not believe is extant. This is not meant as a criticism of Staff.

As Staff and we have mentioned, some groups, if informed, may wish to go through their Supervisor to seek changes to their controls. We know of three which are currently considering that, and in each case, they are getting into the “weeds.” For example, how many groups really know that commercial facilities such as restaurants can stay open 24 hours a day, as is the case in some Commercial Districts? Hardly any.

So we are proposing the following and will be happy to participate. There needs to be a comprehensive tutorial video prepared which gets into the “how and the why” and walks through how the control tables work and what they mean. Using the Department’s equipment and creating a program which runs maybe an hour to an hour and a half, to just walk viewers through the universal ground rules, at least by category, and couple of sets of tables, the “locals” will be in a better position make their own decision to seek changes or not and become even more informed or not.

The video could be posted on the Planning Department website with a link to that on the Coalition’s website. We could provide at least two people to be part of the “cast” and work on the production as well.

We hope that you will seriously consider this approach to inform the neighborhoods and will hold off on moving Article 7 until it can be offered as part of a larger package of a vetted Article 8 and Urban and Residential Design Guidelines.

The list of participants appears below and reflects electronic authorization to use their names.

George Wooding, Midtown Terrace Homeowners Association & President of CSFN

Marlayne Morgan, Cathedral Hill Neighbors Association & 1st Vice President of CSFN

Rose Hillson, Jordan Park Improvement Association and Delegate to CSFN

Paul Webber Telegraph Hill Dwellers & Delegate to CSFN



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: September 16, 2016

TO: **George Wooding**, Midtown Terrace Homeowners Association & President of CSFN
Marlayne Morgan, Cathedral Hill Neighbors Association & 1st Vice President of CSFN
Rose Hillson, Jordan Park Improvement Association and Delegate to CSFN
Paul Webber, Telegraph Hill Dwellers & Delegate to CSFN

FROM: **Aaron D Starr**, Manager of Legislative Affairs

RE: Response to CFSN's letter dated September 4, 2016

1. Table 145.4, Page 14, Line 17: There also needs to be some work done on "Amusement Game Arcade," which has a cross-reference to Article 8 which has not been published yet and the controls have been changed from "C/NP/NP" to "C/C/C" for arcade floors in NC-3 for example. This appears to be substantive and we are unclear as to why this change was made.

As part of the Article 2 Reorganization, Staff made the decision to delete Amusement Game Arcade definition and fold it into the General Entertainment definition in Section 102. This change was documented in the case report and discussed at the hearing. From the October 23, 2014 Executive Summary:

Amusement Game Arcade. The proposed Ordinance removes the Amusement Game Arcade as a separate use and consolidates it into General Entertainment. Amusement Game Arcade was added as a separate use to the Planning Code in the 1980s because of concerns over the proliferation of video game arcades in the City, and the perceived impact that they had on the City's teenage population. While video game arcades are making a small comeback as a novelty use, Staff finds that the land use impacts associated with arcades is similar to other general entertainment uses and does not need to be called out as a separate use in the Code.

However, this is a substantive change in some districts and should be called out in the ordinance. The ordinance title will be modified to call out this change out.

2. Table 145.4, Page 16, Line 3 introduces a category called “Sales and Services, General Retail,” and leaves intact 2 other categories, “Sales and Services, Other Retail” and “Sales and Services, Retail” whereas neither the Key nor the various Zoning Control Tables do not use those terms. This was confusing to read and these terms need to be re-worked for transitional consistency. Once this is completed, the corrected terms need to be included in Section 102.

Section 145.4 lists the areas of the City where active ground floor uses are required and Table 145.4 lists the uses that are considered Active Commercial Uses. This section covers all zoning districts in the City, so the Key would not correspond to all the uses in this chart since the Key only works with the new uses listed in Section 102. You’ll notice in the columns to the left that the references to Article 7 are being removed since the definitions in Section 790 are being removed; however, the references to Article 8 are not. The references to Article 8 will be removed as part of Phase 3.

The use category *Retail Sales and Service, General* is replacing *Sales and Service, Other Retail*, both of which are catchalls for anything not listed separately in the use category *Retail Sales and Service*.

The inclusion of the *Retail Sales and Service* category is confusing since that is a use category and not a use. This is an existing condition in the Code, and not one created by this Ordinance. The fact that uses included in the use category *Retail Sales and Service* are listed in the chart, and that the use category itself is listed in the chart is contradictory. We don’t believe that it was the intention to include all uses listed under *Retail Sales and Service* if individual uses are also called out. After further discussing this with the ZA’s office, we are proposing to delete the reference to Section 102 and in its place put an N/A.

3. Table 145.1, Page 16, Lines 9 and 13: These specific defined terms (“Service, Health” and “Service, Medical”) do not track with the source document. Please conform.

I’m assuming you are referring to Table 145.4 and not 145.1. Medical Services was changed to Health Services as part of the Article 2 Reorganization. This was done because “health” seemed more fitting for the definition than “medical,” which implies a doctor’s services. Not all the services under Medial or Health

Services are performed by a doctor. The definitions are the same; it's just the name that has changed. Also, Medical Services is still in the chart because it still exists in Article 8.

4. **Page 65, Line 6, of current law reflected in the “crossed-out version” thereof, the term “Administrative Service” which was Sec. 712.70 and which referenced Sec. 790.106, defined it as “A non-retail use...” Since the term is not found in the Key, we assume it falls under “Service, Non-Retail Professional.” If that is correct, then it appears to provide services to the public as well. THIS IS A UNIVERSAL COMMENT AND IS APPLICABLE TO ALL ZONING CONTROL TABLES.**

From the October 23, 2014 Executive Summary:

Administrative Services (790.106 and 890.106) is a non-retail sales and service use not open to the public, and was originally added to the Code to allow for clerical services to locate within Neighborhood Commercial Districts. It was intended to be distinct from a General Office use, which is not permitted in neighborhood commercial districts. Business of Professional Services (790.108, 890.108) is a similar use, but is a retail use and open to the public. It also includes administrative and clerical uses in addition to real-estate brokers, advertising agencies, public relation agencies and the like. In order to accommodate for both the retail and non-retail aspects of these two uses and to clarify the difference between these uses, staff changes the names of these uses to Non-Retail Professional Services (previously Administrative Services) and a Retail Professional Service (previously Professional Services). The Department continued to have internal discussions as to whether or not these uses distinctions are needed anymore, and there is an effort to reexamine how we regulate office uses in Neighborhood Commercial Districts; however, for this Ordinance, Staff has maintained these uses in order to avoid making larger policy changes.

5. **Page 111, Line 6: Need to restore the reference to Section 135 entitled “Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts” so that it would parallel its source document.**

Section 135 should be in the reference column and will be added to the Reference Column.

6. Page 111, Line 20 for “Group Housing”: The “References” column shows only §208 entitled “Density Limits for Group Housing and Homeless Shelters” and deletes §207 entitled “Dwelling Unit Density Limits”. Is the intent of this change to increase density? **THIS IS A UNIVERSAL COMMENT AND IS APPLICABLE TO ALL ZONING CONTROL TABLES.**

No, it is not intended to increase density. Section 207 does not apply to Group Housing or Homeless Shelters. From Section 207(a) (emphasis added):

- (a) ***Applicability.** The density of dwelling units permitted in the various Districts shall be as set forth in the Zoning Control Table for the district in which the lot is located. The term “Dwelling Unit” is defined in Section 102 of this Code. In districts where no density limit is specified, density shall not be limited by lot area but rather by the applicable requirements and limitations set forth elsewhere in this Code. Such requirements and limitations include, but are not limited to, height, bulk, setbacks, open space, exposure and unit mix as well as applicable design guidelines, elements and area plans of the General Plan and design review by the Planning Department.*

7. Page 111, Line 21, opposite “Accessory Dwelling Units”, under “Controls” column: clarify which law(s) apply to all districts. **THIS IS A UNIVERSAL COMMENT AND IS APPLICABLE TO ALL ZONING CONTROL TABLES WHICH SPECIFY ADU CONTROLS.**

It isn’t clear to me what you are asking here; however, since this ordinance was drafted the rules for ADUs have changed. ADUs are now allowed in all zoning district in the City that allow Dwelling Units, except RH-1(D) districts which are subject to state law. Planning and the City Attorney’s office is in the process of updating the proposed ordinance to reflect recent changes to the Planning Code including the ADU ordinance, the WTS Facilities ordinance and the revised controls for Section 317, Loss of Dwelling Units.

8. Page 112, Line 10, in the “References” column it mentions §145.1 which is also the reference for “Street Frontage Requirements” as on Page 110. How are these integrated?

Section 145.1 regulates street frontages in various district of the City, including NC and NCT districts. Among other things, it has requirements for Above Grade Parking Setbacks, and Parking and Loading Entrances. It's referenced under parking controls because of these requirements

9. **Page 112, Line 14, for "Drive-up Facility": the "(2)" in the "Controls" column appears to be in error.**

It is. It will be removed.

10. **Page 113, Line 24 for "Massage Establishment": Current source document has a "#" in chart on Page, 63, Line 17, for which we could not find an explanation.**

The # references this text in the existing NC-3 Table Under, "SPECIFIC PROVISIONS FOR NC-3 DISTRICTS":

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).

This language was not included in the proposed NC-3 District zoning control table because it is redundant and outdated. The pertinent controls exist in other more logical places in the Code. For example the controls for massage uses in NC-3 Districts are a C in the zoning control table, and Section 303(o) (formerly 303(n)) is referenced in the reference section in the zoning control table.

11. **Page 201, reference to "Design Guidelines" control: No comment is made regarding anything appearing for this guideline or to any references to the General Plan as a source. A UNIVERSAL COMMENT APLICABLE TO ALL ZONING CONTROL TABLES WHICH SPECIFY ANY SUCH CONTROL.**

The Urban Design Guidelines are located in the Commerce and Industry Element of the General Plan. They are currently used by our urban design team (UDAT)

when reviewing proposed projects in Neighborhood Commercial Districts. From the first paragraph of the Urban Design Guidelines:

The following guidelines for urban design are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions. The pleasant appearance of an individual building is critical to maintaining the appeal and economic vitality of the businesses located in it, as well as of the whole neighborhood commercial district. An individual project's building design and site layout should be compatible with the character of surrounding buildings and the existing pattern of development in neighborhood commercial districts.

- 12. Page 201, Line 11, in the "Controls" column: Add the following text "Car share parking as per §166," as has been done for bike parking. A UNIVERSAL COMMENT APPLICABLE TO ALL ZONING CONTROL TABLES WHICH SPECIFY §166 AS A REFERENCE.**

Staff will take this under advisement.

- 13. Page 202, Line 8 in the "Controls" column for "'Residential Conversion, Demolition, or Merger': We do not understand the narrative. A UNIVERSAL COMMENT FOR THIS ZONING CATEGORY.**

Now that Section 317 has been revised, the language regarding Mandatory DR will be deleted. All loss of dwelling units now requires CU authorization. This should clarify and simplify this section.

- 14. Pages 18-30: We would like from Staff a simpler explanation of the additions, changes, and deletions of non-conforming uses.**

The intention behind the changes to Section 182 and 183, and the deletion of Section 186.1 is to consolidate the non-conforming use controls into fewer section of the Planning Code, one for Change of Use for Non-Conforming Uses, and one for Discontinuance of Non-conforming uses. Section 186.1 has controls specific to NC Districts. This Section was deleted and the controls were integrated into the other Sections of the Code.

After further consultation with the Zoning Administrator, Staff decided to remove these proposed changes. Article 1.7 is overly complicated and does need to be significantly rethought and simplified even more than what is proposed in this ordinance; however the breadth and depth of such reorganization would better be handled in a separate standalone ordinance.

- 15. On Page 26, Line 21, of the proposed legislation which reflects a “crossed-out” version of existing law, there is a category entitled “Service, Business or Professional.” Is the transitional description in new Sec. 102, “Service, Retail Professional”? If the correlation is intentional, is that true also with the deletion of the elimination for on-site storage?**

The Use category *Business or Professional Services* was split up into three different uses so that existing controls in other zoning districts could be maintained. Dividing one use into three allows for a more fined grained regulation of the use in NC Districts should those changes be pursued; however it does not make a substantive change to the NC Districts as the three uses it was divided into are being controlled the same way as *Business or Professional Services*.

Trade Office

From the Definition of *Business or Professional Service*:

It also includes business offices of building, plumbing, electrical, painting, roofing, furnace or pest control contractors, if no storage of equipment or items for wholesale use are located on-site. It may also include incidental accessory storage of office supplies and samples. Parking, loading and unloading of all vehicles shall be located entirely within the building containing the use.

Retail Professional Services

From the Definition of *Business or Professional Service*:

A retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal, consulting, insurance, real estate brokerage, and travel services.

Design Professional

From the Definition of *Business or Professional Service*:

A retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal, consulting, insurance, real estate brokerage, and travel services.

- 16. On Page 86, Lines 2-10, the summary description of Neighborhood Commercial Districts has replaced serial such descriptions for each of the NC Districts. As a consequence, detail applicable to some or all is eliminated. For example, the references to rear yard requirements are eliminated. Moreover the new description introduces the concept of “low to high density” without explaining the meaning. This needs to be clarified and shown to be part of the existing Article 7 unless, of course, this is an intentional substantive change. If so, why is it being introduced?**

The individual descriptions for each NC District still exist; the text that was added is intended to provide a general description of NC Districts. The Code has a description of the NCT District, but not one for NC District so one was added. The description was drafted in consultation with the ZA’s office and current Planning. It is not a significant change as it doesn’t change any controls and serves only to provide the reader with a basic understanding of what NC districts are, as the NCT District description is intended to do.

Part of the confusion might be that the descriptions for some NC Districts are not shown in ordinance. Instead you’ll see this: * * * *. That indicates that there is text missing from the section that is not being amended. In other sections there is text that has been deleted and added. This is because we reorganized the NC and NCT districts so that they are grouped together. NC Districts go from Section 710 to Section 734 and NCT Districts go from Section 750 to Section 764.

- 17. In addition, on Page 86, at Line 5, change second “commercial” to “residential” and at Line 6, change “Residential” to “Commercial.”**

See the answer above for reference. This proposed change would make the sentence inaccurate. This sentence is referencing mainly NC-1 Districts, which are small clusters of commercial activity within residential districts; they are not small clusters of residential activity in commercial districts.

Other Observations and Comments

This request seems to be asking that we make the Article 7 Reorganization ordinance even more complicated. One of CFSN's main complaints is that this project is too large and complicated already, so I'm struck by this inconsistency.

Adding two other large unrelated projects to this already large project would make it unnecessarily complicated. The Residential Design Guidelines do not impact NC Districts; they only impact R Districts, which were handled under Phase 1 of this project. The Urban Design Guidelines will not change the development standards or use controls for Article 7 Districts and therefore can and should proceed separately from this reorganization effort.

The Existing Urban Design Guidelines are located in the General Plan's Commerce and Industry element and already apply to NC Districts. If and when new Urban Design Guidelines are adopted they will supersede the existing guidelines.

Prepare a Video Tutorial of "How Article 7 Works"

Regarding substantive changes to other NC Districts:

If there are neighborhood groups that want to make changes to their NC District controls they should reach out to their district supervisor. With few exceptions, the intent of this ordinance is not make changes to NC District controls, but to preserve as best we can the existing controls. That has been the intention of the Code Reorganization project all along. Doing what you have requested would significantly expand the scope of this ordinance and make it much more complicated. The example you site of businesses being able operate for 24 hours a day is an existing contrition and not being changed by this ordinance. As far as staff knows, it has been that way since the NC Districts were adopted in the mid-80s.

Regarding the video

Our communications team is interested in expanding our instructional video library to include a video on how to read the Planning Code. They just completed a video on our Accessory Dwelling Unit controls, and have recently hired a new person who will focus on videos and other graphic work. This isn't something that can be accomplished within the next few weeks or months, and is not necessary for the reorganization to move forward. Our communications team, headed by Gina Simi, would be happy for

your input and participation in developing such a video and I encourage you to contact her about the project.



www.csfn.net • PO Box 320098 • San Francisco CA 94132-0098 • 415.262.0440 • Est 1972

October 17, 2016

Members of the San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

sent via email

Re: Proposed Reorganization of Article 7 of the Planning Code

Ladies and Gentlemen,

We have previously written to the Department on two separate occasions regarding the wholesale reorganization of Article 7 of the Planning Code, which applies to Neighborhood Commercial Districts (NCDs), Commercial Transit Districts (NCTDs) and certain other districts. In both letters, we emphasized that while the Staff has given assurances that no substantive changes are being made, that is just not correct. In addition to the changes which we have offered, of which have been many there are at least two specific NCDs which have offered substantive changes as well. Frankly, we are under the impression that the Staff is looking to us to come up with problematic changes, after assuring us that there are none.

We have also expressed our concern about the lack of true outreach by the Department and the summary nature of the meetings which have been held. Our experience is that at least 50 or more hours are needed per NCD to digest and comprehend what is really going on in the reorganization, what with definitional changes and movement changes in cross references and tabular redesign and modifications. We understand that many months were involved in the NCD changes to Districts within Supervisor Tang's supervisorial district.

Finally for now, we wanted to specifically call to your attention, the puzzling addition of a section called "SEC. 803.3 " (There was a comparable section, called "Section 701.3" in the Article 2 reorganization legislation.). That section provides, among other things the following:

"Any other discrepancy [between an (sic)] Article 1, 2 or 7 references in this section of the Code [which is in the Article yet to be produced which is to address Mix Use districts] and the actual or intended reference shall be arbitrated by the Zoning Administrator [a non-elected official under the supervision of the Planning Department] on a case by case basis. Any other discrepancy between an Article 1, 2 or 7 reference in this Section of the Code and the actual or intended reference shall be arbitrated by the Zoning Administrator on a case-by-case basis."

The import of this provision (which we believe is internally duplicative) is to let an un-elected official referee which is the appropriate section of conflicting legislation which clearly is a legislative act, and as such can only be done by the Board of Supervisors. We are surprised that the City Attorney would let this be published.

The fact that it is even included points up the need for a much more detailed review of each section directly between the Staff and affected NCDs and others districts, BEFORE the Article 7 reorganization legislation is passed. The Department as such should not be resolving unintended consequences of legislation by the action of a Staff person with absolutely no standards, with the effect being to eliminate, possibly improperly, conflicting provision, but come up with an opposite conclusion the next time. They do not know how the Board of Supervisors would have voted had they known about the conflict. That should be done before the legislation is passed. Our concerns about this are falling on deaf ears.

Accordingly, we feel it imperative that you be made aware of what the Article 7 legislation does (as did the Article 2 legislation) to solve an inadequate job of preparation, review and meaningful outreach, and that is to just legislate away the problem on ad hoc basis by the Staff, rather than by action of the Board. We urge you to put the Article 7 legislative process on hold indefinitely until the Staff advises you that the conflict provision can be removed OR so that it is replaced with language for the requisite action by the Board of Supervisors.

The list of participants appears below and reflects electronic authorization to use their names.

George Wooding, Midtown Terrace Homeowners Association & President of CSFN
Marlayne Morgan, Cathedral Hill Neighbors Association & 1st Vice President of CSFN
Rose Hillson, Jordan Park Improvement Association and Delegate to CSFN
Paul Webber Telegraph Hill Dwellers & Delegate to CSFN

cc: Planner Aaron Starr, Planning Department Director John Rahaim, Commissions Secretary Jonas Ionin, San Francisco Board of Supervisors, Clerk of the Board of Supervisors

From: [Rodgers, AnMarie \(CPC\)](#)
To: [gumby5@att.net](#); ["gswooding@gmail.com"](#); [Paul Webber](#); [marlayne16@gmail.com](#)
Cc: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); ["susanbh@preservationlawyers.com"](#); [Starr, Aaron \(CPC\)](#); [Rahaim, John \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [Peskin, Aaron \(BOS\)](#); [Campos, David \(BOS\)](#); [Mar, Eric \(BOS\)](#); [Kim, Jane \(BOS\)](#); [Avalos, John \(BOS\)](#); [Tang, Katy \(BOS\)](#); [Breed, London \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Farrell, Mark \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Wiener, Scott](#); [Sanchez, Scott \(CPC\)](#); [Kathrin Moore](#); [Rodney Fong](#)
Subject: REPLY: Article 7 Additional Concerns
Date: Thursday, October 20, 2016 2:27:13 PM
Attachments: [Article 7 Additional Concerns Oct 2016.pdf](#)

Dear Officials of the Coalition for San Francisco Neighborhoods,

I'm writing in response to your letter from October 17th about the Reorganization of Article 7 of the Planning Code. It's true, this effort does include some substantive changes to zoning controls. There are largely included at the request of Board Members (such as requiring a CU for bars & liquor stores in the Sunset as requested by Supervisor Tang and prohibiting Kennels in North Beach as requested by Supervisor Peskin). The substantive changes while not earthshaking in magnitude nor large in number; are changes from the existing controls and something that we have been forthright about in our outreach and at the Planning Commission. We will continue to highlight any changes of substance and the Planning Commission will decide if the changes are too monumental to be included in this ordinance.

Still, for the narrow breadth of actual impact to the City; I believe the level of outreach done is more than sufficient. To date, we have held two general outreach meetings which have both been attended by your group members. We have sent staff to the CFSN meeting and presented the proposal to your group. We have presented the proposal to the Small Business Commission and the Historic Preservation Commission. Planning staff have met with representatives from the Pacific Avenue NCD, the Polk Street NCD, and the North Beach NCD. Staff have met individually with Paul Wermer to discuss monitoring issues related to Article 7 and the Upper Fillmore NCD. We have reached out to all neighborhood groups via email notifications, social media postings and updates to our website.

Your recent letter highlights confusion about the existing Planning Code. Importantly, clarifying the existing controls is the primary goal of the ordinance. Contrary to your letter, Section 803.3 does not change the authority of the Zoning Administrator and would not launch a new program to "let an un-elected official referee conflicting [Code Sections] which clearly is a legislative act, and as such can only done by the Board of Supervisors". For decades, the Zoning Administrator has been the City's designated and proper official for arbitrating or interpreting the Planning Code when it is unclear. For this reason, Section 803.3 provides clarity on existing City law. Duplication of information can be helpful. In this instance, it drew your attention to the fact that the Zoning Administrator has such powers. This interpretive role is typical of planning best practices and zoning administrator duties throughout the country. Be assured the interpretations of the Zoning Administrator do not happen in secrete. The Zoning Administrator publishes his determinations . These "interpretations" literally become parts of the Planning Code (see the last chapter in the Planning Code: [http://library.amlegal.com/nxt/gateway.dll/California/planning/planningcode-interpretations?f=templates\\$fn=default.htm\\$3.0](http://library.amlegal.com/nxt/gateway.dll/California/planning/planningcode-interpretations?f=templates$fn=default.htm$3.0)). The Board of Supervisors can, of course, supersede these interpretations with legislation.

For this proposal, there will be more process ahead. The proposed Ordinance is not yet law and still requires at least one more hearing and approval actions by the Planning Commission. If successful, additional hearings and approvals will be required by the Board of Supervisors if the ordinance is to be adopted. The legislative process is lengthy for good reason. This is part of our democracy. At this point, I believe it would be best for staff to give this proposal to the Commission for their consideration. Thank you for the input you and SFCN has provided. As you know, we have incorporated some of your comments. The next scheduled hearing on this matter is the Planning Commission Hearing on November 17. We look forward to discussing the ordinance and all its implications with you and the decision-makers soon.

AnMarie Rodgers, Senior Policy Advisor
SFPlanning 415-558-6395

Public access to property information and permit history is just a click away:
<http://propertymap.sfplanning.org>

From: :) [<mailto:gumby5@att.net>]

Sent: Monday, October 17, 2016 12:02 PM

To: Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); 'Kathrin Moore'; Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'; Starr, Aaron (CPC); Rahaim, John (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS); Campos, David (BOS); Mar, Eric (BOS); Kim, Jane (BOS); Avalos, John (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Yee, Norman (BOS); Wiener, Scott; Board of Supervisors, (BOS)

Cc: George Wooding ; Marlayne Morgan; Paul Webber

Subject: Article 7 Additional Concerns

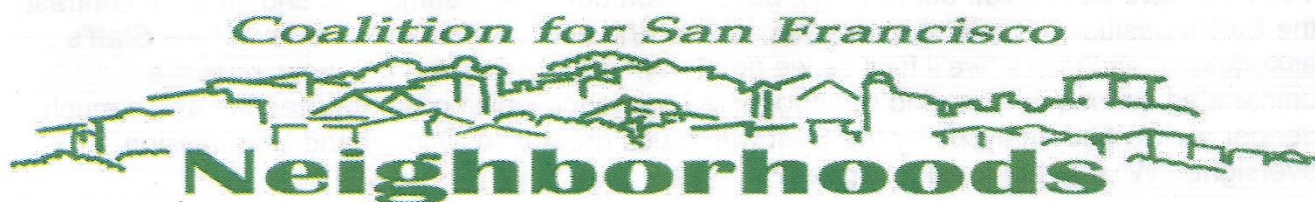
Dear Planning Commission,

Please see the attached letter regarding the proposed “**Article 7**” legislation which is on the Advance Calendar for “adoption” on November 17, 2016.

Thank you.

Sincerely,

Rose (Hillson)



www.csfn.net • PO Box 320098 • San Francisco CA 94132-0098 • 415.262.0440 • Est 1972

RECEIVED

November 8, 2016

NOV 08 2016

Planning Commissioners of the City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
hand-delivered & sent via email

Re: Article 7 of the Planning Code of the City and County of San Francisco

Dear President Fong and Planning Commissioners:

We are submitting this as you consider what action to take on November 17, 2016, relative to the proposed reorganization of Article 7.

At your June 30, 2016 meeting, in response to concerns about the enormity of the Staff's proposed reorganization of Article 7, we committed to you to make an effort to work with Staff, as we had with the Article 2 reorganization (Staff and we agreed this work was beneficial) to see if there were, as the Staff had stated, no substantive changes made to Article 7.

Due to the breadth of Article 7 and its impact throughout the City, and being told it took one supervisor 18 months to work with Staff on her own District, it became apparent that we could only do minimal samplings in the estimated time allotted, which we did and so stated in our three response letters. We found substantive changes and reported them in our letters and in our oral and written public comment statements. Two of our prior letters to Staff and you may be found on CSFN.NET in our newsletters. We understand that a few engaged representatives of specific NCDs had substantive changes not previously listed in the June 30 Executive Summary as well and had met with Staff regarding them.

We also believe that the outreach was too summary in nature, and, with only 4 persons total from the entire City attending the two Department meetings, it is an not an understatement to say that it was not well attended. This poor attendance may also have been lacking through the Department's lack of major outreach efforts and even further diminished by Staff's assurances that there were NO substantive changes during presentations. We have offered suggestions as to how that may be overcome, if, indeed, an informed group of NCDs is the goal.

Throughout this process and to date, Staff has not answered one key question asked repeatedly: Do the "Urban Design Guidelines" (UDG) referenced in the "Controls" column of all the Article 7 Tables refer to those in the General Plan, Commerce and Industry Element ONLY?

Staff's collective response to our findings appeared in AnMarie Rodgers' October 20, 2016 email on which you were copied.

You now have before you our findings, based upon our limited samplings and, in stark contrast, the Staff's position. The latter promotes accelerated action without real review of the Staff's assurances, and urges "we'll fix it as we go along," without seeking out, now, possible unintended consequences, and our suggested approach which promotes caution and a much deeper review and analyses by the Staff with much greater NCD input and Commission oversight. What is the need for speed?

It is now for you to decide.

Respectfully submitted,

B. S. Wooding

/s/ George Wooding, Midtown Terrace Homeowners Association & President of CSFN
/s/ Marlayne Morgan, Cathedral Hill Neighbors Association & 1st Vice President of CSFN
/s/ Rose Hillson, Jordan Park Improvement Association & Delegate to CSFN
/s/ Paul Webber, Telegraph Hill Dwellers & Delegate to CSFN

cc: Aaron Starr, AnMarie Rodgers, Director John Rahaim, Commissions Secretary Jonas Ionin, President of the Board of Supervisors London Breed, Supervisors: Eric Mar, Mark Farrell, Aaron Peskin, Katy Tang, Jane Kim, Norman Yee, Scott Wiener, David Campos, Malia Cohen, John Avalos

From: [Inge Horton](#)
To: [Starr, Aaron \(CPC\)](#)
Subject: Comments re Code Reorganization Art.7
Date: Friday, January 06, 2017 10:36:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Aaron,

Thank you for arranging the community meetings for the reorganization of the Code, in particular Article 7. I think it is a good idea to have all definition of uses in Section 2.

I am writing to state again my concerns about the Taraval NCD and its # signs or super numerals inserted to refer to the Taraval Street Restaurant Subdistrict. They are making the table less clear for potential users.

My suggestion is to put the actual controls into the Taraval NCD table and create an Outer Sunset Restaurant Subdistrict with restrictions on Eating and Drinking Uses. This Outer Sunset Subdistrict could then also be expanded to the new commercial development at the western end of Sloat Boulevard, if necessary and desired, and other cluster districts in the Outer Sunset. Of course, this idea has to be presented to Supervisor Tang to gain her support.

On page 81 line 15 (section 702.a) please insert an abbreviation NCTD after the name of the district.

The naming of Section 702.a (NC Special Use Districts) and Section 702.c (NC Restricted Use Districts) are very similar and I am wondering if not more distinctive names could be found.

Starting with the Zoning Control Tables(Section 202) on p.38 it would be helpful to spell out the names of the districts in the header above the actual tables. The occasional user may not know what a DPR District is and maybe not even RM District. It is already done for the RC Districts but should be for all districts for ease of use and clarity.

Thanks for your attention to my suggestions.

Inge Horton

From: [Starr, Aaron \(CPC\)](#)
Sent: Wednesday, January 04, 2017 1:14 PM
To: ingehor@pacbell.net
Subject: Code Reorganization Page

Inge,

Here's the link to the web page, which also has a link to the ordinances: <http://sf-planning.org/code-reorganization-project>

Thanks,

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6362 **Fax:** 415-558-6409

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org



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

Ordinance amending 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; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and prohibit vehicular access on certain streets within the North Beach NCD and SUD; create the definition of Special Food Manufacturing and amending the Eating and Drinking Controls for the North Beach SUD; requiring Conditional Use for Bars and Principally Permitting Restaurants in the Broadway NCD; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and adopting findings of public convenience, necessity, and welfare under Planning Code Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

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

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

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

Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1, 121.2, 121.4, 121.7, 134, 145.1, 145.2, 145.4, 155, 177, 178, 186.1, 201, 202, 202.1, 202.2, 202.3, 202.5, 204, 208, Tables 209.1, 209.2, 209.3, 210.1, 210.2, 210.3 and 210.4, Sections 231, 249.35A, 249.40A, 249.60, 249.64, 253.1, 253.3, 260, 263.11, 303, 303.1, 306.3,

306.10, 307, 308, 308.1, 310, 312, and 607.1 and deleting Sections 316, 316.1, 316.2, 316.3, 316.4, 316.5, and 316.6, to read as follows:

SEC. 102. DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set forth in this and the following sections. ~~Additional definitions applicable to Article 7, Neighborhood Commercial Districts, and to Article 9, Mission Bay Districts, are set forth in Section 790.~~ Additional definitions applicable to Signs are set forth in Section 602. Additional definitions applicable to development impact fees and requirements that authorize the payment of in-lieu fees are set forth in Section 401. Additional definitions applicable only to Article 8, Mixed Use Districts, are set forth in Section 890. Additional definitions applicable only to the North Beach Neighborhood Commercial District and the North Beach Special Use District are set forth in Sections 780.3.

Additional definitions applicable only to the Bernal Heights Special Use District are set forth in Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set forth in Section 996. All words used in the present tense shall include the future. All words in the plural number shall include the singular number, and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise.

The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission or its successor of the City and County of San Francisco, State of California, herein referred to as the City:

Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be deemed to include an employee of any such officer or department of the City who is lawfully authorized to perform any duty or exercise any power as a representative or agent of that officer or department.

1
2 **Accessory Use.** A related minor Use that is either necessary to the operation or enjoyment of a lawful
3 Principal Use or Conditional Use, or appropriate, incidental, and subordinate to any such use, and is
4 located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 and Sections
5 703(d) and 803.2(b)(C) of this Code.

6 * * * *

7 **Amusement Game Arcade.** A Retail Entertainment Arts and Recreation Use that provides eleven or
8 more amusement game devices such as video games, pinball machines, or other such similar
9 mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section
10 1036.23 of the Police Code as an Ancillary Use. Mechanical amusement devices are further regulated
11 in Sections 1036 through 1036.24 of the Police Code.

12 * * * *

13 **Arts Activities.** ~~A Retail~~ An Entertainment, Arts and Recreation Use that includes
14 performance, exhibition (except exhibition of films), rehearsal, production, post-production and
15 some schools of any of the following: Dance, music, dramatic art, film, video, graphic art,
16 painting, drawing, sculpture, small-scale glassworks, ceramics, textiles, woodworking,
17 photography, custom-made jewelry or apparel, and other visual, performance and sound arts
18 and craft. It shall exclude accredited Schools and Post-Secondary Educational Institutions. It
19 shall include commercial arts and art-related business service uses including, but not limited
20 to, recording and editing services, small-scale film and video developing and printing; titling;
21 video and film libraries; special effects production; fashion and photo stylists; production, sale
22 and rental of theatrical wardrobes; and studio property production and rental companies. Arts
23 spaces shall include studios, workshops, archives and theaters, and other similar spaces
24 customarily used principally for arts activities, exclusive of a Movie Theater, Amusement
25

Enterprise, Adult Entertainment, and any other establishment where liquor is customarily served during performances.

* * * *

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

* * * *

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

* * * *

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

* * * *

Entertainment, General. A Retail Entertainment, Arts and Recreation Use that provides entertainment or leisure pursuits to the general public including dramatic and musical performances where alcohol is not served during performances, billiard halls, bowling alleys, skating rinks, and mini-golf ~~and game arcades~~, when conducted within a completely enclosed building, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises.

* * * *

~~**Entertainment, Arts and Recreation, Non-Commercial.** A subcategory of Entertainment, Arts and Recreation Uses that includes Open Recreation Area and Passive Outdoor Recreation.~~

~~**Entertainment, Arts and Recreation, Retail.** A subcategory of Entertainment, Arts and Recreation Uses that includes Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime Entertainment, Outdoor Entertainment, and Sports Stadium.~~

Entertainment, Arts and Recreation Use. A Use Category that includes Amusement Game Arcade, Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime Entertainment, Open Recreation Area, Outdoor Entertainment, Passive Outdoor Recreation and Sports Stadiums. Adult Business is not included in this definition, except for the purposes of Development Impact Fee Calculation as described in Article 4 ~~Four~~.

* * * *

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

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

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

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

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

(e) ~~May have a Limited Restaurant use within the accessory use limits as set forth in Section 703.2(b)(1)(C)(iii). Such businesses s~~ shall operate with the specified conditions in Section 202.2(a)(1).

(f) Such businesses ~~R~~requires Conditional Use authorization for conversion of a General Grocery use greater than 5,000 square feet, pursuant to Section 202.3 and 303(l).

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

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

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages) within the 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 ~~off-site with no seating permitted~~; and

3 (d) Markets the majority of its merchandise at retail prices.

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

7 * * * *

8 **Hours of Operation.** A commercial Use Characteristic limiting ~~The~~ permitted hours during
9 which any commercial establishment, not including automated teller machines, may be open
10 for business. Other restrictions on the hours of operation of Movie Theaters, Adult
11 Businesses, Nighttime Entertainment, General Entertainment, and Other Entertainment Uses, as
12 defined in this Sections 102 and 890 ~~of the Code~~, shall apply pursuant to provisions in Section
13 303(p)(~~e~~)(5), when such uses are permitted as eConditional ~~u~~Uses. A Pharmacy may qualify
14 for the exception to operate on a 24-hour basis provided in ~~this~~ Section 202.2(a)(2) ~~of~~ the
15 Code.

16 * * * *

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

21 (a) are both (1a) classified as a General Grocery, a Specialty Grocery, or a
22 Restaurant-Limited, and (2b) have a gGross fFloor ~~a~~Area devoted to alcoholic beverages that
23 is within the applicable accessory use limits for the use district in which it is located, ~~and or~~

24 (b) have both (1a) a Non-residential Use Size of greater than 10,000 gross square
25 feet and (2b) a gross floor area devoted to alcoholic beverages that is within accessory use

limits as set forth in Section 204.23 or Section 703(d) of this Code, depending on the zoning district in which the use is located.

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

(1~~a~~) sell any malt beverage with an alcohol content greater than 5.7 percent by volume; any wine with an alcohol content of greater than 15 percent by volume, except for "dinner wines" that have been aged two years or more and maintained in a corked bottle; or any distilled spirits in container sizes smaller than 600 milliliters;

(2~~b~~) devote more than 15 percent of the gross square footage of the establishment to the display and sale of alcoholic beverages; and

(3~~e~~) sell single servings of beer in container sizes 24 ounces or smaller.

* * * *

Mobile Food Facility. ~~A Retail Sales and Service Use as defined in Public Works Code Section 184.80. Any vehicle or pushcart used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail. Mobile Food Facility does not include a "Transporter" used to transport packaged food from a food facility or other approved source to the consumer. A Mobile Food Facility does not include any use that sells goods, wares, or merchandise other than food or drink intended for human consumption. For the purposes of the Planning Code, a Mobile Food Facility that is a temporary Use is regulated as an intermittent activity, per Section 205.4; a Mobile Food Facility that exceeds the limitations set forth in Section 205.4 is considered a Restaurant or Limited Restaurant Use, as defined in this Section 102, and is regulated as such by the Use controls for the respective zoning district.~~ Mobile Food Facilities shall comply with the good

neighbor policies set forth in Public Works Code Section 184.94 as well as Planning Code Section 202.2(a)(1).

* * * *

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

* * * *

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

Restaurant. A Retail Sales and Service use that serves prepared, ready-to-eat cooked foods to customers for consumption on ~~or off~~ the premises and which has seating. ~~It may have a Take-Out Food use as~~ As a minor and incidental use, it may serve such foods to customers for off-site consumption. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so, it shall be required to operate as a Bona Fide Eating Place. It is distinct and separate from a Limited-Restaurant. Such businesses shall operate with the specified conditions in Section 202.2(a)(1).

It shall not be required to operate within an enclosed building so long as it is also a Mobile Food Facility. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.

1 **Restaurant, Limited.** A Retail Sales and Service Use that serves ready-to-eat foods and/or
2 drinks to customers for consumption on or off the premises, that may or may not have seating.
3 It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on
4 the premises as an ~~Accessory~~ Use as set forth in Sections 204.3 or 703.2(b)(1)(C)(v)
5 depending on the zoning district in which it is located. It includes, but is not limited to, ~~specialty~~
6 foods provided by sandwich shops, coffee houses, pizzerias, ice cream shops, bakeries,
7 delicatessens, and confectioneries meeting the above characteristics, but ~~is~~ is distinct from a
8 Specialty Grocery, Restaurant, and a Bar. It may also operate as a Take-Out Food use. Within the
9 North Beach SUD, it is also distinct from Specialty Food Manufacturing, as defined in Section
10 780.3(b). It shall not provide on-site beer and/or wine sales for consumption on the premises,
11 but may provide off-site beer and/or wine sales for consumption off the premises with a
12 California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine), that
13 occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to
14 the display and sale of alcoholic beverages) within the accessory use limits as set forth in Section
15 ~~703.2(b)(1)(C)(vi).~~ Such businesses shall operate with the specified conditions in Section
16 202.2(a)(1).

17 * * * *

18 **Retail Sales and Service, General.** A Retail Sales and Service Use that provides goods
19 and/or services to the general public and that is not listed as a separate Retail Sales and
20 Service Use in this Section of the Code. This use includes, but is not limited to the sale or provision
21 of the following goods and services:

22 (a) Personal items such as tobacco and magazines;

23 (b) Self-service laundromats and dry cleaning, where no portion of a building occupied by
24 such use shall have any opening other than fixed windows and exits required by law within 50 feet
25 of any R District;

- 1 (c) Household goods and service (including paint, fixtures and hardware, but excluding
 2 other building materials);
- 3 (d) Variety merchandise, pet supply stores and pet grooming services;
- 4 (e) Florists and plant stores;
- 5 (f) Apparel and accessories;
- 6 (g) Antiques, art galleries, art supplies and framing service;
- 7 (h) Home furnishings, furniture and appliances
- 8 (i) Books, stationery, greeting cards, office supplies, copying service, music and sporting
 9 goods; and
- 10 (j) Toys, gifts, and photographic goods and services.

12 **Retail Use.** A Commercial Use that includes uses that involve the sale of goods, typically in
 13 small quantities, or services directly to the ultimate consumer or end user including, but not
 14 limited to, Retail Sales and Service Uses, ~~Commercial~~ some Entertainment, Arts and
 15 Recreation Uses, and Retail Automotive Uses.

16 * * * *

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

24 **Sales and Services, Retail.** A Commercial Use ~~C~~category that includes ~~#~~Uses that involve
 25 the sale of goods, typically in small quantities, or services directly to the ultimate consumer or

end user with some space for retail service on site, excluding Retail Entertainment Arts and Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business, Animal Hospital, Bar, Cat Boarding, Chair and Foot Massage, ~~Fringe Financial Services~~, Tourist Oriented Gift Store, General Grocery ~~Store~~, Specialty Grocery ~~Store~~, Gym, Hotel, Jewelry Store, Kennel, Liquor Store, Massage Establishment, ~~Chair and Foot Massage~~, ~~Mobile Food Facility~~, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited Restaurant, General Retail Sales and Service, Financial Services, Fringe Financial Service, Limited Financial Services, Health Services, ~~Motel~~, ~~Personal Services~~, Instructional Services, Personal Service, Retail Professional Services, Self-Storage, ~~Take-Out Food Facility~~, Tobacco Paraphernalia Establishment ~~Store~~, and Trade Shop.

* * * *

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

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

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

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

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

1 * * * *

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

6 ~~It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.~~
7 ~~It does not include retail grocery stores with accessory take-out food activity, as described in Section~~
8 ~~703.2(b)(1)(C) of this Code, or retail uses that sell prepackaged or bulk ready-to-eat foods with no on-~~
9 ~~site food preparation area, such as confectionery or produce stores.~~

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

12 * * * *

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

18 * * * *

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

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

23 (a) **Purpose.** In order to promote, protect, and maintain a scale of development
24 which is appropriate to each district and compatible with adjacent buildings, new construction
25 or significant enlargement of existing buildings on lots of the same size or larger than the

square footage stated in the table below shall be permitted only as ~~e~~Conditional ~~u~~Uses ~~subject~~
~~to the provisions set forth in Sections 316 through 316.8 of this Code.~~

District	Lot Size Limits
NC 1, NCT 1	5,000 sq. ft.
Broadway	
Castro Street	
Inner Clement Street	
Inner Sunset	
Outer Clement Street	
Upper Fillmore Street	
Haight Street	
North Beach	
Sacramento Street	
Union Street	
24th Street Mission	
24th Street Noe Valley	
West Portal Avenue	
Glen Park	
NC 2, NCT 2, Ocean Ave.	10,000 sq. ft.
NC 3, NCT 3, Mission Street	
SoMa, RCD, Folsom Street	
Hayes Gough,	
Upper Market Street	

1	<u>Polk Street</u>	
2	<u>Valencia Street</u>	
3	<u>NC-S</u>	<u>Not Applicable</u>
4	<u>24th Street-Mission</u>	<u>5,000 sq. ft.</u>
5	<u>24th Street-Noe Valley</u>	
6	<u>Broadway</u>	
7	<u>Castro Street</u>	
8	<u>Glen Park</u>	
9	<u>Haight Street</u>	
10	<u>Inner Clement Street</u>	
11	<u>Inner Sunset</u>	
12	<u>Irving Street</u>	
13	<u>Judha Street</u>	
14	<u>NC-1, NCT-1,</u>	
15	<u>Noriega Street</u>	
16	<u>North Beach</u>	
17	<u>Outer Clement Street</u>	
18	<u>Sacramento Street</u>	
19	<u>Taraval Street</u>	
20	<u>Union Street</u>	
21	<u>Upper Fillmore Street</u>	
22	<u>West Portal Avenue</u>	
23	<u>Divisadero Street</u>	<u>10,000 sq. ft.</u>
24	<u>Excelsior Outer Mission Street</u>	
25	<u>Fillmore Street</u>	

1	<u>Folsom Street</u>	
2	<u>Hayes-Gough</u>	
3	<u>Japantown</u>	
4	<u>Mission Street</u>	
5	<u>NC-2, NCT-2</u>	
6	<u>NC-3, NCT-3</u>	
7	<u>Ocean Avenue</u>	
8	<u>Pacific Avenue</u>	
9	<u>Polk Street</u>	
10	<u>Regional Commercial District</u>	
11	<u>SoMa</u>	
12	<u>Upper Market Street</u>	
13	<u>Valencia Street</u>	
14	<u>NC-S</u>	<u>Not Applicable</u>

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

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

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

SEC. 121.2. NON-RESIDENTIAL USE SIZE LIMITS IN (NON-RESIDENTIAL), NEIGHBORHOOD COMMERCIAL AND NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICTS.

(a) In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses of the same size or larger than the square footage stated in the table below may be permitted only as ~~e~~Conditional ~~u~~Uses ~~subject to the provisions set forth in Sections 316 through 316.6 of this Code~~. The use area shall be measured as the Gross Floor Area for each individual Non-Residential Use.

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

1	<u>Upper Market Street</u>	
2	<u>Upper Market Street NCT</u>	
3	<u>Valencia Street</u>	
4	<u>NC 2, NCT 2, SoMa NCT, Ocean</u>	<u>4,000 sq. ft.</u>
5	<u>Avenue NCT, Glen Park NCT,</u>	
6	<u>Folsom Street</u>	
7	<u>NC 3, NCT 3, Mission Street</u>	<u>6,000 sq. ft.</u>
8	<u>NC S</u>	

10	<u>Castro Street</u>	<u>2,000 sq. ft.</u>
11	<u>North Beach</u>	
11	<u>Pacific Avenue</u>	
12	<u>24th Street-Mission</u>	<u>2,500 sq. ft.</u>
12	<u>24th Street-Noe Valley</u>	
13	<u>Haight Street</u>	
13	<u>Inner Clement Street</u>	
14	<u>Inner Sunset</u>	
14	<u>Japantown</u>	
15	<u>Outer Clement Street</u>	
15	<u>Polk Street</u>	
16	<u>Sacramento Street</u>	
16	<u>Union Street</u>	
17	<u>Upper Fillmore Street</u>	<u>3,000 sq. ft.</u>
17	<u>West Portal Avenue</u>	
18	<u>Broadway</u>	
19	<u>Hayes-Gough</u>	
19	<u>NC-1, NCT-1</u>	
20	<u>Upper Market Street</u>	
20	<u>Valencia Street</u>	

<u>Divisadero Street</u> <u>Folsom Street</u> <u>Glen Park</u> <u>Irving Street</u> <u>Judah Street</u> <u>NC-2, NCT-2</u> <u>Noriega Street</u> <u>Ocean Avenue</u> <u>SoMa</u> <u>Taraval Street</u>	<u>4,000 sq. ft.</u>
<u>Excelsior Outer Mission Street</u> <u>Fillmore Street</u> <u>NC-3, NCT-3</u> <u>NC-S</u> <u>Mission Street</u>	<u>6,000 sq. ft.</u>
<u>Regional Commercial District</u>	<u>10,000 sq. ft.</u>

* * * *

(b) In order to protect and maintain a scale of development appropriate to each district, ~~Non-Residential Uses which~~ that exceed the square footage stated in the table below shall not be permitted, except in the following circumstances: that in the North Beach Neighborhood Commercial District this Subsection 121.2(b) shall not apply to a Movie Theater use as defined in Section 790.64 and except that

(1) ~~In the Castro Street Neighborhood Commercial District, 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 of this Code that is operated by a non-profit and is neighborhood-serving certain Large Institutions may by Conditional Use Authorization exceed this Subsection 121.2(b) as described in the Specific Provisions for Section 715.21 with Conditional Use authorization.~~

(2) In the Regional Commercial District, Schools and Childcare Facilities as defined in Section 102 may exceed this Subsection 121.2(b) with Conditional Use authorization.

The use area shall be measured as the ~~g~~Gross ~~f~~Floor ~~a~~Area for each individual ~~n~~Non-
~~r~~Residential use.

District	Use Size Limits
West Portal Avenue	
North Beach	4,000 sq. ft.
Castro Street	
<i>Regional Commercial District</i>	<i>25,000 square feet</i>

SEC. 121.4. NON-RESIDENTIAL USE SIZE LIMITS ~~IN (NON-RESIDENTIAL)~~, MIXED USE DISTRICTS.

* * * *

In the Chinatown Visitor Retail District, the ~~u~~Use ~~s~~Size limit shall not apply to a
Restaurants ~~as defined in Section 790.91.~~

SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON PEDESTRIAN-ORIENTED STREETS.

In order to promote, protect, and maintain a fine-grain scale of development in residential districts and on important pedestrian-oriented commercial streets which is appropriate to each district, compatible with adjacent buildings; provide for a diverse streetscape; ensure the maintenance and creation of multiple unique buildings and building frontages rather than large single structures superficially treated; promote diversity and multiplicity of land ownership and discourage consolidation of property under single ownership, merger of lots is regulated as follows:

Street or District	Lot Frontage Limit
Hayes, from Franklin to Laguna	50 feet
RED and RED-MX	50 feet
Church Street, from Duboce to 16th Street	100 feet
Divisadero Street NCT except for the east and west blocks between Oak and Fell, Fillmore Street NCT, Folsom Street NCT, RCD, WMUG, WMUO, and SALI	100 feet
Market, from Octavia to Noe	150 feet
Ocean Avenue in the Ocean Avenue NCT	See S ubsection (e)
Inner and Outer Clement NCDs	50 feet
<u>North Beach NCD and SUD*</u>	<u>25 feet*</u>
NC-2 districts on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue	50 feet

**For lots that do not have street frontage, the merger would not result in a lot with a width greater than 25 feet.*

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

* * * *

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

(1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-3, RC-4, NC Districts other than the Pacific Avenue NC District, C, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-MX, SPD, RSD, ~~SLR~~, SLI and SSO Districts.** The minimum rear yard depth shall be equal to

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

* * * *

(B) **NC-2, NCT-2, Ocean Avenue, Castro Street, Divisadero Street NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Judah Street, Noriega Street, North Beach, Taraval Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts.** Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the ~~f~~First ~~s~~Story if it contains a ~~d~~Dwelling ~~u~~Unit.

* * * *

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

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

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

9 * * * *

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

12 * * * *

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

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

18 * * * *

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

21 (A) Ground floor ~~#Non-#Residential~~ ~~#Uses~~ in UMU Districts shall have
22 a minimum floor-to-floor height of 17 feet, as measured from grade.

23 (B) Ground floor ~~#Non-#Residential~~ ~~#Uses~~ in all C-3, ~~C-M~~, NCT, DTR,
24 Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO
25

1 and MUO Districts shall have a minimum floor-to-floor height of 14 feet, as measured from
2 grade.

3 * * * *

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

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

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

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

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

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

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

1 (1) The nature of the activity operated in the ~~o~~Outdoor ~~a~~Activity ~~a~~Area is
2 compatible with surrounding uses;

3 (2) The operation and design of the ~~o~~Outdoor ~~a~~Activity ~~a~~Area does not
4 significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

5 (3) The ~~h~~Hours of ~~o~~Operation of the activity operated in the ~~o~~Outdoor
6 ~~a~~Activity ~~a~~Area are limited so that the activity does not disrupt the viability of surrounding uses.

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

8 * * * *

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

11 * * * *

12 (24) Buchanan Street, between Post Street and Sutter Street; ~~and~~

13 (25) Post Street, between Fillmore Street and Laguna Street on the south side and
14 between Webster Street and Laguna Street on the north side; and

15 (26) Divisadero Street for the entirety of the Divisadero Street NCT District.

16 (27) The entirety of the North Beach Neighborhood Commercial District and North Beach
17 Special Use District.

18 (c) **Definitions.**

19 "Active commercial uses" shall include those uses specifically identified below in Table
20 145.4, and:

21 (1) Shall not include Automotive ~~u~~Uses ~~oriented to motor vehicles~~ except for
22 ~~a~~Automobile ~~s~~Sale or ~~r~~Rental uses where curb-cuts, garage doors, or loading access are not
23 utilized or proposed, and such sales or rental activity is entirely within an enclosed building
24 and does not encroach on surrounding sidewalks or open spaces;

1 (2) Shall include ~~p~~Public Facilities ~~uses~~ as defined in Section 102 and a Public
2 Uses as defined in Section 890.80, except for ~~u~~Utility installations; and

3 (3) Shall not include Residential Care Facilities as defined in Sections 102,
4 ~~790.50, 790.51,~~ and 890.50

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
102		N/A	<i>Chair and Foot Massage</i>
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	<i>Grocery, General</i>
102		N/A	<i>Grocery, Specialty</i>
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
102	790.141	890.133	Medical Cannabis Dispensary
102	790.68	890.68	Neighborhood-Serving Business
<u>102</u>		<u>NA</u>	<u>Nighttime Entertainment</u>
102	N/A	890.69	Non-Auto Vehicle Sales or Rental (see qualification, above)
102	790.70	890.71	Outdoor Activity Area
<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 Facility <i>Facilities</i>
N/A	790.80	890.80	Public Use (see qualification, above)
102	N/A	N/A	Religious Institution
102	790.91	<u>102</u> 790.91	Restaurant
102	790.90	<u>102</u> 790.90	Restaurant, Limited
<u>102</u>		<u>N/A</u>	<u>Sales and Services, General Retail</u>
N/A	790.102	890.102	Sales and Services, Other Retail
102 <u>N/A</u>	790.104	890.104	Sales and Services, Retail
102	N/A	N/A	School

102	790.110	890.110	Service, Financial
102	N/A	N/A	Service, Health
<u>102</u>		<u>N/A</u>	<u>Services, Instructional</u>
102	790.112	890.112	Service, Limited Financial
N/A	790.114	890.114	Service, Medical
102	790.116	890.116	Service, Personal
<u>102</u>		<u>N/A</u>	<u>Service, Retail Professional</u>
<u>102</u>		<u>N/A</u>	<u>Social Service or Philanthropic Facility</u>
102	790.123	890.123	Tobacco Paraphernalia Establishment
102	790.124	890.124	Trade Shop
102	790.140	890.140	Walk-Up Facility

* * * *

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

* * * *

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

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

3 (2) Not permitted:

4 * * * *

5 (CC) Buchanan Street from Post Street to Sutter Street,

6 (DD) Grant Avenue between Columbus Avenue and Filbert Street,

7 (EE) Green Street between Grant Avenue and Columbus/Stockton.

8 * * * *

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

10 * * * *

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

16 * * * *

17 (g) **Sunset.** Unless readopted, this Section 177 shall sunset 18 months after its
18 effective date of June 27, 2015. The City Attorney is hereby authorized to direct the Publisher to
19 delete Section 177 on or after December 27, 2016.

20 **SEC. 178. CONDITIONAL USES.**

21 * * * *

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

23 * * * *

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

(A) Change of ~~#~~Use category, including a change from one ~~#~~Use to another within the sub-categories of ~~#~~Uses ~~set forth~~ in the definition of General Retail Sales and Service in ~~Planning Code~~ Sections 102 790.102 and Other Retail Sales and Service in Section 890.102 of this Code;

* * * *

SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

* * * *

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

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

* * * *

SEC. 201. CLASSES OF USE DISTRICTS.

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

* * * *

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

Named Neighborhood Commercial Districts (Defined in Sec. 702(a)(1).)	
Broadway Neighborhood Commercial District (Defined in Sec. 714.)	
Castro Street Neighborhood Commercial District (Defined in Sec. 715.)	
Inner Clement Street Neighborhood Commercial District (Defined in Sec. 716.)	
Outer Clement Street Neighborhood Commercial District (Defined in Sec. 717.)	
Excelsior Outer Mission Neighborhood Commercial District (Defined in Sec.72045.)	
Upper Fillmore Street Neighborhood Commercial District (Defined in Sec. 718.)	
Haight Street Neighborhood Commercial District (Defined in Sec. 719.)	
Irving Street <u>North Beach</u> Neighborhood Commercial District (Defined in 72240.)	
Judah Street <u>Polk Street</u> Neighborhood Commercial District (Defined in Sec. 72342.)	
Upper Market <u>Sacramento</u> Street Neighborhood Commercial District (Defined in Sec. 7241.)	
Noriega <u>Union</u> Street Neighborhood Commercial District (Defined in Sec. 72539.)	
North Beach <u>24th Street - Noe Valley</u> Neighborhood Commercial District (Defined in Sec. 7282.)	

1	Pacific West Portal Avenue Neighborhood Commercial District (Defined in Sec. 72932.1)
2	Polk Street Inner Sunset Neighborhood Commercial District (Defined in Sec. 73023.1)
3	Sacramento Street Pacific Avenue Neighborhood Commercial District (Defined in Sec. 7264.1)
4	Inner Sunset Noriega Street Neighborhood Commercial District (Defined in Sec. 7310.1)
5	Taraval Street Irving Street Neighborhood Commercial District (Defined in 73241.1)
6	24th Street Noe Valley Taraval Street Neighborhood Commercial District (Defined in Sec.
7	73328.1)
8	Union Street Judah Street Neighborhood Commercial District (Defined in Sec. 73425.1)
9	Japantown Neighborhood Commercial District (Defined in Sec. 721)

Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 (a)(2).1)	
NCT-1	Neighborhood Commercial Transit Cluster District (Defined in Sec. 75033A.1)
NCT-2	Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 75134.1)
NCT-3	Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 75231.1)

Named Neighborhood Commercial Transit (NCT) Districts (Defined in Sec. 702 (a)(2).1)	
Divisadero Street Hayes- Gough NCT (Defined in Sec. 76146)	
Fillmore Valencia Street NCT (Defined in Sec. 76247)	
Folsom 24th Street - Mission NCT (Defined in Sec. 76343.1)	
Glen Park Upper Market Street NCT (Defined in Sec. 76438.1)	

1	Hayes Gough <u>SoMa</u> NCT (Defined in Sec. 75320.1)
2	Upper Market <u>Mission</u> Street NCT (Defined in Sec. 75433.1)
3	Mission Street <u>Ocean Avenue</u> NCT (Defined in Sec. 75536.1)
4	Ocean Avenue <u>Glenn Park</u> NCT (Defined in Sec. 75637.1)
5	Regional Commercial District <u>Folsom Street</u> NCT (Defined in Sec. 75744)
6	SoMa NCT <u>Regional Commercial District</u> (Defined in Sec. 75835.1)
7	24th Divisadero Street — Mission NCT (Defined in Sec. 75927.1)
8	Valencia <u>Fillmore</u> Street NCT (Defined in Sec. 76026.1)

* * * *

SEC. 202. USES PERMITTED BY THIS CODE.

(a) The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for the use districts of the City, as established by Section 201 of this Code and as shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105.

The ~~uses~~ permitted under this Code shall consist of the following:

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

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

(3) Accessory ~~uses~~, as defined in Section 102 of this Code ~~for such permitted principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section~~

1 ~~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
2 qualified ~~under such sections~~ as an ~~a~~Accessory ~~u~~Use shall be classified as a ~~p~~Principal Use or
3 ~~e~~Conditional ~~u~~Use.

4 * * * *

5 (e) All uses, buildings and features shall comply with all controls set forth for the district in
6 which they are located. Where different controls conflict or overlap within the same District, the use,
7 building or feature shall abide by the most restrictive of all controls. For example, under Section 711 in
8 an NC-2 District, a residential unit on the second story is proposed for conversion into a business
9 service. Residential conversions at the second story in an NC-2 District require Conditional Use
10 authorization, while business services at the second story in an NC-2 District are permitted as
11 Principal Uses. Following the most restrictive control, the applicant must obtain Conditional Use
12 authorization and all other necessary permits in order to legally convert the residential unit to a
13 business service.

14 An exception to this rule is when a specific land use is also included within the definition of a
15 different, more broadly defined land use. In such cases, if the land use controls for the more specifically
16 defined land use conflict with those for the more broadly defined land use, the controls for the more
17 specifically defined land use shall apply to that specific land use. For example, Arts Activities includes
18 a broad array of uses within its definition, including performance space, production of arts-related
19 materials, and the sale and rental of theatrical wardrobes. While included in the definition of Arts
20 Activities, the sale and rental of theatrical wardrobes also falls under the definition of General Retail
21 Sales and Services. In any NC District where General Retail Sales and Services is permitted as a
22 Principal Use, but Arts Activities is not permitted, the sale and rental of theatrical wardrobes would be
23 permitted as an General Retail Sales and Service use.

1 **SEC. 202.1. ZONING CONTROL TABLES.**

2 * * * *

3 (d) The uses and features listed in the Zoning Control Tables in Articles 2, 7, 8, and
4 9 are permitted in the Districts as indicated by the following symbols in the respective columns
5 for each district:

6 * * * *

- 7 R: Required.
- 8 1st: First Story and below.
- 9 2nd: Second Story
- 10 3rd+ Third Story and above

11 * * * *

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

13 * * * *

14 (f) **Residential Uses.** The Residential ~~#~~Uses listed below shall be subject to the
15 corresponding conditions:

16 (1) **Senior Housing.** In order to qualify as Senior Housing, as defined in Section
17 102 of this Code, a "dwelling specifically designed for and occupied by senior citizens," the following
18 definitions shall apply and shall have the same meaning as the definitions in California Civil
19 Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall
20 apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any
21 Senior Housing development specifically designed for and occupied by senior citizens must also be
22 consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and
23 Housing Act, California Government Code Sections 12900-12996.

24 * * * *

1 (C) "Senior Citizen Housing Development" means a residential
2 development developed, substantially rehabilitated, or substantially renovated for senior
3 citizens that has at least 35 ~~d~~Dwelling ~~#~~Units. Any ~~s~~Senior ~~e~~Citizen ~~h~~Housing ~~d~~Development
4 that is required to obtain a public report under Section 11010 of the Business and Professions
5 Code and that submits its application for a public report after July 1, 2001, shall be required to
6 have been issued a public report as a ~~s~~Senior ~~e~~Citizen ~~h~~Housing ~~d~~Development under Section
7 11010.05 of the Business and Professions Code. No housing development constructed prior
8 to January 1, 1985, shall fail to qualify as a ~~s~~Senior ~~e~~Citizen ~~h~~Housing ~~d~~Development because
9 it was not originally developed or put to use or occupancy by senior citizens.

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

13 * * * *

14 (ii) **Occupancy.** Each proposed ~~d~~Dwelling ~~#~~Unit must be
15 initially put to use by senior citizens and shall be limited to the occupancy of senior citizens or
16 other qualifying residents under Civil Code Section 51.3 for the actual lifetime of the building,
17 regardless of whether the units will be owner-occupied or renter-occupied. The project must
18 meet all of the requirements of Civil Code Section 51.3 including, but not limited to, the
19 requirement that the covenants, conditions, and restrictions shall set forth limitations on
20 occupancy, residency, and use based on age. Any such limitation shall not be more exclusive
21 than to require that one person in residence in each ~~d~~Dwelling ~~#~~Unit may be required to be a
22 senior citizen and that each other resident in the same ~~d~~Dwelling ~~#~~Unit may be required to be
23 a qualified permanent resident as defined in Civil Code Section 51.3(b), a permitted health
24 care resident as defined in Civil Code Section 51.3(b), or a person under 55 years of age
25 whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That

1 limitation may be less exclusive but shall at least require that the persons commencing any
2 occupancy of a ~~d~~Dwelling ~~#~~Unit include a senior citizen who intends to reside in the unit as his
3 or her primary residence on a permanent basis. The application of the rules set forth in this
4 Section and in State law may result over time in less than all of the ~~d~~Dwellings being actually
5 occupied by a senior citizen.

6 * * * *

7 (iv) **Location.** The proposed project must be within a ¼ of a
8 mile from a NCD-2 (Small-Scale Neighborhood Commercial District) zoned area or higher,
9 including NCT and named ~~#~~Neighborhood ~~e~~Commercial districts, and must be located in an
10 area with adequate access to services, including but not limited to transit, shopping, and
11 medical facilities;

12 * * * *

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

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

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

4 * * * *

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

7 * * * *

8 **SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL**
9 **GROCERY USE.**

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

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

16 * * * *

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

18 * * * *

19 (2) Notwithstanding ~~S~~ubsections (f)(1)(A) and (f)(1)(B) above, if a service
20 station is owned by a lessee of the property and the property lease was signed prior to the
21 effective date of Ordinance 288-91, which lease permits or requires the lessee to remove the
22 service station from the property before or after the expiration or termination of the lease, and
23 the lease has expired or terminated or will do so within 60 days, the lessee may cease
24 operation of the service station as permitted or required in the lease. Nothing in this provision,
25 however, shall relieve the property owner from continued use of property as an Automotive

1 Service Station as defined by Sections ~~102 790.17~~ and 890.18 of this Code or the
2 requirements of ~~§~~subsection (f)(1)(A) above.

3 * * * *

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

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

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

23 Except for Single Room Occupancy Units in the South of Market Mixed Use Districts,
24 the density limitations for Group Housing or Homeless Shelters, as described in Sections 102,
25 ~~790.88(b) and (c)~~ and 890.88(b) and (c) of this Code, shall be as follows:

* * * *

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

* * * *

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

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

<i>Zoning Category</i>	<i>§ References</i>	<i>RM-1</i>	<i>RM-2</i>	<i>RM-3</i>	<i>RM-4</i>
* * * * RESIDENTIAL STANDARDS AND USES * * * *					

<i>Residential Uses</i>					
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, 202.2(f)	P up to twice the number of dwelling units otherwise permitted as a p Principal u 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 p Principal u 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.			
Residential Density, Group Housing	§ 208	P (6) (7) , Up to one bedroom for every 275	P (6) (7) , Up to one bedroom for every 210	P (6) (7) , Up to one bedroom for every 140	P (6) (7) , Up to one bedroom for every 70 square

		square feet of lot area.	square feet of lot area.	square feet of lot area.	feet of
Homeless Shelter	§§ 102, 208	P	P	P	P

NON-RESIDENTIAL STANDARDS AND USES

* * * *

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

* * * *

* 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 40 feet or less, and where a commercial use has lawfully and continuously operated since the date of designation.

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

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

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

Table 209.3
ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

* * * *

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

Outdoor Activity Area	§ 102	P (1)	P (1)
Walk-up Facility	§ 102	P	P
Waterborne Commerce	§ 102	NP	NP

* * * *

(4) C required if located on the second floor or above. ~~NP above second floor.~~

* * * *

Table 210.1
ZONING CONTROL TABLE FOR C-2 DISTRICTS

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

* * * *

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>	<i>§ 102</i>	<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	NP	NP	NP	NP	NP

* * * *

Table 210.3
ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Commercial Use Characteristics					

Drive-up Facility	§ 102	P	P	P	P
Formula Retail	§§ 102, 303.1, 786	P (17)	P	P	P (17)
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>P</i>
Open Air Sales	§ 102	P	P	P	P
Outdoor Activity Area	§ 102	P	P	P	P
Small Enterprise Workspace	§§ 102, 202.2(g)	NP	P	P	NP
Walk-up Facility	§ 102	P	P	P	P
Waterborne Commerce	§ 102	NP	NP	NP	P

* * * *

Table 210.4
ZONING CONTROL TABLE FOR M DISTRICTS

Zoning Category	§ References	M-1	M-2
<i>NON-RESIDENTIAL STANDARDS AND USES</i>			
<i>***</i>			
<i>Commercial Use Characteristics</i>			
Drive-up Facility	§ 102	C	C
Formula	§§ 102,	P (2)	P (2)

Retail	303.1, 786		
<i>Maritime Use</i>	<i>§ 102</i>	<i>P</i>	<i>P</i>
Open Air Sales	§ 102	P	P
Outdoor Activity Area	§ 102	P	P
Walk-up Facility	§ 102	P	P
Waterborne Commerce	§ 102	P	P

* * * *

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

* * * *

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

- (1) completely within an RTO, RTO-M, RM-3, or RM-4 District;
- (2) on or below the ground floor; and
- (3) in RTO Districts, on a ~~corner lot~~ *as defined by Section 102.15*, with no part

of the use extending more than 50 feet in depth from said corner, as illustrated in Figure 231.

[Figure 231 not included but not deleted]

(4) in RM-3, RM-4 and RTO-M Districts, on a ~~e~~Corner ~~l~~Lot ~~as defined in Section 710.15~~, with no part of the use extending more than 100 feet in depth from said corner.

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

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

* * * *

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

* * * *

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

* * * *

(4) All subsequent changes of use shall require Conditional Use authorization from the Planning Commission. The only ~~n~~Non-~~r~~Residential ~~u~~Uses that may be permitted in the space initially approved for a grocery store shall include Trade Shop (~~Planning Code Section 790.124~~), Institutional Uses, excluding Medical Cannabis Dispensaries, and Philanthropic Administrative Services ~~Other Institutions, Large (Planning Code Section 790.50), Other Institutions, Small (Planning Code Section 790.51), and Public Use (Planning Code Section~~

1 ~~790.80~~), except that ~~Other~~ General Retail Sales and Services, ~~(Planning Code Section 790.102)~~
2 Pharmacy, or Specialty Grocery uses may be permitted provided that no individual tenant
3 occupies more than 3,000 square feet of ~~g~~Gross f~~l~~oor a~~r~~ea.

4 * * * *

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

6 * * * *

7 (c) **Controls.**

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

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

- 12 (A) Religious facilities, as defined in Sec. 890.50(d);
- 13 (B) Bars, as defined in Sec. 102 ~~790.22~~;
- 14 (C) Liquor ~~s~~tores, as defined in Sec. 102 ~~790.55~~;
- 15 (D) Amusement arcades, as defined in Sec. 890.4;
- 16 (E) Restaurants, as defined in Sec. 102 ~~790.91~~;
- 17 (F) Adult entertainment, as defined in Sec. 890.36;
- 18 (G) Other entertainment, as defined in Sec. 890.37;
- 19 (H) Movie theatres, as defined in Sec. 890.64;
- 20 (I) Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and
- 21 (J) Parking garages, as defined in Sections 890.8, 890.10, and
22 890.12.

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

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

* * * *

SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT.

* * * *

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

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

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

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

(B) **Non-Profit Theaters.** A non-profit theater shall be permitted to serve alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a building intended to be used for the specific purposes of presenting any act, play, revue, pantomime, scene, song, dance act, or song and dance act, conducted or participated in by one or more persons, whether or not such person or persons are compensated for such performance, and which is exempted from payment of income tax under Section 23701d of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue

Code of the United States. A "non-profit theater" shall not include any dance hall, as defined in Section 1022 of the ~~San Francisco~~ Police Code, a billiard parlor, pool hall, bowling alley, or ~~a~~Adult entertainment ~~b~~Business as defined in Section 790.36 of this Code.

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

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

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

(A) General Groceries ~~as defined in Section 790.102 (a) of this Code~~ or Specialty Groceries, ~~as defined in Section 790.102 (b)~~ that are 5,000 square feet or smaller ~~so long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set forth in Section 703.2(b)(1)(C)(vi).~~ Such use shall require a Conditional Use authorization and shall be limited to a Type 20 Liquor License for Specialty Groceries and General Groceries,

1 except that such use shall not sell a single beer or malt beverage in a container size of 24 oz.
2 or smaller, or sell any malt beverage with an alcohol content greater than 5.7% by volume; or
3 any wine in a container size less than 375 ml or with an alcohol content of greater than 15%
4 by volume, except for "dinner wines" that have been aged two years or more and maintained
5 in a corked bottle.

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

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

14 * * * *

15 (d) **Good Neighbor Policies.** The operating conditions established in Section 202.2
16 ~~703.5~~ of this Code shall apply to all liquor establishments in this SUD in order to maintain the
17 safety and cleanliness of the premises and vicinity. In addition, all new, relocated, or
18 expanded liquor establishments, and any liquor establishment with a license referred for
19 review to the Planning Department by the State of California Department of Alcohol Beverage
20 Control, shall comply with the requirements set forth below. Liquor establishment shall have
21 the meaning set forth in subsection (c) above.

22 * * * *

23
24 **SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.**

25 * * * *

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

* * * *

(2) **Uses.**

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

(i) **Parkmerced Residential (PM-R).** ~~Residential~~ d~~D~~welling ~~#~~Units; ~~t~~Live/~~w~~Work ~~#~~Units, provided any such ~~t~~Live/~~w~~Work ~~#~~Units is intended for small home business; community gathering spaces such as community rooms and kitchens, business centers, recreation facilities, and art facilities; and ~~e~~Child ~~e~~Care ~~f~~Facilities not larger than 5,000 occupied square feet;

(ii) **Parkmerced Mixed Use – Social Heart (PM-MU1).** All uses permitted in PM-R; locally serving ~~r~~Retail ~~S~~ales and ~~s~~Services ~~u~~ses not larger than 15,000 occupied square feet per business establishment; one ~~full-service~~ ~~G~~eneral ~~g~~Grocery ~~s~~Sore not

larger than 50,000 occupied square feet; and Business Service, Design ~~p~~Professional, medical and Non-Retail Professional Service Uses ~~business offices~~, provided such ~~professional, medical or business office~~ Non-Retail ~~Uses~~ shall not exceed 10,000 occupied square feet per business if located on the ground floor of any building;

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

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

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

(vi) **Parkmerced Open Space (PM-OS).** Publicly-accessible open space and other open space amenities as specifically established in the Parkmerced Design Standards and Guidelines, including: neighborhood commons; parks and passive open space; plazas; recreational space including playgrounds and sports fields; Large-Scale

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

11 * * * *

12 (C) **Prohibited Uses.** The following uses shall be prohibited within this
13 Special Use District: ~~aDrive-Up through Facility facilities~~; ~~aAdult Business entertainment~~; and
14 ~~gGeneral aAdvertising Sign~~. Notwithstanding Sections (b)(1)(A) and (b)(1)(B) above, any ~~Non-~~
15 ~~Residential~~ ~~Use~~ that could pose a nuisance to surrounding ~~Residential~~ ~~Uses~~ shall be
16 prohibited.

17 * * * *

18 (5) **Off-Street Automobile Parking.** There is no minimum off-street parking
19 requirement for any use in this Special Use District. Upon completion of the Parkmerced
20 Project, the number of off-street parking spaces within this Special Use District shall not
21 exceed: one parking space per ~~residential~~ ~~aDwelling~~ ~~Unit~~; one parking space per 500 square
22 feet of occupied General ~~gGrocery store~~ use; one parking space per 1,000 square feet of
23 occupied ~~sSchool~~, ~~fitness~~ or ~~eCommunity Facility center~~ use; and one parking space per 750
24 square feet of occupied space for all other ~~Non-Residential~~ ~~Uses~~. Because the Project will
25 be built in phases, any off-street parking constructed that would cause the cumulative off-

street parking in the Special Use District to exceed these ratios may not be used for parking and shall be physically cordoned off to preclude parking use of such spaces (including prohibition of the commercial or public rental of such spaces on a daily, weekly, monthly or annual basis) until such time as sufficient additional development is completed to bring the overall parking ratios in conformance with the applicable ratio. At Project completion, the ratio for off-street parking constructed shall not exceed the above ratios or the following total amounts, whichever is less: 8,900 residential spaces; and 550 non-residential spaces.

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

* * * *

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

* * * *

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

* * * *

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

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

(b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the City Planning Commission shall find, ~~that~~ in addition to the criteria of Section 303(c), that the proposal is consistent with the expressed purposes of this Code, of the Broadway Neighborhood Commercial District, and of the height and bulk districts, set forth in Sections 101, 714.1, and 251 of this Code hereof and that the following criteria ~~area~~ are met:

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

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

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

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

(a) In the 26-40-X Height and Bulk District, as designated on Sectional Map HT13H of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height shall be permitted as a ~~e~~Conditional ~~#~~Use only upon approval by the ~~City~~ Planning Commission ~~according to the provisions in Section 316 through 316.8 of this Code~~. The height of

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

(b) In authorizing any such proposal for a building or structure exceeding 26 feet in height, the ~~City~~ Planning Commission shall find that, in addition to the criteria of Section 303(c), the proposal is consistent with the expressed purposes of this Code, the NC-S District, the Lakeshore Plaza Special Use District, and the height and bulk districts as set forth respectively in Sections 101, 713-~~I~~, 780-~~I~~ and 251 of this Code hereof.

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

* * * *

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

* * * *

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

* * * *

(P) Enclosed recreational facilities up to a height of 10 feet above the otherwise applicable height limit when located within a 65-U Height and Bulk District and either an MUO or SSO District, and only then when authorized by the Planning Commission as a ~~e~~Conditional ~~#~~Use pursuant to Sections 303 ~~and 316~~ of this Code, provided that the project is designed in such a way as to reduce the apparent mass of the structure above a base 50 foot building height.

* * * *

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

1 (a) **General.** In the 40-X/85-B Height and Bulk District, as designated on Sectional
2 Map No. HT01 ~~HH~~ of the Zoning Map, located within the boundaries of the South of Market
3 RSD District, height exceptions above the 40-foot base height to a maximum of 85 feet may
4 be approved in accordance with the eConditional #Use procedures and criteria provided in
5 Sections ~~303 and 316~~ of this Code, and the criteria and conditions set forth below.

6 * * * *

7 **SEC. 303. CONDITIONAL USES.**

8 (a) **General.** The Planning Commission shall hear and make determinations
9 regarding applications for the authorization of eConditional #Uses in the specific situations in
10 which such authorization is provided for elsewhere in this Code. The procedures for
11 eConditional #Uses shall be as specified in this Section and in Sections 306 through 306.6,
12 except that Planned Unit Developments shall in addition be subject to Section 304, Hospitals
13 ~~medical institutions~~ and pPost-~~s~~Secondary eEducational iInstitutions shall in addition be subject
14 to the iInstitutional ~~m~~Master pPlan requirements of Section 304.5, ~~and conditional use and~~
15 ~~Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code~~
16 ~~for uses or features in Neighborhood Commercial Districts, and conditional use applications within~~
17 ~~South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of~~
18 ~~this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to~~
19 ~~scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of~~
20 ~~this Code, with respect to conduct of hearings and reconsideration.~~

21 (b) **Initiation.** A eConditional #Use action may be initiated by application of the
22 owner, or authorized agent for the owner, of the property for which the eConditional #Use is
23 sought. For a eConditional #Use application to relocate a gGeneral aAdvertising sSign under
24 subsection (l) below, application shall be made by a gGeneral aAdvertising sSign company that
25

1 has filed a Relocation Agreement application and all required information with the Planning
2 Department pursuant to Section 2.21 of the San Francisco Administrative Code.

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

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

24 (e) **Modification of Conditions.** Authorization of a change in any condition
25 previously imposed in the authorization of a eConditional #Use shall be subject to the same

1 procedures as a new eConditional #Use. Such procedures shall also apply to applications for
2 modification or waiver of conditions set forth in prior stipulations and covenants relative
3 thereto continued in effect by the provisions of Section 174 of this Code.

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

18 (1) **Public Hearing.** The Director of Planning or the Planning Commission
19 may seek a public hearing on eConditional #Use abatement when the Director or Commission
20 has substantial evidence submitted within one year of the effective date of the Conditional
21 Use authorization that the applicant for the eConditional #Use had submitted false or
22 misleading information in the application process that could have reasonably had a substantial
23 effect upon the decision of the Commission or substantial evidence of a violation of conditions
24 of approval, a violation of law, or operation which creates hazardous, noxious or offensive
25 conditions enumerated in Section 202(c).

1 (2) **Notification.** The notice for the public hearing on a eConditional #Use
2 abatement shall be subject to the notification procedure described in Sections 306.3 and
3 306.8 except that notice to the property owner and the operator of the subject establishment
4 or use shall be mailed by regular and certified mail.

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

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

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

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

8 (A) There is substantial new evidence of a new eConditional ~~#~~Use
9 abatement issue that is significantly different than the issue previously considered by the
10 Planning Commission; or

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

20 * * * *

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

22 ~~(+)~~ With respect to a change in use or demolition of a Movie Theater use
23 pursuant to Section 202.4 as defined in Sections 102, 703.2(b)(1)(B)(ii), 803.2(b)(1)(B)(iii) or
24 ~~803.3(b)(1)(B)(ii)~~, in addition to the criteria set forth in Subsections (c) and (d) above, the
25 Commission shall make the following findings:

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

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

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

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

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

14 * * * *

15 (2) The Department, in its discretion, may review in a single ~~e~~Conditional
16 ~~#~~Use application all signs proposed for relocation by a ~~g~~General ~~a~~Advertising Sign company or
17 may require that one or more of the signs proposed for relocation be considered in a separate
18 application or applications. Prior to the Commission's public hearing on the application, the
19 Department shall have verified the completeness and accuracy of the ~~g~~General ~~a~~Advertising
20 ~~s~~Sign company's sign inventory.

21 * * * *

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

* * * *

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

* * * *

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

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

* * * *

(I) Change in Use or Demolition of General Grocery ~~Store~~ Uses.

~~(I)~~ With respect to a change in use or demolition of General Grocery ~~Store~~ 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 Code~~ which use exceeds 5,000 gross square feet pursuant to Section 202.3 of this Code, in addition to the criteria set forth in ~~S~~subsections (c) and (d) above, the Commission shall make the following findings:

(I) ~~(A)~~ Preservation of a General Grocery ~~Store~~ use is no longer economically viable and cannot effect a reasonable economic return to the property owner. The Commission may disregard the above finding if it finds that the change in use or replacement structure in the case of demolition will contain a ~~g~~General ~~g~~Grocery ~~store~~ that is of a sufficient size to serve the shopping needs of nearby residents and offers comparable services to the former ~~g~~General ~~g~~Grocery store. For purposes of defining "reasonable economic return," the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section 102; and

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

3 * * * *

4 (n) **Massage Establishments.**

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

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

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

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

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

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

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

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

5 * * * *

6 (p) **Adult Business, Nighttime Entertainment, General Entertainment, and Other**
7 **Entertainment Uses.**

8 (1) With respect to Conditional Use authorization applications for Adult
9 Business ~~Business~~, Nighttime Entertainment, General Entertainment and Other Entertainment
10 uses, such use or feature shall:

11 * * * *

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

17 (3) The action of the Planning Commission approving a ~~e~~C~~onditional~~ ~~#~~U~~se~~
18 does not take effect until the appeal period is over or while the approval is under appeal.

19 * * * *

20 (r) **Development of Large Lots in RTO and RTO-M Districts.** In order to
21 promote, protect, and maintain a scale of development that is appropriate to each district and
22 compatible with adjacent buildings, new construction or significant enlargement of existing
23 buildings on lots of the same size or larger than the square footage stated in Table 209.4
24 under Large Project Review shall be permitted only as ~~e~~C~~onditional~~ ~~#~~U~~ses~~ subject to the
25 provisions set forth in this Section of this Code.

* * * *

SEC. 303.1. FORMULA RETAIL USES.

(a) Findings.

* * * *

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

* * * *

(c) **"Retail Sales or Service Activity or Retail Sales or Service Establishment."** For the purposes of this Section 303.1, a retail sales or service activity or retail sales or service establishment shall include the following uses whether functioning as a principal or accessory use, as defined in Articles 1, 2, 7, and 8 of this Code:

- (1) Bar;
- (2) Drive-up Facility;
- (3) Eating and Drinking Use;
- (4) Liquor Store;
- (5) Sales and Service, Other Retail and Retail Sales and Service, General;
- (6) Restaurant;
- (7) Limited-Restaurant;
- (8) Take-Out Food;
- (9) Sales and Service, Retail;

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

19 (d) **Conditional Use Criteria.** With regard to a ~~e~~Conditional ~~u~~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

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

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

* * * *

(g) **Neighborhood Notification and Design Review.** Any application for a Formula Retail use as defined in this section shall be subject to the notification and review procedures of ~~S~~subsections 312(d) and (e) of this Code. A ~~e~~Conditional ~~u~~Use hearing on an application for a Formula Retail use may not be held less than 30 calendar days after the date of mailed 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 General Retail Sales and Services in
7 ~~Planning Code~~ Section ~~790~~.102 and in Section 890.102 for Mixed Use Districts, require a new
8 Conditional Use authorization as a new Formula Retail use. Changes of Formula Retail owner
9 or operator within the same use category that are determined to be an enlargement or
10 intensification of use pursuant to ~~S~~subsection 178(c) are required to obtain Conditional Use
11 authorization and shall meet the Commission's adopted Performance-Based Design
12 Guidelines for Formula Retail. In cases determined not to be an enlargement or intensification
13 of use, the Performance-Based Design Guidelines for Formula Retail may be applied and
14 approved administratively by the Planning Department, unless the applicant requests a
15 Conditional Use ~~H~~hearing at the Planning Commission. The applicant shall also pay an
16 administrative fee to compensate Planning Department and City staff for its time reviewing the
17 project under this ~~S~~subsection (j), as set forth in Section 360 of this Code.

18 (k) **Accessory Uses.** Conditional ~~U~~se authorization shall be required for all
19 ~~A~~ccessory ~~U~~ses 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;

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

SEC. 306.3. NOTICE OF HEARINGS.

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

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

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

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

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

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

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

* * * *

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

SEC. 306.10. MULTIPLE LANGUAGE REQUIREMENT FOR NOTICES.

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

* * * *

SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR. In addition to those specified in Sections 302 through 306, ~~and Sections 316 through 316.6~~ of this Code, the Zoning Administrator shall have the following powers and duties in administration and enforcement of this Code. The duties described in this Section shall be performed under

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 ~~e~~Conditional ~~#~~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 ~~e~~Conditional ~~#~~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 ~~e~~Conditional
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 ~~e~~Conditional ~~#~~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 ~~e~~Conditional ~~#~~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 ~~e~~Conditional ~~#~~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.

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

24 * * * *

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

(c) **Changes of Use.** In NC Districts, all building permit applications for a change of use to ~~or the establishment of an Adult Business, a Bar as defined in Sections 102 and 790.22, Child-Care Facility, General Entertainment, Group Housing, Limited Restaurant, a Liquor Store, as defined in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a Restaurant as defined in Sections 102 and 790.91, a Massage Establishment as defined in Sections 102 and 790.60, Nighttime Entertainment, an Outdoor Activity Area as defined in Section 790.70, an Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial Service use as defined in Sections 102 and 790.111, Post-Secondary Educational Institution, Private Community Facility, Public Community Facility, Religious Institution, Residential Care Facility, School, Tobacco Paraphernalia Establishments as defined in Sections 102 and 790.123, or Trade School Group Housing as defined in Sections 102 and 790.88(b)~~ shall be subject to the provisions of ~~Subsection~~ 312(d); provided, however, that a change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions of ~~Subsection~~ 312(d). ~~In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from any one land use category to another land use category shall be subject to the provisions of Subsection~~

1 ~~312(d).~~ In addition, any accessory massage use in the Ocean Avenue Neighborhood
2 Commercial Transit District shall be subject to the provisions of ~~§~~subsection 312(d).

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

11 * * * *

12 (g) **Wireless Telecommunications Services Facility as Accessory Use,**
13 **Notification and Review Required.** Building permit applications for new construction of a
14 ~~W~~ireless ~~T~~elecommunications ~~S~~ervices ~~F~~acility as an ~~a~~ccessory ~~u~~se under Article 7 or 8
15 of the Planning Code in all NC, RED, or Eastern Neighborhoods Mixed Use Districts shall be
16 subject to the notification and review procedures required by this Section.

17 * * * *

18 ~~**SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD**~~
19 ~~**COMMERCIAL, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, AND SOUTH OF**~~
20 ~~**MARKET MIXED USE DISTRICTS.**~~

21 ~~In addition to the provisions of Sections 306.1, 306.4, and 306.5 of this Code, the following~~
22 ~~procedures set forth in this and the following sections shall govern applications for Conditional Use~~
23 ~~authorization where this authorization is required pursuant to Sections 178, 179, 181(f) or (g),~~
24 ~~260(b)(2)(P) or 263.11 of this Code; zoning categories .10, .11, .21, .24 through .27, .38 through .90,~~
25 ~~and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial District; Sections~~

1 ~~813 through 818 for the South of Market Mixed Use Districts; Section 840 through 843 for the Eastern~~
2 ~~Neighborhoods Mixed Use Districts; or Section 823 for the Western SoMa Special Use District. The~~
3 ~~criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional~~
4 ~~criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 of Article 7~~
5 ~~are set forth in the Section of this Code containing the control. Additional criteria for determinations~~
6 ~~on certain applications within Mixed Use Districts are set forth in Sections 263.11 and 803.5 through~~
7 ~~803.9 of this Code. Additional criteria for determination on certain applications within the Western~~
8 ~~SoMa Special Use District are set forth in Section 823 of this Code.~~

9 **~~SEC. 316.1. APPLICATIONS AND FILING FEES.~~**

10 ~~The provisions set forth in Section 306.1 of this Code shall govern with respect to applications~~
11 ~~and filing fees.~~

12 **~~SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND~~**
13 **~~RECOMMENDATION.~~**

14 ~~The Zoning Administrator shall review and schedule applications for conditional use~~
15 ~~authorization for Planning Commission review at a public hearing.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

21 **~~SEC. 316.5. RECONSIDERATION.~~**

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

24 **~~SEC. 316.6. APPEAL.~~**

1 ~~A final determination by the Planning Commission on an application for conditional use~~
2 ~~authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1~~
3 ~~of this Code.~~

4 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
5 **DISTRICTS.**

6 * * * *

7 (c) **Identifying Signs.** Identifying Signs, as defined in Section 602, shall be
8 permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the
9 limits set forth below.

10 * * * *

11 (2) One Sign identifying a shopping center or shopping mall shall be
12 permitted subject to the conditions in subsection (c)(1), but shall not exceed 30 square feet in
13 area. Any Sign identifying a permitted Commercial ~~Use listed in zoning categories 40 through 70~~
14 ~~in Section 703.2 (a)~~ in an NC District shall be considered a Business Sign and subject to
15 Section 607.1(f) of this Code. Such Signs may be Nonilluminated, Indirectly Illuminated, or
16 Directly Illuminated during the hours of operation of the businesses in the shopping center or
17 shopping mall.

18 * * * *

19 Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702,
20 702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 720, 721, 722, 726, 727, 731, 732, 733,
21 734, 735, 736, 737, 738, 743, 744, 746, 747, 780.1, 780.2, 780.3, 781.1, 781.4, 781.5, 781.6,
22 781.7, 781.9, 784, 787, 788, 801.2, 803.3, 803.8, 803.9, and 825, adding Sections 750, 751,
23 752, 761, 762, 763, 764, and new Zoning Control Tables 710, 711, 712, 713, 714, 715, 716,
24 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734,

1 736, 737, 738, 739, 740, 741, 742, 743. 744, 745, 746, 747, 748, 753, 754, 755, 756, 757,
2 758, 759, 760, and deleting Section 733A to read as follows:

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

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

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

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

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

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

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

20 ~~**SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.**~~

21 (a) **Neighborhood Commercial and Neighborhood Commercial Transit Districts.** The
22 ~~following~~ Neighborhood Commercial (NC) and Neighborhood Commercial Transit ~~d~~Districts, listed in
23 Section 201 of this Code, are established for the purpose of implementing the Commerce and
24 Industry element and other elements of the General Plan, according to the objective and
25 policies stated therein. Description and Purpose Statements outline the main functions of

each ~~Neighborhood Commercial~~ (NC) and NCT District in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

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

<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

<i>Named Neighborhood Commercial Districts</i>	<i>Section Number</i>
Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715
Inner Clement Street Neighborhood Commercial District	§ 716
Outer Clement Street Neighborhood Commercial District	§ 717
Excelsior Outer Mission Street Neighborhood Commercial District	§ 745
Upper Fillmore Street Neighborhood Commercial District	§ 718
Haight Street Neighborhood Commercial District	§ 719

<i>Irving Street Neighborhood Commercial District</i>	§ 740
<i>Judah Street Neighborhood Commercial District</i>	§ 742
<i>Upper Market Street Neighborhood Commercial District</i>	§ 721
<i>Noriega Street Neighborhood Commercial District</i>	§ 739
<i>North Beach Neighborhood Commercial District</i>	§ 722
<i>Pacific Avenue Neighborhood Commercial District</i>	§ 732
<i>Polk Street Neighborhood Commercial District</i>	§ 723
<i>Sacramento Street Neighborhood Commercial District</i>	§ 724
<i>Inner Sunset Neighborhood Commercial District</i>	§ 730
<i>Taraval Street Neighborhood Commercial District</i>	§ 741.1
<i>24th Street Noe Valley Neighborhood Commercial District</i>	§ 728
<i>Union Street Neighborhood Commercial District</i>	§ 725
<i>West Portal Avenue Neighborhood Commercial District</i>	§ 729

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

<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>	<i>§ 746</i>
<i>Fillmore Street Neighborhood Commercial Transit District</i>	<i>§ 747</i>
<i>Folsom Street Neighborhood Commercial Transit District</i>	<i>§ 743</i>
<i>Glen Park Neighborhood Commercial Transit District</i>	<i>§ 738</i>
<i>Hayes Gough Neighborhood Commercial Transit District</i>	<i>§ 720</i>
<i>Upper Market Street Neighborhood Commercial Transit District</i>	<i>§ 733</i>
<i>Mission Street Neighborhood Commercial Transit District</i>	<i>§ 736</i>
<i>Ocean Avenue Neighborhood Commercial Transit District</i>	<i>§ 737</i>
<i>Regional Commercial District</i>	<i>§ 744</i>
<i>SoMa Neighborhood Commercial Transit District</i>	<i>§ 735</i>
<i>24th Street Mission Neighborhood Commercial Transit District</i>	<i>§ 727</i>
<i>Valencia Street Neighborhood Commercial Transit District</i>	<i>§ 726</i>

(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 ~~R~~Residential ~~U~~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)

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 ~~R~~Residential ~~U~~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.

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

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

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

<i>Neighborhood Commercial Special Use Districts</i>	<i>Section Number</i>
<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>	<i>§ 781.1</i>
<i>Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict</i>	<i>§ 781.4</i>
<i>Mission Street Formula Retail Restaurant Subdistrict</i>	<i>§ 781.5</i>
<i>North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict</i>	<i>§ 781.6</i>
<i>Chestnut Street Financial Service Subdistrict</i>	<i>§ 781.7</i>
<i>Haight Street Alcohol Restricted Use District</i>	<i>§ 781.9</i>
<i>Lower Haight Street Alcohol Restricted Use District</i>	<i>§ 784</i>
<i>Fringe Financial Service Restricted Use District</i>	<i>§ 249.35</i>
<i>Mission Alcohol Restricted Use District</i>	<i>§ 249.60</i> <i>(formerly 781.8)</i>
<i>Third Street Alcohol Restricted Use District</i>	<i>§ 249.62</i> <i>(formerly 782)</i>

~~SEC. 702.4. SPECIAL USE DISTRICTS.~~

~~(d) **Other Special Use Districts.** In addition to the Neighborhood Commercial Use Districts and Neighborhood Commercial Special Use Districts established by Sections 702.1 and 702.2 of this Code, ccertain special use districts established in Section 201 of this Code are located within certain Neighborhood Commercial District boundaries. *The designations, locations, and boundaries of the special use districts are as provided below.*~~

<i>Special Use Districts</i>	<i>Section Number</i>
Third Street Special Use District	§ 249.14
17th — Rhode Island Street Special Use District	§ 249.61 (formerly 781.10)
Geary Boulevard/Divisadero Street Special Use District	§ 249.13
California Street And Presidio Avenue Community Central Special Use District	§ 249.21
Japantown Special Use District	§ 249.31
Fulton Street Grocery Store Special Use District	§ 249.35
Upper Market Special Sign District	§ 608.10

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.~~

No.	Zoning Control Categories for Uses	Section Number of Use Definition
.24	Outdoor Activity Area	§ 790.70
.25	Drive Up Facility	§ 790.30
.26	Walk Up Facility	§ 790.140
.27	Hours of Operation	§ 790.48
.36	Residential Conversion	§ 317
.37	Residential Demolition	§ 317
.38	Residential Division	§ 207.8
.39	Residential Merger	§ 317

1	.40	Other Retail Sales and Services	§ 790.102
2	.41	Bar	§ 790.22
3	.43	Limited Restaurant	§ 790.90
4	.44	Restaurant	§ 790.91
5	.45	Liquor Store	§ 790.55
6	.46	Movie Theater	§ 790.64
7	.47	Adult Entertainment	§ 790.36
8	.48	Other Entertainment	§ 790.38
9	.49	Financial Service	§ 790.110
10	.50	Limited Financial Service	§ 790.112
11	.51	Medical Service	§ 790.114
12	.52	Personal Service	§ 790.116
13	.53	Business or Professional Service	§ 790.108
14	.54	Massage Establishment	§ 790.60
15	.55	Tourist Hotel	§ 790.46
16	.56	Automobile Parking	§ 790.8
17	.57	Automotive Gas Station	§ 790.14
18	.58	Automotive Service Station	§ 790.17
19	.59	Automotive Repair	§ 790.15
20			
21			
22			
23			
24			
25			

1	.60	Automotive Wash	§ 790.18
2	.61	Automobile Sale or Rental	§ 790.12
3	.62	Animal Hospital	§ 790.6
4	.63	Ambulance Service	§ 790.2
5	.64	Mortuary	§ 790.62
6	.65	Trade Shop	§ 790.124
7	.66	Storage	§ 790.117
8	.68	Fringe Financial Service	§ 790.111
9	.69	Tobacco Paraphernalia Establishment	§ 790.123
10	.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4
11	.69C	Neighborhood Agriculture	§ 102.35(a)
12	.69D	Large Scale Urban Agriculture	§ 102.35(b)
13	.70	Administrative Service	§ 790.106
14	.80	Hospital or Medical Center	§ 790.44
15	.81	Other Institutions, Large	§ 790.50
16	.82	Other Institutions, Small	§ 790.51
17	.83	Public Use	§ 790.80
18	.84	Medical Cannabis Dispensary	§ 790.141
19	.85	Service, Philanthropic Administrative	§ 790.107

~~.90 Residential Use § 790.88~~

~~.95 Community Residential Parking § 790.10~~

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

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

No.	Zoning Control Category
.56	Automobile Parking <u>Public and Private Parking Lots</u>
.57	Automotive Gas Station
.58	Automotive Service Station
.60	Automotive Wash
.61	Automobile Sale or Rental
.81	Other Institutional Uses , <u>Large</u> (selected)
.83	<u>Public Use Facilities</u> (selected)
	<u>Community Residential Parking</u> <u>Open Recreation Area</u>
.95	<u>Outdoor Recreation Area</u>
	<u>Neighborhood and Large Scale Urban Agriculture</u>

Utility and Infrastructure Uses (selected)

(c) **Multiple Uses in One Structure.** If there are two or more uses in a structure and none is classified ~~below~~ under Section ~~703(d) below 703.2(b)(1)(C) of this Code~~ as ~~an~~ an ~~Accessory~~ Use, then each of these uses will be considered separately as independent ~~p~~PPrincipal, ~~e~~CConditional 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.~~

(iii) — ~~Notwithstanding any other provision of this Article, a change in use or demolition of a general grocery store use, as defined in Section 790.102(a), which use exceeds 5,000 gross square feet shall require conditional use authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise prohibited.~~

(iv) — ~~Large Scale Urban Agriculture, as defined in Section 102.35(b), shall require conditional use authorization.~~

(d) ~~(C)~~ **Accessory Uses.** ~~Except as prohibited in Section 728 and s~~Subject to the limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and

NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code, Accessory Uses as defined in Section 102 ~~a related minor use which is either necessary to the operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to any such use,~~ shall be permitted ~~as an accessory use~~ when located on the same lot. Any use ~~which~~ that does not qualify as an ~~a~~Accessory ~~u~~Use shall be classified as a ~~p~~PPrincipal or ~~e~~CConditional use, unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code.

No use will be considered accessory to a permitted ~~p~~PPrincipal or ~~e~~CConditional use ~~which~~ that involves or requires any of the following:

(1) (i) The use of more than 1/3 of the total floor area occupied by such use and the ~~p~~PPrincipal or ~~e~~CConditional use to which it is accessory, except in the case of accessory off-street parking and loading and as specified in subsection (d)(4) below as accessory wholesaling, manufacturing or processing of foods, goods, or commodities;

(2) (ii) Any Bar or Restaurant, or any other retail establishment which serves liquor for consumption on-site; however, this shall not prohibit take-out food activity which operates in conjunction with a Limited Restaurant, Restaurant, General Grocery, and Specialty Grocery;

(iii) ~~Any Take-Out Food use, as defined in Section 790.122, except for a Take-Out Food use which occupies 1/3 of the total floor area or up to 500 s/f whichever is more restrictive in a general grocery or specialty grocery store. This Take-Out Food use includes the area devoted to food preparation and service and excludes storage and waiting areas;~~

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

(3) (v) The wholesaling, manufacturing or processing of foods, goods, or commodities on the premises of an establishment ~~which~~ that does not also use or provide for retail sale of such foods, goods or commodities at the same location where such wholesaling,

1 manufacturing or processing takes place; except, however, in the North Beach Special Use District
2 where such activities are limited to 15% of the total floor area occupied by the Principal or
3 Conditional Use to which it is accessory unless the Principal or Conditional Use is Specialty Foods
4 Manufacturing as defined in Section 780.3.

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

11 (5) (vii) Medical Cannabis Dispensaries ~~as defined in 790.141.~~
12 ~~The foregoing rules shall not prohibit take-out food activity which operates in conjunction with~~
13 ~~a Limited Restaurant or a Restaurant. A Limited Restaurant or a Restaurant, by definition, includes~~
14 ~~take-out food as an accessory and necessary part of its operation.~~

15 (6) (viii) Any ~~other General eEntertainment or Nighttime Entertainment use, as~~
16 ~~defined in Section 790.38,~~ except for one that involves a Limited Live Performance Permit as set
17 forth in Police Code Section 1060et seq.

18 (7) Within the North Beach SUD and NCD a Limited Restaurant.

19 (D) ~~Temporary Uses. Temporary uses are permitted uses, subject to the~~
20 ~~provisions set forth in Section 205 of this Code.~~

21 (8ix) A Medical Health Service use as an Accessory Use in the Sacramento
22 Street Neighborhood Commercial District requires a Conditional Use authorization on the
23 ground story and is permitted above the ground story pursuant to Section 724 of this Code.

24 (e) (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 ~~p~~Permitted ~~u~~Use, shall be
6 permitted in a Neighborhood Commercial District which, by reason of its nature or manner of
7 operation, creates conditions that are hazardous, noxious, or offensive through the emission
8 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or
9 excessive 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 202.2(b) ~~229~~. Except in the SoMa NCT, where these uses are permitted ~~a~~Accessory
13 ~~u~~Uses.

14 (f) **Conflicting Controls.** *All uses, buildings and features in NC and NCT Districts shall*
15 *comply with all controls set forth for the district in which they are located. Where different controls*
16 *conflict or overlap within the same NC or NCT District, the use, building or feature shall abide by the*
17 *most restrictive of all controls. For example, in an NC-2 District, a Dwelling Unit on the second story*
18 *is proposed for conversion to a Personal Service use. Residential Conversions at the Second Story in an*
19 *NC-2 District require Conditional Use authorization under Table 711, while Personal Services at the*
20 *Second Story in an NC-2 District are permitted as Principal Uses under Table 711. Following the most*
21 *restrictive control, the applicant must obtain Conditional Use authorization and all other necessary*
22 *permits in order to legally convert the Dwelling Unit to a Personal Service use.*

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

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

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

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

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

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

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

(b) Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, All office uses, as defined in Planning Code Section 790.69, are permitted as of right, provided that prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the 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 Active Ground Floor Uses</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>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 – 156, 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 If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>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 Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>
<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>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>NP</u> <u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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. - 11 p.m.; C 11 p.m. - 2 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 §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>		
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
5	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
6			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Agricultural Use Category</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>				
11	<u>Automotive Uses*</u>	<u>§102</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>
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>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>
18	<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>
19	<u>Industrial Use Category</u>				
20	<u>Industrial Uses</u>	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Institutional Use Category</u>				
21	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>NP(4)</u>	<u>NP</u>	<u>NP</u>
24	<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>
25	<u>Religious Institution</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>

<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(5)</u>	<u>P(5)</u>
<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>
<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>
<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>
<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<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>
<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>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Instructional</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>
<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>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</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>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(6)</u>	<u>C(6)</u>	<u>C(6)</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-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.

(2) P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.

(3) C required for 13 or more children.

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

(5) C required for 7 or more persons.

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

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

* * * *

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

ZONING CONTROL TABLE

		<u>NC-2</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 HT01-13 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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 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 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, 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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls by Story</u>	

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>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 Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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 and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161.</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.</u>

	<u>204.5</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>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</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, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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>
<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>
<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>

<i>Institutional Use Category</i>				
<i><u>Institutional Uses*</u></i>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<i><u>Child Care Facility</u></i>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
<i><u>Hospital</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Medical Cannabis Dispensary</u></i>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
<i><u>Philanthropic Admin. Services</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Public Facilities</u></i>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i><u>Residential Care Facility</u></i>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
<i>Sales and Service Use Category</i>				
<i><u>Retail Sales and Service Uses*</u></i>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<i><u>Adult Business</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Animal Hospital</u></i>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i><u>Bar</u></i>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<i><u>Hotel</u></i>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i><u>Kennel</u></i>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i><u>Liquor Store</u></i>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<i><u>Massage Establishment</u></i>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i><u>Massage, Foot/Chair</u></i>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<i><u>Mortuary</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Motel</u></i>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Restaurant</u></i>	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<i><u>Restaurant, Limited</u></i>	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<i><u>Services, Financial</u></i>	<u>§102</u>	<u>P(5)</u>	<u>C(5)</u>	<u>NP</u>
<i><u>Services, Fringe Financial</u></i>	<u>§102</u>	<u>P(5)(6)</u>	<u>NP</u>	<u>NP</u>
<i><u>Services, Limited Financial</u></i>	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
<i><u>Storage, Self</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Tobacco Paraphernalia Store</u></i>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i><u>Trade Shop</u></i>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<i><u>Non-Retail Sales and Service*</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Design Professional</u></i>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<i><u>Trade Office</u></i>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<i>Utility and Infrastructure Use Category</i>				
<i><u>Utility and Infrastructure*</u></i>	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>
<i><u>Power Plant</u></i>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i><u>Public Utilities Yard</u></i>	<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 are C; Formula Retail Restaurants and Limited-Restaurants 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).

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

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

* * * *

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 Active Ground Floor Uses</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>

<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</u>

		<u>per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 – 156, 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 If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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>C(2)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		

NON-RESIDENTIAL STANDARDS**Development Standards**

<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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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(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>

NON-RESIDENTIAL USES**Controls by Story**

1st 2nd 3rd+

Agricultural Use Category

<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), 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 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>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<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>
2	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>
	<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
6	<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>
7	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Industrial Use Category</u>				
	<u>Industrial Uses</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Institutional Use Category</u>				
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Job Training</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>DR</u>
13	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Sales and Service Use Category</u>				
	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<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>
21	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
24	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
25	<u>Retail Sales and Service, General</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(3)</u>

<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>P(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<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>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>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(8)</u>	<u>C(8)</u>	<u>C(8)</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: 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 Institutional Use, other than a Medical Cannabis Dispensary, 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 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 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 and Limited Restaurants 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.

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

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 Active Ground Floor Uses</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>

<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 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>N/A</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, 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(1)</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>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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls by Story</u>	

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>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 Density</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 Density</u>	<u>§ 208</u>	<u>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 Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>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>

<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>C</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.(1)</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, 145.2(b)</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</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§102, 202.2(b)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
<u>Parking Garage, Public</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>P</u>	<u>P</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>
<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, General</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>

1	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P(1)</u>	<u>NP(1)</u>	<u>NP</u>
2	<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>
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(1)</u>	<u>P(1)</u>	<u>NP(1)</u>
6	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(2)</u>
	<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>NP</u>	<u>NP</u>
8	<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>
9	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(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>C</u>	<u>NP</u>
	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage Establishment</u>	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Mortuary</u>	<u>§102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>NP</u>
17	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
18	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
19	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
20	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
21	<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(1)</u>
22	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<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>
24	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP(1)</u>
25	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

<i>Utility and Infrastructure Use Category</i>				
<i>Utility and Infrastructure*</i>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</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) 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.*

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

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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>		
<i><u>Height and Bulk Limits.</u></i>	<i><u>§§ 102, 105, 106, 250—252, 253.1, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u></i>	<i><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></i>
<i><u>5 Foot Height Bonus for Active Ground Floor Uses</u></i>	<i><u>§ 263.20</u></i>	<i><u>NP</u></i>

<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>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>§§ 145.1, 150, 151.1, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>1 bedroom per140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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 and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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 2,999 square feet; C 3,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>-</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</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>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</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</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>
<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(3)</u>	<u>P(3)</u>
<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>
<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<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>
<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>
<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>
<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(4)(5)</u>	<u>C(4)(5)</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>P(4)</u>	<u>NP</u>
<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>
<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>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(7)</u>	<u>C(7)</u>	<u>C(7)</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).

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

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>
<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, 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 Active Ground Floor Uses</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>
<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 Market Street from Castro Street to the Embarcadero</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>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 Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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 and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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 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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>

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>
4	<u>Automotive Use Category</u>				
5	<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>NP</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>
8	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</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>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Industrial Use Category</u>				
18	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Institutional Use Category</u>				
20	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
21	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
22	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
24	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
26	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
27	<u>Sales and Service Use Category</u>				
28	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
29	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
31	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<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>
<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>
<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>
<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>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<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>P</u>	<u>P</u>	<u>C</u>
<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
<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>
<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(6)</u>	<u>C(6)</u>	<u>C(6)</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) USE SIZE EXEMPTION

Per Planning Code Section 121.2(b), 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 Conditional Use 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).

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

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Inner Clement</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 HT03 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5</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>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>C</u>	<u>NP</u>
<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§102</u>	<u>NP</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>
<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>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>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>

(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:

(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

(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 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).

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

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>		

<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>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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>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>§</u>	<u>Controls</u>

	<u>References</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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>NP</u> <u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u> <u>C</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>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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5</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>

Entertainment, Arts and Recreation Use Category

<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</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>

Industrial Use Category

<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-------------------------------	------------------------	-----------	-----------	-----------

Institutional Use Category

<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>

Sales and Service Use Category

<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>NP</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, 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>
<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>
<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</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(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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.

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

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Upper Fillmore 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 Active Ground Floor Uses</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>CU required for the entirety of California 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>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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>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 and Merger</u>	<u>§ 317</u>	<u>C</u> <u>C</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>§§ 145.1, 150, 151, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5</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>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>				

1	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Institutional Use Category</u>				
3	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
4	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
5	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>P</u>	<u>P</u>	<u>P</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>P</u>	<u>P(2)</u>	<u>P(2)</u>
10	<u>Sales and Service Use Category</u>				
11	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</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>C(3)</u>	<u>NP</u>	<u>NP</u>
15	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Motel</u>	<u>§§102, 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)(5)</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
27	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
28	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
29	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
30	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
31	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
32	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
33	<u>Utility and Infrastructure Use Category</u>				
34	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
35	<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) 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

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

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, 261.1, 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 §261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>NP</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>
<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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>	

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Senior Housing Density</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 Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5</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>
<u>Amusement Game Arcade</u>	<u>§102</u>	<u>P</u>	<u>P</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>

1	<u>Job Training</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</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>
5	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Grocery, General</u>	<u>§102, 202.3</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
12	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Pharmacy</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
21	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>NP(3)(4)</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Retail Sales and Service, General</u>	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
24	<u>Services, Financial</u>	<u>§102</u>	<u>P</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>
26	<u>Services, Health</u>	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>NP</u>
27	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
28	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
30	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
31	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
33	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
34	<u>Utility and Infrastructure Use Category</u>				
35	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>
36	<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) 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.

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

(8) Within the Haight Street Neighborhood Commercial District, that portion of an General Entertainment use comprised of mechanical amusement game devices will be considered an Amusement Game Arcade Use, for the purposes of the Planning Code.

SEC. 720. ~~HAYES-GOUGH~~ EXCELSIOR OUTER MISSION NEIGHBORHOOD

COMMERCIAL ~~TRANSIT~~ DISTRICT.

~~The Hayes Gough Neighborhood Commercial Transit District is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern edge generally at Lily Street, with an extension south along both sides of Octavia Boulevard to Market Street. This mixed use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate need of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly~~

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

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

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

22 The Excelsior Outer Mission Street Neighborhood Commercial District is located along
23 Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer
24 Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and
25 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 Active Ground Floor Uses</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>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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>	
	<u>1st</u>	<u>2nd</u> <u>3rd +</u>

<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 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>1 bedroom per 210 square foot lot area</u>		
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU all owed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>C</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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, 703.2</u>	<u>See §703.2</u>

1	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
2	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
3	<u>Agricultural Use Category</u>		<u>Controls by Story</u>		
4			<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, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Service, Parcel Delivery</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</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</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Arts Activities</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<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>
22	<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>				
26	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
27	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
28	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR(1)</u>	<u>DR(1)</u>	<u>DR(1)</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>Sales and Service Use Category</u>				
32	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
33	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
34	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
35	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
36	<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>
<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>
<u>Liquor Store</u>	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
<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>
<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<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(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>
<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>P</u>	<u>P</u>
<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>
<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(4)</u>	<u>C(4)</u>	<u>C(4)</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
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
6 allowed as a Conditional Use; provided, however, that any amendments to regulations governing the proximity of
7 an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD
8 and will supersede the condition use requirement contained in this Section 745.

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

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

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

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

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

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

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

24 (2) OFF-SALE LIQUOR ESTABLISHMENTS Controls:

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

29 (b) Liquor Store uses may relocate within the district with Conditional Use authorization.

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

32 (i) Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and
33 sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;

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

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

40 Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Excelsior
41 Outer Mission Street Neighborhood Commercial District.

42 Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.
43 Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in
44 Section 249.35(c)(3).

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

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~~

~~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. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.~~

~~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 on lots within the boundaries of Board of Supervisors District 8 pursuant to Subsection 207(c)(4) of this Code.~~

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

The Japantown Neighborhood Commercial District controls are designed to encourage and promote development that enhances the walkable, commercial character of this area and to support its local and regional role. New commercial development is required on the ground floor and permitted above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating, drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are 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 Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st(1)</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>1 bedroom per 210 square foot lot area</u>		
<u>Accessory Dwelling Unit</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units.</u>		

		<i>ADUs may not eliminate or reduce ground-story retail or commercial space.</i>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>C</u>	<u>C</u>	<u>C</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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 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 - 156, 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>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5</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 Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</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>
7	<u>Entertainment and Recreation Use Category</u>				
8	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Amusement Game Arcade</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Entertainment, General</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
11	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
12	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<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>
17	<u>Institutional Use Category</u>				
18	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</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>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
22	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Sales and Service Use Category</u>				
24	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>C</u>
25	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
26	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
27	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>C(2)</u>	<u>C(2)</u>
28	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
29	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
31	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
32	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
33	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
34	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
35	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
36	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
37	<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>
<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>
<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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(2)</u>	<u>P(2)</u>	<u>P(2)</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>P</u>
<u>Service, Non-Retail Professional</u>	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>
<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</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) 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.

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

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

207(c)(4) of this Code, Accessory ~~d~~Welling ~~u~~nits are permitted within the existing building envelope, but may not eliminate or reduce ground-story retail or commercial space ~~district pursuant to Subsection 207(c)(4) of this Code.~~

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>		
<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>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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>Restrictions on Lot Mergers</u>	<u>§121.7</u>	<u>Restrictions on lot mergers resulting in a lot with a single public street or private frontage greater than 25 feet. For lots that do not have a street frontage, the merger would not result in a lot width greater than 25 feet.</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, 780.3</u>	<u>Required within the entire District. Consolidation of</u>

		<u>ground floor Retail or Commercial spaces is prohibited.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r) and (t)</u>	<u>Prohibited on Columbus Avenue between Washington and North Point Streets, Grant Avenue between Columbus Avenue and Filbert Street, and Green Street between Grant Avenue and Columbus/Stockton Streets. Mandatory discretionary review required to install garages in buildings with four or more units.</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. Vintage Signs permitted per Section 608.14.</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 General Plan's Urban Design Guidelines and historic resource consideration. Properties in this District have been identified as potentially eligible for National Register or California Register.</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 - 156, 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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>1 bedroom per 140 square foot lot area.</u>
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>§ 317 780.3(c)(4).</u>	<u>C</u> <u>NP</u> <u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§§ 317, 780.3(c)(4)</u>	<u>C</u> <u>NP</u> <u>NP</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, 780.3(c)(3)</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. Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.</u>
<u>Off Street Parking Requirements</u>	<u>§§ 150, 151, 155(r) and (t), 161</u>	<u>Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166. See restrictions under Vehicular Access.</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. See restrictions under Vehicular Access.</u>

<u>Storefront Mergers</u>	<u>§ 780.3(c)(3)</u>	<u>Storefront mergers NP and Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.</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>NP</u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m. - 2 a.m.; NP 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>		
		<u>Controls by Story</u>		
<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture Uses*</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Neighborhood Agriculture</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5</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>NP</u>	<u>NP</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</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>
<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(3)</u>	<u>P(3)</u>
<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
5	<u>Sales and Service Use Category</u>				
6	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P(10)</u>	<u>P(10)</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), 780.3</u>	<u>C (5) (6)</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>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§§102, 303(n)</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), 780.3</u>	<u>C(5)(6)</u>	<u>NP</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a), 780.3</u>	<u>C(5)</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Financial</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>NP</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§102, 781.6</u>	<u>NP(8)</u>	<u>NP(8)</u>	<u>NP(8)</u>
21	<u>Services, Limited Financial</u>	<u>§102</u>	<u>C(2)(7)</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
23	<u>Specialty Food Manufacturing</u>	<u>§780.3(c)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102, 790.124</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, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(9)</u>	<u>C(9)</u>	<u>C(9)</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) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))

2 **Boundaries:** North Beach NCD

3 **Controls:**

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

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

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

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

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

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

16 (b) Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of
17 this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and
18 (3) above, which the Department shall independently verify. The Department shall also have made a determination
19 that the project complies with (4) and (5) above.

20 (2) NORTH BEACH WALK UP FACILITIES: Walk-up facilities are NP in the District, including automated bank
21 teller machines (ATMs).

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

23 (4) C required for seven or more persons.

24 (5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants, Limited-Restaurants and Bars may be
25 permitted as a Conditional Use on the First Story per Section 303 only if the Zoning Administrator first determines
26 that the Restaurant, Limited Restaurant, or Bar would occupy a space that is currently or was last occupied by the
27 same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to
28 Sections 186.1(d) or 178(d) of this Code; and provided further that the following shall apply: (A) a Bar could
29 occupy a space that is currently or was last legally occupied by a Bar, (B) a Restaurant could occupy a space that
30 is currently or was last legally occupied by a Restaurant or Bar, and (C) a Limited Restaurant could occupy a
31 space that is currently or was last legally occupied by a Limited Restaurant, Restaurant, or Bar.

32 (6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS (Section 780.3): A Restaurant Use may only add
33 ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in
34 Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place as
35 defined in Section 790.142. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time,
36 the Conditional Use authorization shall be subject to immediate revocation. To verify that the Restaurant is
37 continuing to operate as a Bona Fide Eating Place, records of the Restaurant's gross receipts, showing that a
38 minimum of 51% of its gross receipts within the last year is from food sales prepared and sold to guests on the
39 premises, shall be provided to the Department upon request. All records and information shall be submitted to the
40 Department under penalty of perjury.

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

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

45 **Controls:** Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services,

Design Professional, and Trade Office are NP at the First story.

(8) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) SECTION 249.35

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).

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

(10) Per the North Beach Special Use District in Section 780.3(c)(3) of this Code, Specialty Grocery use shall not exceed a Use Size of 1,000 square feet in order to preserve and maintain the district's small-scale, fine grain storefronts.

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>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>NP</u>
<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>
<u>Front Setback and Side Yard</u>	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Streetscape and Pedestrian Improvements</u>	<u>§138.1</u>	<u>Required</u>

Street Frontage and Public Realm

<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>CU required for the entirety of California Street.</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>Miscellaneous</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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>Residential Demolition and 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>§§ 145.1, 150, 151, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>-</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</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>
<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, 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>
<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>
<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>
<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>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</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(4)</u>	<u>NP(4)</u>	<u>NP(4)</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>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</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(6)</u>	<u>C(6)</u>	<u>C(6)</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>

(1) C required for 13 or more children

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

2 (3) POLK STREET LIQUOR LICENSES FOR RESTAURANTS: A Restaurant use may only add ABC license
3 types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section
4 303, 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 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): Boundaries: The FFSRUD
6 and its ¼ mile buffer includes, but is not limited to, properties within the North of Market Residential
7 Special Use District; and includes some properties within the Polk Street Neighborhood Commercial
8 District.

9 Controls: Within the FFSRUD and its ¼ mile buffer, Fringe Financial Services are NP pursuant to Section
10 249.35. Outside the FFSRUD and its ¼ mile buffer, Fringe Financial Services are P subject to the
11 restrictions set forth in Subsection 249.35(c)(3).

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

19 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

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

21 * * * *

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

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

* * * *

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
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 Active Ground Floor Uses</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>
<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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>1 bedroom per 275 square foot lot area.</u>		
<u>Accessory Dwelling Units</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
<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</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>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>

1	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	<u>Sales and Service Use Category</u>				
5	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>C</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>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Gym</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</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>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>NP</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>C</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>NP</u>	<u>NP</u>
20	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
21	<u>Services, Health</u>	<u>§102</u>	<u>C(4)</u>	<u>P</u>	<u>P</u>
22	<u>Services, Instructional</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Personal</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<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>
	<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>C(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<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) A Health Service Use requires a Conditional Use authorization on the ground story whether it is Principal or Accessory.

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

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 Active Ground Floor Uses</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>
<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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>	

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>C</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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 2,499 square feet; C 2,500 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5</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>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>

1	<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>
5	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a), 202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
12	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>NP</u>	<u>NP</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(3)</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
23	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
24	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
25	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
26	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
27	<u>Services, Retail Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
28	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
31	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
33	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
34	<u>Utility and Infrastructure Use Category</u>				
35	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>

<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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) UNION STREET RESTAURANTS: Applicability: The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § 178(c) of the Planning Code.

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.

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

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union 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).

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

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.~~

1 ~~The Valencia Street District has a pattern of large lots and businesses, as well as a sizable~~
2 ~~number of upper-story residential units. Controls are designed to permit moderate-scale buildings and~~
3 ~~uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving~~
4 ~~commercial development is encouraged mainly at the ground story. While offices and general retail~~
5 ~~sales uses may locate at the second story of new buildings under certain circumstances, most~~
6 ~~commercial uses are prohibited above the second story. In order to protect the balance and variety of~~
7 ~~retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment~~
8 ~~uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up~~
9 ~~facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any~~
10 ~~new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses~~
11 ~~are required.~~

12 ~~Housing development in new buildings is encouraged above the ground story. Housing density~~
13 ~~is not controlled by the size of the lot but by requirements to supply a high percentage of larger units~~
14 ~~and by physical envelope controls. Existing residential units are protected by prohibitions on upper-~~
15 ~~story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central~~
16 ~~location and accessibility to the City's transit network, accessory parking for residential uses is not~~
17 ~~required. Accessory Dwelling Units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#)~~
18 ~~of this Code.~~

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

24 The Pacific Avenue Neighborhood Commercial District controls are designed to promote a
25 small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood

residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted within 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 Active Ground Floor Uses</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, averaging not permitted.</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</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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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, 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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Residential Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>1.5 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 and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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. - 10 p.m.; C 10 p.m.- 2 a.m.; NP 2 a.m. to 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>

1	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
2	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
3	<u>Agricultural Use Category</u>		<u>Controls by Story</u>		
4			<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, 187.1, 202.2(b), 202.5, 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</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>NP</u>	<u>NP</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</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Industrial Use Category</u>				
20	<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>				
22	<u>Institutional Uses*</u>	<u>§§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Child Care Facility</u>	<u>§102</u>	<u>C(1)</u>	<u>NP</u>	<u>NP</u>
24	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Residential Care Facility</u>	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
	<u>Sales and Service Use Category</u>				
	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>NP</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>
	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>NP</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</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>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</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>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>NP</u>	<u>NP</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>
<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</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).

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

1 **SEC. 727. RESERVED. ~~24TH STREET MISSION NEIGHBORHOOD COMMERCIAL~~**
2 **~~TRANSIT DISTRICT.~~**

3 ~~The 24th Street—Mission Neighborhood Commercial Transit District is situated in the Inner~~
4 ~~Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district~~
5 ~~provides convenience goods to its immediate neighborhood as well as comparison shopping goods and~~
6 ~~services to a wider trade area. The street has a great number of Latin American restaurants, grocery~~
7 ~~stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open~~
8 ~~during the day while the district's bars and restaurants are also active in the evening. Dwelling units~~
9 ~~are frequently located above the ground-story commercial uses.~~

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

22 ~~Housing development in new buildings is encouraged above the ground story. Housing density~~
23 ~~is not controlled by the size of the lot but by requirements to supply a high percentage of larger units~~
24 ~~and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story~~
25 ~~conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central~~

~~location and accessibility to the City's transit network, accessory parking for residential uses is not required.~~

SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

ZONING CONTROL TABLE

		<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 Active Ground Floor Uses</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>
<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 - 156, 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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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), 202.5</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>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>C</u>	<u>NP</u>
<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§102, 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>NP</u>
<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>
<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>

<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>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
<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>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(6)</u>	<u>C(6)</u>	<u>C(6)</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) 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).

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

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 729. WEST PORTAL NEIGHBORHOOD COMMERCIAL DISTRICT

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 Active Ground Floor Uses</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>
<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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
<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, 142, 156, 187.1, 202.2(b), 202.5</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>
10	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</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>
14	<u>Institutional Use Category</u>				
15	<u>Institutional Uses*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</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>C</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>Residential Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</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), 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)</u>	<u>C</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>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>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>
33	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
34	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
35	<u>Services, Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
36	<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>
<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>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</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>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>C</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>C</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>NP</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>
<u>Wireless Telecommunications Services Facilities</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</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) C if a Macro WTS Facility; P if a Micro WTS Facility.

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>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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>
<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>

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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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

Controls By Story

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>C</u>	<u>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

Zoning Category

§ References

Controls

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 2,499 square feet; C 2,500 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>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>

Automotive Use Category

<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 202.5</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>

Entertainment, Arts and Recreation Use Category

<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</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>

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>NP</u>
2	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</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(1)</u>	<u>P(1)</u>
6	<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>
7	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
9	<u>Sales and Service Use Category</u>				
	<u>Retail Sales and Service Uses*</u>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<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>NP</u>
13	<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>
14	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
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>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
24	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	<u>Utility and Infrastructure Use Category</u>				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</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 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).

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

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-~~

1 ~~street parking and loading on critical stretches of NC and transit streets to preserve and enhance the~~
2 ~~pedestrian-oriented character and transit function.~~

3 ~~NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty~~
4 ~~goods and services to a population greater than the immediate neighborhood, additionally providing~~
5 ~~convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of~~
6 ~~the longest linear commercial streets in the City, some of which have continuous retail development for~~
7 ~~many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-~~
8 ~~sealed commercial streets, although the districts may include small as well as moderately sealed lots.~~
9 ~~Buildings may range in height, with height limits varying from four to eight stories.~~

10 ~~NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards~~
11 ~~are protected at residential levels.~~

12 ~~A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety~~
13 ~~of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,~~
14 ~~entertainment, and financial service uses generally are permitted with certain limitations at the first~~
15 ~~and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal~~
16 ~~services and offices are permitted at all stories of new buildings. Limited storage and administrative~~
17 ~~service activities are permitted with some restrictions.~~

18 ~~Housing development in new buildings is encouraged above the second story. Existing~~
19 ~~residential units are protected by limitations on demolitions and upper-story conversions. Accessory~~
20 ~~Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.~~

21 The Noriega Street Neighborhood Commercial District is located in the Outer Sunset
22 neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
23 Noriega Street between 19th and 27th and 30th through 33rd Avenues.

24 The District provides a selection of convenience goods and services for the residents of the
25 Outer Sunset District. There are a high concentration of restaurants, drawing customers from

throughout the City and the region. There are also a significant number of professional, realty, and 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 Active Ground Floor Uses</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>§§ 145.1, 150, 151, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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>
<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>
<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>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>
<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), 202.5</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, 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>
<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>
<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>
<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>
<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>
<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>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<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(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1 ~~* Not listed below~~

2 ~~(1) C required for 13 or more children~~

3 ~~(2) C required for seven or more persons.~~

4 ~~(3) Formula Retail NP for this use~~

5 ~~(4) Subject to Formula Retail Controls~~

6 ~~(5) C if a Macro WTS Facility; P if a Micro WTS Facility.~~

7 **SEC. 732. ~~PACIFIC AVENUE~~ IRVING STREET NEIGHBORHOOD COMMERCIAL**
8 **DISTRICT.**

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

14 ~~The Pacific Avenue Neighborhood Commercial District controls are designed to promote a~~
15 ~~small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood~~
16 ~~residential character. These controls are intended to preserve livability in a largely low-rise~~
17 ~~development residential neighborhood, enhance solar access on a narrow street right-of-way and~~
18 ~~protect residential rear yard patterns at the ground floor. Accessory dwelling units are permitted within~~
19 ~~the district pursuant to Subsection 207(c)(4) of this Code.~~

20 ~~The Irving Street Neighborhood Commercial District is located in the Outer Sunset~~
21 ~~neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of~~
22 ~~Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods~~
23 ~~and services for the residents of the Outer Sunset District. There are a high concentration of~~
24 ~~restaurants, drawing customers from throughout the City and the region. There are also a significant~~
25 ~~number of professional, realty, and business offices as well as financial institutions.~~

26 ~~The Irving Street Neighborhood Commercial District controls are designed to promote~~
27 ~~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. 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 Active Ground Floor Uses</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>§§ 145.1, 150, 151, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
		<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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, 153 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>

1	<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>		
2	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
3			<u>Controls by Story</u>		
	<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>
	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Automotive Use Category</u>				
	<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)</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>
	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<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>
14	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<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>
18	<u>Industrial Use Category</u>				
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Institutional Use Category</u>				
	<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>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>
23	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
25	<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>

<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>C</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<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>
<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>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</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>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>
<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>
<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>
<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(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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

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

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

~~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.~~

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval 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. These controls are 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>		

Massing and Setbacks

<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 Active Ground Floor Uses</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>

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>None</u>

Miscellaneous

<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, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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</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 - 156, 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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)</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>
7	<u>Entertainment, Arts and Recreation Use Category</u>				
8	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</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>
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(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>C</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>
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>C</u>	<u>NP</u>	<u>NP</u>
29	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
30	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
31	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
32	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
33	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
34	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
35	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
36	<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>
<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>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<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(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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

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

~~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, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited.~~

1 ~~Commercial establishments are discouraged from building excessive accessory off-street parking in~~
2 ~~order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.~~

3 ~~NCT-1 Districts are generally characterized by their location in residential neighborhoods. The~~
4 ~~commercial intensity of these districts varies. Many of these districts have the lowest intensity of~~
5 ~~commercial development in the City, generally consisting of small clusters with three or more~~
6 ~~commercial establishments, commonly grouped around a corner; and in some cases short linear~~
7 ~~commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.~~
8 ~~Building controls for the NCT-1 District promote low-intensity development which is compatible with~~
9 ~~the existing scale and character of these neighborhood areas. Commercial development is limited to~~
10 ~~one story. Rear yard requirements at all levels preserve existing backyard space.~~

11 ~~NCT-1 commercial use provisions encourage the full range of neighborhood-serving~~
12 ~~convenience retail sales and services at the first story provided that the use size generally is limited to~~
13 ~~3,000 square feet. However, commercial uses and features which could impact residential livability are~~
14 ~~prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels,~~
15 ~~and late-night activity; eating and drinking establishments are restricted, depending upon the intensity~~
16 ~~of such uses in nearby commercial districts.~~

17 ~~Existing residential units are protected by prohibitions of conversions above the ground story~~
18 ~~and limitations on demolitions.~~

19 * * * *

20 **SEC. 734. ~~NCT-2~~ SMALL-SCALE JUDAH STREET ~~NEIGHBORHOOD COMMERCIAL~~**
21 **~~TRANSIT DISTRICT.~~**

22 ~~NCT-2 Districts are transit-oriented mixed-use neighborhoods with small-scale commercial~~
23 ~~uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-~~
24 ~~serving commercial uses on lower floors and housing above. These Districts are well-served by public~~
25 ~~transit and aim to maximize residential and commercial opportunities on or near major transit~~

1 ~~services. The District's form is generally linear along transit priority corridors, though may be~~
2 ~~concentric around transit stations or in broader areas where multiple transit services criss-cross the~~
3 ~~neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of~~
4 ~~buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,~~
5 ~~including open space and exposure, and urban design guidelines. There are prohibitions on access~~
6 ~~(e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial~~
7 ~~and transit street frontages to preserve and enhance the pedestrian-oriented character and transit~~
8 ~~function. Residential parking is not required and generally limited. Commercial establishments are~~
9 ~~discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-~~
10 ~~oriented character of the district and prevent attracting auto traffic.~~

11 ~~NCT-2 Districts are intended to provide convenience goods and services to the surrounding~~
12 ~~neighborhoods as well as limited comparison shopping goods for a wider market. The range of~~
13 ~~comparison goods and services offered is varied and often includes specialty retail stores, restaurants,~~
14 ~~and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,~~
15 ~~which approximate or slightly exceed the standard development pattern. Rear yard requirements above~~
16 ~~the ground story and at residential levels preserve open space corridors of interior blocks.~~

17 ~~Most new commercial development is permitted at the ground and second stories.~~
18 ~~Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment~~
19 ~~uses, however, are confined to the ground story. The second story may be used by some retail stores,~~
20 ~~personal services, and medical, business and professional offices. Parking and hotels are monitored at~~
21 ~~all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the~~
22 ~~livability within and around the district, and promote continuous retail frontage.~~

23 ~~Housing development in new buildings is encouraged above the ground story. Existing~~
24 ~~residential units are protected by limitations on demolition and upper-story conversions.~~

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah 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. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of 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 Active Ground Floor Uses</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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>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>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</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>§§ 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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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>				

1	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Industrial Use Category</u>				
8	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Institutional Use Category</u>				
10	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
11	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
12	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Job Training</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>C</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>
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)</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</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>P(3)</u>	<u>NP</u>	<u>NP</u>
31	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
32	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
33	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</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>

<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>
<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>
<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(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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

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

SEC. 750. 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, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. Building controls for the NCT-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NCT-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the First Story provided that the Use Size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1

ZONING CONTROL TABLE

		<u>NCT-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. 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 Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing.</u>	<u>§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>P</u>	<u>NP</u>	<u>NP</u>
<u>Residential Demolition or Merger</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>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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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 §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), 202.5</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>NP</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>NP</u> <u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>		

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

(4) P if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.

(5) C if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.

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

SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-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 is generally linear along transit-priority corridors, though may be concentric around transit stations or in broader areas where multiple 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. There are prohibitions on access (e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are

discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-2 Districts are intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings, which approximate or slightly exceed the standard development pattern. Rear yard requirements above 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>NCT-2</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 HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1</u>

<u>5 Foot Height Bonus for Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing.</u>	<u>§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</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>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		

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 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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>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>

Automotive Use Category

<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>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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>

Entertainment, Arts and Recreation Use Category

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

SEC. 752. NCT-3 – MODERATE-SCALE 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.

NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-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>NCT-3</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 Active Ground Floor Uses</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 certain streets, see § 145.4 for more information.</u>
<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>
<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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>		<u>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§ 102, 202.2(f), 207, 208</u>	<u>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable 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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>C</u>
<u>Residential Demolition or Merger</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>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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>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>

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>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§102, 187.1, 202.2(b), 202.5, 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 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>Service, Motor Vehicle Tow</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Service, Parcel Delivery</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Vehicle Storage Garage</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, Arts and Recreation Use Category</u>				
8	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</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>
11	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</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>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
20	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Sales and Service Use Category</u>				
23	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
26	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
27	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
28	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
29	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
30	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
31	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
32	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
33	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
34	<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>
<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>
<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>
<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>C</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(3)</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>Storage, Commercial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Trade Office</u>	<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(4)</u>	<u>C(4)</u>	<u>C(4)</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 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.

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

SEC. 735. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

SoMa NCT

<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 HT01 and HT08 for more information. Height sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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 6th Street for its entirety within the District</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on 6th Street for its entirety 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>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, 151.1, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>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</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>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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>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>P</u>	<u>P</u>	<u>P</u>
7	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</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>C</u>	<u>C</u>	<u>C</u>
12	<u>Child Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
13	<u>Community Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Community Facility, Private</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>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>
18	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P(3)</u>
19	<u>Social Service or Philanthropic Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Sales and Service Use Category</u>				
21	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<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>
25	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
26	<u>Jewelry Store</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</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>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)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
34	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
35	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
36	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
37	<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>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>P</u>	<u>P</u>	<u>P</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>
<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</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) C if a Macro WTS Facility; P if a Micro WTS Facility.

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

* * * *

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

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 Active Ground Floor Uses</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 Mission Street for the entirety of the District; 16th Street, between Guerrero and Capp Streets; 22nd Street, between Valencia and Mission Streets</u>
<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>
<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 if private, or 100 square feet if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>		<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>C</u>
<u>Residential Demolition or Merger</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>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		

Development Standards				
<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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>		
Commercial Use Characteristics				
<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>-</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</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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 Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Services, Ambulance</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Entertainment, Arts and Recreation Use Category				

<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>P</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>P</u>	<u>P</u>
<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>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>
<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>
<u>Bar</u>	<u>§§102, 202.2(a)</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>
<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>
<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>
<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>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>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</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>C</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>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(3)</u>	<u>C(3)</u>	<u>C(3)</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).

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

SEC. 737. 755.-OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

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 Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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

Single Room Occupancy

§ 102

P

Student Housing

§ 102

P

Residential Uses

Controls By Story

1st

2nd

3rd+

Residential Uses

§ 102

P(1)

P

P

Dwelling Units, Senior Housing, Group Housing.

§ 102, 202.2(f), 207, 208

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.

Accessory Dwelling Unit

§§102, 207(c)(4)

P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.

Homeless Shelters

§§ 102, 208

Density limits regulated by the Administrative Code

Loss and Division of Dwelling Units

Controls by Story

1st

2nd

3rd+

Residential Conversion

§ 317

C

C

C

Residential Demolition or Merger

§ 317

C

C

C

Division of Dwelling Units

§207.8

Division of existing Dwelling Units P per §207.8

Zoning Category

§ References

Controls

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 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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</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>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>
2	<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>
3	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>Institutional Use Category</u>				
	<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>
	<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>C</u>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
11	<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>
	<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>NP</u>	<u>NP</u>
15	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<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>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<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>
23	<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>
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(4)</u>	<u>C(4)</u>	<u>C(4)</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) C if a Macro WTS Facility; P if a Micro WTS Facility.

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

* * * *

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 Active Ground Floor Uses</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>
<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>P</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>Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>

1	<u>Outdoor Activity Area</u>	<u>§§102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
2	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
3	<u>Agricultural Use Category</u>		<u>Controls by Story</u>		
4			<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, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Repair</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>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<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>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(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, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
31	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
33	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
34	<u>Sales and Service Use Category</u>				
35	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
36	<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>C</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<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>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(4)</u>	<u>C(4)</u>	<u>C(4)</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) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 743. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

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>

BUILDING STANDARDS

Massing and Setbacks

<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 Active Ground Floor Uses</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>

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>None</u>

Miscellaneous

<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>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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, 823(c)(7)</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>C in newly constructed buildings, NP otherwise.</u>		
<u>Residential Uses</u>		<u>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses (except for Group Housing, see below)</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Group Housing</u>	<u>§§ 102, 208</u>	<u>C(1)</u>	<u>C</u>	<u>C</u>
<u>Dwelling Units, Senior Housing, Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>
<u>Residential Demolition or Merger</u>	<u>§ 317</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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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, 202.5</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>
<u>Manufacturing, Light</u>	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Institutional Use Category</u>				
<u>Institutional Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Community Facility</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Community Facility, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Job Training</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>P(8)</u>	<u>P(8)</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>NP</u>	<u>C(3)</u>	<u>C(3)</u>
<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<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>				
<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>
<u>Animal Hospital</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cat Boarding</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<u>Gym</u>	<u>§102</u>	<u>P(8)</u>	<u>P</u>	<u>NP</u>
<u>Hotel</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(5)</u>
<u>Kennel</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<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(6)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§102</u>	<u>P(7)(8)</u>	<u>NP</u>	<u>NP</u>

<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>P(7)(8)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Instructional</u>	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
<u>Services, Retail Professional</u>	<u>§102</u>	<u>P(7)(8)</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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(9)</u>	<u>C(9)</u>	<u>C(9)</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.

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

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).</u> <u>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 Active Ground Floor Uses</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>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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, 823(c)(7)</u>	<u>P, except on the ground floor</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>NP</u>		
<u>Residential Uses</u>		<u>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses (Except for Group Housing, see below)</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Group Housing</u>	<u>§ 102, 208</u>	<u>C(1)</u>	<u>C</u>	<u>C</u>
<u>Dwelling Units, Group Housing and Senior Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 and Merger</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>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 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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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, 202.5</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>Parking Garage, Private</u>	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Parking Garage, Public</u>	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Parking Lot, Private</u>	<u>§§102, 142, 156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Entertainment, Arts and Recreation Use Category</u>				
5	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Open Recreation Area</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</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>Manufacturing, Light</u>	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Institutional Use Category</u>				
12	<u>Institutional Uses*</u>	<u>§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Child Care Facility</u>	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
14	<u>Community Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Community Facility, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Job Training</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Public Facilities</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Residential Care Facility</u>	<u>§102</u>	<u>NP</u>	<u>C(4)</u>	<u>C(4)</u>
19	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Social Service or Philanthropic Facility</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>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, 823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
25	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Cat Boarding</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Kennel</u>	<u>§§102, 823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
	<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>
	<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>
	<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(5)</u>	<u>NP</u>	<u>NP</u>

<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
<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>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Instructional</u>	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
<u>Services, Retail Professional</u>	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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(6)</u>	<u>NP</u>	<u>NP</u>
<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>
<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>P</u>	<u>P</u>	<u>P</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) 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>

BUILDING STANDARDS

Massing and Setbacks

<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>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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>

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>Required along Divisadero Street for the entirety of the District</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>None</u>

Miscellaneous

<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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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 or Merger</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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>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>
<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<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>
5	<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
7	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
8	<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>
9	<u>Industrial Use Category</u>				
	<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>
	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
12	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>P(2)</u>	<u>NP</u>
14	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
	<u>Sales and Service Use Category</u>				
16	<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>
17	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
	<u>Grocery, General</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
19	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
20	<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>
21	<u>Liquor Store</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP</u>	<u>NP</u>
22	<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>
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>
	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
25	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>

<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>
<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</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>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>
<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(7)</u>	<u>C(7)</u>	<u>C(7)</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) 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.

(5) (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;

(b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following Good Neighbor requirements:

(i) 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. For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.

(ii) The business operator shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.

(iii) 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.

(6) 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 Divisadero 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 Section 249.35(c)(3).

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

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>
<u>5 Foot Height Bonus for Active Ground Floor Uses</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 along Fillmore Street from Bush Street to McAllister Street</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>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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>

<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>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 within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition and Merger</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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</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>P</u>	<u>P</u>
<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>P</u>	<u>NP</u>
<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<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>
<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<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>
<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>
<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>
<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<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>
<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<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>
<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</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>C</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>P</u>
<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>
<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(3)</u>	<u>C(3)</u>	<u>C(3)</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 1/4 mile buffer includes, but is not limited to, properties within the Fillmore

1 Street NCD.

2 **Controls:** Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.
3 Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in
4 subsection 249.35(c)(3).'

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

6
7
8 **SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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

17 The Hayes-Gough District controls are designed to allow for growth and expansion that is
18 compatible with the existing building and use scales. Building standards protect the moderate building
19 and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the
20 district, most commercial uses are permitted at the first and second stories and housing is strongly
21 encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial
22 activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses
23 are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is
24 further promoted by restricting new ground-story medical, business and professional offices. To protect
25

continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.

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

Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

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 Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>		<u>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable 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 Units</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>P 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 and Merger</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>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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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>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>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</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>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(2)</u>	<u>P(2)</u>

1	<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>
5	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
12	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</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>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
23	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
24	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
25	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
26	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
27	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
28	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
29	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
31	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
32	<u>Design Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
33	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
34	<u>Utility and Infrastructure Use Category</u>				
35	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
36	<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) 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).

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

SEC. 762. VALENCIA STREET 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 sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses 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 Active Ground Floor Uses</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 - 156, 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd +</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>

<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable 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 Units</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>		
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u>	<u>NP</u>
<u>Residential Demolition or Merger</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>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 2,999 square feet; C 3,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5, 202.5</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>
<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</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(2)</u>	<u>P(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</u>	<u>P(3)</u>	<u>P(3)</u>
<u>Sales and Service Use Category</u>				

<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<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(4)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<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>
<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</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>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(6)</u>	<u>C(6)</u>	<u>C(6)</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) GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED

Boundaries: Valencia Street from 15th Street to 24th Street.

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 requires

conditional use authorization.

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

Boundaries: *The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial Transit District.*

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

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

SEC. 763. 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 during the day while the district's bars and restaurants are also active in the evening. Dwelling Units are frequently located above the ground-story commercial uses.

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

Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story 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.

Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL
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 Active Ground Floor Uses</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 24th Street for the entirety of the district</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Prohibited on 24th Street for the entirety of 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>
<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 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</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>Controls By Story</u>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u> <u>P</u> <u>P</u>
<u>Dwelling Units, Senior Housing, and Group Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	<u>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable 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 Units</u>	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.</u>
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>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>NP</u> <u>NP</u>
<u>Residential Demolition or Merger</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>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. Car share spaces required when a project has 25 or more parking spaces per §166.</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>
6	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</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>
8	<u>Greenhouse</u>	<u>§§102, 202.2(c)</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, 202.5</u>	<u>NP</u>	<u>NP</u>
11	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>
	<u>Parking Garage, Public</u>	<u>§102</u>	<u>C</u>	<u>C</u>
13	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>
14	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>
15	<u>Entertainment, Arts and Recreation Use Category</u>			
16	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>
17	<u>Entertainment, General</u>	<u>§102</u>	<u>C</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>
	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>
19	<u>Open Recreation Area</u>	<u>§102</u>	<u>C</u>	<u>C</u>
20	<u>Passive Outdoor Recreation</u>	<u>§102</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>
22	<u>Institutional Use Category</u>			
	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>
23	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>
24	<u>Hospital</u>	<u>§102</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>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(3)</u>	<u>P(3)</u>
<u>Sales and Service Use Category</u>				
<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</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, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<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>NP</u>	<u>NP</u>
<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>
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Retail Professional</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>
<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>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(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<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.

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 **Controls:** Within the FFSRUD and its ¼ mile buffer, Fringe Financial Services are NP pursuant to Section 249.35.

4 Outside the FFSRUD and its ¼ mile buffer, Fringe Financial Services are P subject to the restrictions set forth in

5 subsection 249.35(c)(3).

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

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 Active Ground Floor Uses</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>
<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>Market Street and Church Street for the entirety of the Upper Market NCT</u>
<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>
<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>N/A</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 § 607.1 and the Upper Market Street Special Sign District in § 609.12</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 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. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two Bedrooms.</u>

Use Characteristics

Single Room Occupancy

§ 102

P

Student Housing

§ 102

P

Residential Uses

Controls By Story

1st

2nd

3rd+

Residential Uses

§ 102

P(1)

P

P

Dwelling Units, Senior Housing, and Group Housing.

§ 102, 202.2(f), 207, 208

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.

Accessory Dwelling Unit

§§102, 207(c)(4)

P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.

Homeless Shelters

§§ 102, 208

Density limits regulated by the Administrative Code

Loss and Division of Dwelling Units

Controls by Story

1st

2nd

3rd+

Residential Conversion

§ 317

C

C

NP

Residential Demolition or Merger

§ 317

C

C

C

Division of Dwelling Units

§207.8

Division of existing Dwelling Units P per §207.8

Zoning Category

§ References

Controls

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

Floor Area Ratio

§§ 102, 123, 124

3.0 to 1

Use Size

§102, 121.2

P up to 2,999 square feet; C 3,000 square feet and above

<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</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), 202.5, 202.5</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>
<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
<u>Entertainment, General</u>	<u>§102</u>	<u>C(8)</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>				

1	<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Institutional Use Category</u>				
3	<u>Institutional Uses*</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
4	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
5	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>
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>P</u>	<u>P(3)</u>	<u>P(3)</u>
10	<u>Sales and Service Use Category</u>				
11	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</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>C(7)</u>	<u>NP(7)</u>	<u>NP</u>
15	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
16	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
24	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	<u>Services, Financial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
26	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
27	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
28	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
29	<u>Services, Limited Financial</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
31	<u>Services, Retail Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
32	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
33	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
34	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
35	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
36	<u>Design Professional</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
37	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
38	<u>Utility and Infrastructure Use Category</u>				
39	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</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).

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

(7) Within the Upper Market Street Neighborhood Commercial Transit District, an existing Bar on the ground floor operating under a Conditional Use authorization may expand to the second floor if: (a) the space to be converted has not been in Residential use within the previous five years, (b) an internal staircase connecting the ground floor Bar use and the upper floor already exists, and (c) there will be no expansion of the building envelope.

(8) 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.

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:

* * * *

1 **SEC. 780.2. BAYSHORE-HESTER SPECIAL USE DISTRICT.**

2 * * * *

3 (b) **Controls.** All of the controls for the NC-S District, as set forth in Sections 713.10
4 ~~through 713.95~~ of this Code, shall apply to the Bayshore-Hester Special Use District, except
5 ~~that a Motel or Tourist Hotel shall be permitted as a Conditional Use. as provided below:~~

6

7

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

10

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

12 (a) **Purpose.** In order to preserve and maintain the mix and variety of neighborhood-
13 serving retail sales and personal services of a type ~~which~~ that supplies commodities or offers
14 personal services to residents of North Beach and nearby neighborhoods, to preserve and
15 maintain the District’s small-scale, fine grain storefronts, and to protect and encourage upper-story
16 Residential Uses. there shall be a North Beach Special Use District applicable to the North
17 Beach Neighborhood Commercial District, as designated on the Sectional Map SU01 of the
18 Zoning Map of the City and County of San Francisco.

19 (b) **Definitions.** The following definition applies only to the North Beach Special Use
20 District: **Specialty Food Manufacturing.** A Commercial Use that includes the manufacturing and
21 processing of foods on the premises for retail and/or wholesale sales and also provides a customer
22 service counter for sale of such manufactured or processed food directly to the consumer. It may have
23 seating as a minor and incidental use that occupies less than 15% of the Occupied Floor Area of the
24 establishment. It includes, but is not limited to bakeries, coffee roasters, confectionaries, chocolatiers.

25

1 makers of homemade ice cream and handmade gelato or sorbet. It shall not provide any alcohol sales
2 for consumption on or off the premises.

3 (c) **Controls.** The following provisions shall apply within such ~~d~~District:

4 (a) (1) ~~Restaurants, as defined in Section 790.91 of this Code~~ Limited Restaurant, and
5 ~~Bars uses as defined in Section 790.22 of this Code~~ may be permitted as a ~~e~~Conditional ~~u~~Use on
6 the First Story ground level per Section 303 only if, ~~in addition to the criteria set forth in Section 303~~
7 ~~of this Code, the Planning Commission finds~~ the Zoning Administrator first determines that the
8 Restaurant, Limited Restaurant, or Bar ~~does not~~ would occupy: ~~(1)~~ a space that is currently or
9 was last legally occupied by ~~a Basic Neighborhood Sale or Service, as defined in Section 780.3(b),~~
10 ~~or by a permitted principal use under Section 722 (North Beach Controls); or the same use as that~~
11 being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections
12 186.1(d) or 178(d) of this Code; and provided further that the following shall apply:

13 (A) A Bar may occupy a space that is currently or last legally occupied by a
14 Bar;

15 (B) A Restaurant may occupy a space that is currently or was last legally
16 occupied by a Restaurant or Bar; and

17 (C) A Limited Restaurant may occupy a space that is currently or was last
18 legally occupied by a Limited Restaurant, Restaurant or Bar.

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

22 (b) ~~For purposes of this Section, a Basic Neighborhood Sale or Service shall mean a use~~
23 ~~within the North Beach Neighborhood Commercial District that provides goods and/or services which~~

1 ~~are needed by residents and workers in North Beach and surrounding neighborhoods. Basic~~
2 ~~Neighborhood Sales or Services shall be considered to include, but not be limited to the following~~
3 ~~goods and/or services: Other Retail Sales and Services as defined in Section 790.102, Personal~~
4 ~~Services as defined in Section 790.116, Medical Services as defined in Section 790.114, Liquor Stores~~
5 ~~as defined in Section 790.55, and Shops as defined in Section 790.124, Animal Hospitals as defined in~~
6 ~~Section 790.6, and Limited Restaurants as defined in Section 790.90.~~

7 ~~(c)——Notwithstanding subsection (a) above, and notwithstanding the nonresidential use size~~
8 ~~limitations of the North Beach Neighborhood Commercial District specified in Section 121.2 of this~~
9 ~~Code, the Planning Commission may authorize an existing Restaurant in the District to expand to a~~
10 ~~second location within the District if, in addition to the criteria in Section 303, the Commission finds~~
11 ~~that:~~

12 ~~(1)——the existing Restaurant has been in continuous operation within the District for~~
13 ~~at least five years;~~

14 ~~(2)——the proposed second location is a ground level space of 5,000 square feet or~~
15 ~~more that has been vacant for at least 15 months;~~

16 ~~(3)——the Restaurant project at the proposed second location will use at least 40~~
17 ~~percent of the space for a Basic Neighborhood Sales or Service use, as defined in subsection (b) above;~~

18 ~~(4)——the expansion of the existing Restaurant into a second location is consistent with~~
19 ~~the General Plan and the eight priority policies of Section 101.1 of this Code; and~~

20 ~~(5)——the expansion of the existing Restaurant into a second location will provide a net~~
21 ~~substantial benefit to the District. For purposes of this subsection (c), a "net substantial benefit" means~~
22 ~~that, on balance, the proposed second location will provide a desirable new service or addition to the~~
23 ~~surrounding neighborhood and to the District as a whole and will not conflict with the purpose and~~
24 ~~intent of this Section 780.3.~~

1 **(2) Alcohol Licenses.** *A Restaurant may provide on-site beer, wine, and/or liquor*
2 *sales for drinking on the premises (with ABC license types 41, 47, 49, 59 or 75) as a Conditional Use*
3 *on the First Story if, in addition to the criteria set forth in Section 303, the Planning Commission finds,*
4 *based on information submitted to the Department by the applicant, that the Restaurant is and will*
5 *continue to operate as a Bona-Fide Eating Place as defined in Section 102. Should a Restaurant fail to*
6 *operate as a Bona-Fide Eating Place for any length of time, the Conditional Use authorization shall be*
7 *subject to immediate revocation per Planning Code Section 303(f). To verify that the Restaurant is*
8 *continuing to operate as a Bona-Fide Eating Place, records of the Restaurant's gross receipts, showing*
9 *that a minimum of 51% of its gross receipts within the last year preceding the Department's request is*
10 *from food sales prepared and sold to guests on the premises, shall be provided to the Department upon*
11 *request. All records and information shall be submitted to the Department under penalty of perjury.*

13 **(3) Storefront.** *To preserve and maintain the District's small-scale, fine grain*
14 *storefronts, (A) the consolidation or merger of existing retail or commercial spaces or storefronts is*
15 *prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use Size of 1,000 square*
16 *feet.*

18 **(4) Loss of Residential Units.** *To prevent the loss of existing Residential Units*
19 *within the district, the removal, demolition, merger, or conversion of Residential Units above the First*
20 *Story are prohibited.*

22 **(5) Specialty Food Manufacturing.** *Within the North Beach SUD a Specialty Food*
23 *Manufacturing use, as defined in this Section 780.3(b), may only be permitted with a Conditional Use*
24 *authorization on the Ground Floor or below.*

1 **SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT.**

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

9 (b) **Controls.** The following provisions shall apply within such sSubdistrict:

10 ~~(a)~~ (1) Restaurants and Limited-Restaurants, ~~as defined in Sections 790.90 and~~
11 ~~790.91 of this Code,~~ are permitted as ~~e~~Conditional ~~#~~Uses on the ~~f~~First ~~s~~Story and below.

12 ~~(b)~~ (2) Restaurants and Limited-Restaurants also defined as ~~f~~Formula ~~#~~Retail, as
13 defined in Section 303.1 of this Code, shall not be permitted in this sSubdistrict.

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

17 **SEC. 781.4. GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND**
18 **FORMULA RETAIL EATING AND DRINKING SUBDISTRICT.**

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

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

(a) (1) A ~~rRetail uUse, as defined in Section 790.102(g) of this Code,~~ that is a pet supply store and also a ~~fFormula rRetail~~ use, as defined in Section 303.1 of this Code, shall not be permitted in this sSubdistrict. For purposes of this section, a "pet supply store" shall be defined as a ~~rRetail uUse~~ which devotes more than 50% of its ~~oOccupied fFloor Area space~~ to pet food, toys, apparatus, and similar pet items for sale.

(2) An ~~eEating and dDrinking use, as defined in Section 790.34 of this Code,~~ that is also a ~~fFormula rRetail~~ use, ~~as defined in Section 303.1 of this Code,~~ shall not be permitted in this sSubdistrict.

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

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and City residents and prevent further proliferation of formula retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict, generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

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

(a) (1) A ~~Limited-Restaurant use, as defined by Planning Code Section 790.90, and~~ ~~or a Restaurant uUse, as defined by Planning Code Section 790.91,~~ that are also Formula Retail ~~uUses,~~ as defined in Planning Code Section 303.1, shall not be permitted in this sSubdistrict.

(b) (2) The provisions of Sections 180 through 186.1 of this Code shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective date of this Code in this sSubdistrict.

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 ~~l~~Limited 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 ~~p~~Professional sService, Design Professional and Trade
14 Office, ~~as defined in Section 790.108 of this Code,~~ shall not be permitted in this sSubdistrict on the
15 fFirst sStory.

16 (3) The provisions of Sections 180 through 186.1 of this Code shall govern
17 fFinancial sServices, ~~l~~Limited fFinancial sServices, ~~and business~~ Retail ~~or p~~Professional
18 sServices, Design Professional and Trade Offices that ~~which~~ existed lawfully at the effective date
19 of this Code in this sSubdistrict.

20 **SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT.**

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

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

(a) (1) A ~~f~~Financial ~~s~~Service, ~~as defined in Section 790.110 of this Code, and or a~~
~~h~~Limited ~~f~~Financial ~~s~~Service, ~~as defined in Section 790.112 of this Code,~~ shall not be permitted in
this Subdistrict.

(b) (2) The provisions of Sections 180 through 186.2 of the Code shall govern
~~f~~Financial ~~s~~Services and Limited Financial Services which existed lawfully at the effective date of
this Code in this Subdistrict.

SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

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

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

1 ~~Ashbury neighborhood, †~~The Haight Street Alcohol Restricted Use Subdistrict (Haight Street
2 Alcohol RUSD) is ~~hereby established with boundaries~~ coterminous with the Haight Street
3 Neighborhood Commercial District as designated on Sectional Maps ~~numbers 6~~ ZN06 and
4 ZN07. The Haight Street Alcohol RUSD is designated on ~~Section~~ Sectional Maps ~~Numbers 6SU~~
5 SU06 and ~~7SU~~ SU07. These controls shall also apply within 1/4-mile of the Haight Street Alcohol RUSD
6 to nonconforming Commercial Uses in R Districts pursuant to Section 186 and in NC-1 Districts
7 pursuant to Section 710 of this Code.

8 (c) **Controls.**

9 (1) **Definitions.**

10 (A) A "liquor establishment" shall mean any enterprise selling alcoholic
11 beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant
12 to a California Alcoholic Beverage Control Board license.

13 (B) An "on-sale liquor establishment" shall mean any liquor establishment
14 which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale
15 beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general
16 eating place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling
17 alcoholic beverages for consumption on the premises. Typical on-sale establishments may include but
18 are not limited to Bars and Restaurants serving alcoholic beverages. It shall not include types 51, 52,
19 59, 60, 61, 67, 70 or 75.

20 (C) An "off-sale liquor establishment" shall mean a Liquor Store use.

21 (D) A "prohibited liquor establishment" shall mean any establishment selling
22 alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street
23 Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
24 or off-site consumption, so long as otherwise lawful.

(E) An "eligible movie theater" shall be a Movie Theater use that contains only a single screen and auditorium, has seating for 150 or fewer persons, and is not a Formula Retail Use as defined in Code Section 303.1.

(H) (2) **Prohibition on new Liquor Establishments.** No new on-sale or off-sale liquor establishment shall be permitted in the Haight Street RUSD, except for up to ~~4~~four additional Restaurants in accordance with the zoning controls set forth in Section 719.

~~(2) These controls also shall apply within ¼ mile of the Haight Street Alcohol RUSD to nonconforming uses in R districts pursuant to Planning Code Section 186, and in NC-1 Districts, pursuant to the Special Provisions for NC-1 Districts which follows the Control Table constituting Sections 710.10 through 710.95.~~

(3) **Exemptions.** The prohibition on ~~L~~liquor ~~E~~establishments shall not be interpreted to prohibit the following:

(A) Temporary uses, as described in Planning Code Section 205.1 or 205.3; or

(B) Establishment of a ~~L~~iquor ~~E~~stablishment if application for such ~~L~~iquor ~~E~~stablishment is on file with the California Department of Alcoholic Beverage Control prior to the effective date of legislation establishing the Haight Street Alcohol RUSD.

(C) Establishment of a ~~Liquor E~~establishment if:

~~(1)~~ (i) such use is an eligible movie theater,

~~(2)~~ (ii) only beer and wine are offered for consumption, and

~~(3)~~ (iii) such beer and wine are:

(i) a. only consumed on the premises and primarily in the main theater auditorium,

(ii) b. only sold to and consumed by ticketholders and only immediately before and during performances, and

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~~prohibited ~~L~~liquor ~~E~~establishment may continue in
8 accordance with ~~Planning Code~~ Section s 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~~prohibited ~~L~~liquor ~~E~~establishment 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~~liquor ~~E~~establishment, 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 ssubsection (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 ssubsection (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

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

(i) ~~(1)~~ A change in ownership of a ~~P~~rohibited ~~L~~iquor ~~E~~stablishment or an owner-to-owner transfer of an ABC License; or

(ii) ~~(2)~~ Re-establishment, restoration or repair of an existing ~~P~~rohibited ~~L~~iquor ~~E~~stablishment on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident or act of God; or

(iii) ~~(3)~~ Temporary closure of an existing ~~P~~rohibited ~~L~~iquor ~~E~~stablishment for not more than ninety (90) days for repair, renovation or remodeling;

(iv) ~~(4)~~ Relocation ~~Re-location~~ of an existing ~~P~~rohibited ~~L~~iquor ~~E~~stablishment in the Haight Street Alcohol RUSD to another location within the same Haight Street Alcohol RUSD with ~~e~~Conditional ~~u~~se authorization from the ~~C~~ity Planning Commission, provided that the original premises shall not be occupied by a ~~P~~rohibited ~~L~~iquor ~~E~~stablishment, unless by another ~~P~~rohibited ~~L~~iquor ~~E~~stablishment that is also relocating from within the Haight Street Alcohol RUSD.

(v) ~~(5)~~ A change from a Type 21 (off-sale general) to a Type 20 (off-sale beer and wine) license.

~~(b)~~ **Definitions.**

~~(1) — A "liquor establishment" shall mean any enterprise selling alcoholic beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant to a California Alcoholic Beverage Control Board license.~~

~~(2) — An "on-sale liquor establishment" shall mean any liquor establishment which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general eating place), type 48 (on-sale general public premises) or type 57 (special on-sale general) selling alcoholic~~

1 ~~beverages for consumption on the premises. Typical on-sale establishments may include but are not~~
2 ~~limited to bars and restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60,~~
3 ~~61, 67, 70 or 75.~~

4 ~~(3) — An "off-sale liquor establishment" shall mean any establishment that is defined~~
5 ~~in Section 790.55 of this Code.~~

6 ~~(4) — A "prohibited liquor establishment" shall mean any establishment selling~~
7 ~~alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street~~
8 ~~Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on~~
9 ~~or off-site consumption, so long as otherwise lawful.~~

10 ~~(e)~~ (d) **Fringe Financial Services.** In addition to all other applicable controls set
11 forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within
12 the Fringe Financial Service Restricted Use District established by Section 249.35 and are
13 subject to the controls and exemptions set forth in Section 249.35.

14 **SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.**

15 * * * *

16 (b) **Establishment of the Lower Haight Street Alcohol Restricted Use District.**
17 In order to preserve the residential character and the neighborhood-serving commercial uses
18 of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street
19 Alcohol RUD) is hereby established for the following:

20 (1) Properties in the Neighborhood Commercial Cluster District located
21 generally along Haight Street at Scott Street;

22 (2) Properties in the Neighborhood Commercial Cluster District located
23 generally along Haight Street at Pierce Street;

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

1 The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood
2 Commercial District are designated on Sectional Map ~~Number 7~~ ZN07 of the Zoning Map of the
3 City and County of San Francisco. Block and lot numbers for the properties included in these
4 districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are
5 incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on
6 Sectional Map Number ~~7SU~~ SU07 of the Zoning Map of the City and County of San Francisco.

7 * * * *

8 (c) **Definitions.** The following definitions shall apply to this Section 784.

9 (1) An "off-sale liquor establishment" shall mean a Liquor Store use ~~any~~
10 ~~establishment that is defined in Section 790.55 of this Code.~~

11 (2) A "prohibited liquor establishment" shall mean any establishment selling
12 alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed
13 by the State of California for the sale of alcoholic beverages for off-site consumption ("off-
14 sale"), so long as otherwise lawful.

15 **SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE**
16 **DISTRICT.**

17 (a) **Purpose.** In order to provide for a compatible revenue-generating commercial
18 and economic development use in a portion of the existing San Francisco Lesbian Gay
19 Bisexual and Transgender Community Center at 1800 Market Street to financially support the
20 ongoing operations of such community center, there shall be an 1800 Market Street
21 Community Center Project Special Use District at 1800 Market Street located at the northwest
22 corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871,
23 as designated on Sectional Map SU07 of the Zoning Map of the City and County of San
24 Francisco. ~~The following provisions shall apply within such special use district:~~

1 ~~(a)~~ (b) **Controls.** In this ~~s~~Special ~~u~~Use ~~d~~District, all of the provisions of this Code
2 applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided
3 ~~in Subsections (b) and (c)~~ below.

4 ~~(b)~~ (1) A ~~r~~Restaurant, ~~as defined in Section 790.91~~, a ~~b~~Bar, ~~as defined in Section~~
5 ~~790.22, Nighttime Entertainment, and other General e~~Entertainment, ~~as defined in Section 790.38~~, up
6 to 6,999 ~~gross~~ square feet ~~in use size of Gross Floor Area~~ shall be ~~p~~Permitted ~~u~~Uses on the
7 ~~t~~Third ~~s~~Story and above.

8 ~~(c)~~ (2) An ~~o~~Outdoor ~~a~~Activity ~~a~~Area operated by a permitted ~~r~~Restaurant, ~~b~~Bar,
9 ~~Nighttime Entertainment, or other General e~~Entertainment use, ~~as defined by Sections 145.2 and~~
10 ~~790.70~~, shall be a ~~p~~Permitted ~~u~~Use on the ~~t~~Third ~~s~~Story and above if located contiguous to the
11 Market Street front property line, subject to the following restrictions:

12 ~~(1)~~ (A) Hours of operation of the ~~o~~Outdoor ~~a~~Activity ~~a~~Area shall be no later
13 than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and
14 evenings before a holiday.

15 ~~(2)~~ (B) The noise associated with any amplified music, outdoor speakers,
16 or other devices located in the outdoor activity area shall not exceed a noise level more than
17 eight dBA above the local ambient at any point outside of the property plane, as defined by
18 Chapter 29 of the Police Code.

19 **SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.**

20 * * * *

21 (c) **Definitions.**

22 (1) A "liquor establishment" shall mean any enterprise selling alcoholic
23 beverages, as defined by California Business and Professions Code Section 23004 and
24 23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be
25 interpreted to mean an establishment that

1 (A) operates as a Bona Fide Eating Place, ~~as defined in Section 790.142~~
2 ~~of this Code, or~~

3 (B) operates as a General Grocery or Specialty Grocery use ~~an "other~~
4 ~~retail sales and service" use that sells general groceries or specialty groceries, as defined in Planning~~
5 ~~Code Section 790.102(a) or (b), respectively.~~

6 (2) An "off sale liquor establishment" shall mean a Liquor Store use as defined
7 ~~in Planning Code Section 790.55.~~

8 (3) An "on sale liquor establishment" shall mean a Bar use as defined in
9 ~~Planning Code Section 790.22.~~

10 (d) **Controls.**

11 (1) No new on-sale or off-sale liquor establishment shall be permitted in the
12 Lower Polk Street Alcohol Restricted Use District; provided that a liquor establishment located
13 in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to
14 another site, either within or outside the Lower Polk Street Alcohol Restricted Use District;
15 provided further that a liquor establishment located outside the Lower Polk Street Alcohol
16 Restricted Use District shall not transfer any alcohol license to a liquor establishment located
17 within the Lower Polk Street Alcohol Restricted Use District; and provided further that any
18 transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted
19 Use District shall require a ~~e~~Conditional ~~u~~Use permit authorization for the new liquor
20 establishment.

21 (2) Whenever a liquor establishment has discontinued its use for a
22 continuous period of one year or more, the liquor establishment shall be deemed to have
23 abandoned its use as a liquor establishment; provided that a break in continuous operation
24 shall not be interpreted to include the following, as long as the location of the establishment
25 does not change, the square footage used for the sale of alcoholic beverages does not

1 increase, and the type of California Department of Alcoholic Beverage Control Liquor License
2 ("ABC License") does not change:

3 * * * *

4 (C) A change in ownership of a ~~L~~liquor ~~E~~establishment or an owner-to-
5 owner transfer of an ABC License.

6 * * * *

7
8 Section 4. The Planning Code is hereby amended by revising Sections 801.2, 803.3,
9 803.8, 803.9, and 825, to read as follows:

10 **SEC. 801.2. REFERENCES TO ARTICLES 1, ~~AND 2~~, AND 7 (TEMPORARY).**

11 Articles 1, ~~and 2~~ and 7 of this Code are in the process of a significant reorganization. As
12 a result, some references to Articles 1, ~~and 2~~ and 7 have not yet been modified. The following
13 references in this Section of the Code are amended as follows:

14 * * * *

15 227(h) shall refer to Section 102, Commercial Wireless Telecommunication Facility

16 790.22 shall refer to Section 102, Bar

17 790.44 shall refer to Section 102, Hospital

18 790.46 shall refer to Section 102, Tourist Hotel

19 790.48 shall refer to Section 102, Pharmacy

20 790.50 shall refer to Section 102, Institutional Use.

21 790.55 shall refer to Section 102, Liquor Store

22 790.84 shall refer to Section 317, Residential Conversion

23 790.90 shall refer to Section 102, Limited-Restaurant

24 790.91 shall refer to Section 102, Restaurant

25 790.102(a) shall refer to Section 102, General Grocery

1 790.110 shall refer to Section 102, Financial Service

2 790.114 shall refer to Section 102, Health Service

3 790.116 shall refer to Section 102, Personal Service

4 790.117 shall refer to Section 102, Self-Storage

5 Any other discrepancy between an Article 1, ~~or~~ 2 or 7 references in this Section of the Code
6 and the actual or intended reference shall be arbitrated by the Zoning Administrator on a
7 case-by-case basis. Any other discrepancy between an Article 1, ~~and 2, or 7~~ references in this
8 Section of the Code and the actual or intended reference shall be arbitrated by the Zoning
9 Administrator on a case-by-case basis.

10 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**
11 **DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.**

12 * * * *

13 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South
14 of Market Mixed Use Districts are either Principally Permitted, ~~e~~Conditional, ~~a~~Accessory,
15 temporary, or are not permitted.

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

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

24 (B) **Conditional Uses.** Conditional uses are permitted in an Eastern
25 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by

the Planning Commission; whether a use is conditional in a given district is generally indicated in Sections 813 through 818 and 840 through 847 of this Code. Conditional uses are subject to the applicable provisions set forth in Sections 178, 179, 263.11, 303, ~~346~~, and 803.5 through 803.9 of this Code.

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

(ii) Notwithstanding any other provision of this Article, a change in use or demolition of a ~~m~~Movie ~~t~~Theater use, as set forth in Section 890.64, shall require ~~e~~Conditional ~~u~~Use authorization. This Section shall not authorize a change in use if the new use or uses are otherwise prohibited.

(iii) Notwithstanding any other provision of this Article, a change in use or demolition of a ~~g~~General ~~g~~Grocery ~~store~~ use, as set forth in Section 890.102(a) and as further defined in Section 102 ~~790.102(a)~~, shall require ~~e~~Conditional ~~u~~Use authorization. This ~~s~~subsection (b)(1)(B)(iii) shall not authorize a change in use if the new use or uses are otherwise prohibited.

(iv) Large-Scale Urban Agriculture, as defined in Section ~~102.35(b)~~, shall require ~~e~~Conditional ~~u~~Use authorization.

* * * *

SEC. 803.8. HOUSING IN MIXED USE DISTRICTS.

(a) **Low-Income Affordable Housing Within the Service/Light Industrial District.** Dwelling ~~u~~Units and SRO units may be authorized in the SLI District as a ~~e~~Conditional ~~u~~Use pursuant to Sections 303, ~~346~~, 817.14, and 817.16 of this Code provided that such ~~d~~Dwellings ~~u~~Units shall be rented, leased or sold at rates or prices affordable to a household whose income is no greater than 80% ~~percent~~ of the median income for households

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

3 * * * *

4 (2) The size of the ~~d~~Dwelling ~~u~~nit shall determine the size of the household
5 in order to calculate purchase price or rent affordable to a household, as follows:

6 * * * *

7 (3) No ~~e~~Conditional ~~u~~se ~~permit~~ authorization will be approved pursuant to
8 this ~~S~~subsection 803.8(~~a~~ ~~b~~) unless the applicant and City have agreed upon enforcement
9 mechanisms for the provisions of this ~~S~~subsection which are acceptable to the City Attorney.
10 Such enforcement mechanisms may include, but not be limited to, a right of first refusal in
11 favor of the City, or a promissory note and deed of trust.

12 (4) The owner(s) of ~~d~~Dwelling ~~u~~nits authorized pursuant to this ~~S~~subsection
13 (a) shall submit an annual enforcement report to the City, along with a fee whose amount shall
14 be determined periodically by the Planning Commission to pay for the cost of enforcement of
15 this ~~S~~subsection. The fee shall not exceed the amount of such costs. The annual report shall
16 provide information regarding rents, mortgage payments, sales price and other housing costs,
17 annual household income, size of household in each dwelling unit, and any other information
18 the City may require to fulfill the intent of this ~~S~~subsection.

19 * * * *

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

22 (a) **Preservation of Historic Buildings Within the South of Market Mixed Use**
23 **Districts.** Within the South of Market Mixed Use Districts, any use which is permitted as a
24 principal or ~~e~~Conditional ~~u~~se within the SSO District, excluding ~~u~~Nighttime ~~e~~Entertainment
25 use, may be permitted as a ~~e~~Conditional ~~u~~se in (~~at~~) (1) a landmark building located outside a

1 designated historic district, ~~(b)~~ (2) a contributory building which is proposed for conversion to
2 ~~Office~~ use of an aggregate gross square footage of 25,000 or more per building and which is
3 located outside the SSO District yet within a designated historic district, or ~~(c)~~ (3) a building
4 designated as significant or contributory pursuant to Article 11 of this Code and located within
5 the Extended Preservation District. For all such buildings the following conditions shall apply:
6 ~~(1) the provisions of Sections 316 through 318 of this Code must be met;~~ (2) in addition to the
7 ~~Conditional~~ Use criteria set out in Sections ~~303(c)(6) and 316 through 316.8,~~ it must be
8 determined that allowing the use will enhance the feasibility of preserving the landmark,
9 significant or contributory building; and ~~(3)~~ (2) the landmark, significant or contributory building
10 will be made to conform with the San Francisco Building Code standards for seismic loads
11 and forces which are in effect at the time of the application for conversion of use.

12 A contributory building which is in a designated historic district outside the SSO District may
13 be converted to any use which is a ~~p~~PPrincipal Use within the SSO District provided that: (1)
14 such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior
15 to the issuance of any necessary permits the Zoning Administrator (a) determines that
16 allowing the use will enhance the feasibility of preserving the contributory building; and (b) the
17 contributory building will be made to conform with the San Francisco Building Code standards
18 for seismic loads and forces which are in effect at the time of the application for conversion of
19 use.

20 * * * *

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

22 * * * *

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

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

4 (1) **Permitted Uses.**

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

10 (B) **Conditional Uses.** Conditional uses are permitted in a Downtown
11 Residential District, when authorized by the Planning Commission; whether a use is
12 conditional in a given district is indicated in the Section of this Code governing the individual
13 DTR District. Conditional ~~u~~Uses are subject to the applicable provisions set forth in Sections
14 178, 179, 263.11, 303, ~~346~~, and 803.5 of this Code.

15 (i) Notwithstanding any other provision of this Article, a change
16 in use or demolition of a movie theater use, as set forth in Section 890.64, shall require
17 ~~e~~Conditional ~~u~~Use authorization. This Section shall not authorize a change in use if the new
18 use or uses are otherwise prohibited.

19 * * * *

20 Section 5. Effective Date. This ordinance shall become effective 30 days after
21 enactment, or the effective date of the companion ordinance in Board of Supervisors File No.
22 _____ that deletes the current Zoning Control Tables and other provisions of Article 7 of
23 the Planning Code, whichever is later. Enactment occurs when the Mayor signs the
24 ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within
25 ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the

1 ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors
2 does not override that veto, then this ordinance shall expire immediately by operation of law
3 and be of no force.
4

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

12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney
14

15 By: JUDITH A. BOYAJIAN
16 Deputy City Attorney
17 n:\legana\as2017\1600365\01164569.docx
18
19
20
21
22
23
24
25

[Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables]

Ordinance amending Article 7 of the Planning Code to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

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

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

Section 1. Findings.

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

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, 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 701.3, 703.1,
9 703.3, 703.5, 709, 790, 790.2, 790.4, 790.6, 790.8, 790.8, 790.10, 790.12, 790.14, 790.15,
10 790.16, 790.17, 790.18, 790.22, 790.30, 790.34, 790.34, 790.38, 790.44, 790.46, 790.47,
11 790.48, 790.50, 790.51, 790.54, 790.55, 790.56, 790.60, 790.62, 790.64, 790.68, 790.69,
12 790.70, 790.80, 790.88, 790.90, 790.91, 790.100, 790.102, 790.104, 790.106, 790.107,
13 790.108, 790.110, 790.111, 790.112, 790.114, 790.116, 790.117, 790.118, 790.122, 790.123,
14 790.124, 790.130, 790.140, 790.141, 790.141, and 799, to read as follows:
15

16 **~~SEC. 701.3. REFERENCES TO ARTICLES 1 AND 2 (TEMPORARY).~~**

17 ~~Articles 1 and 2 of this Code are in the process of a significant reorganization. As a result,~~
18 ~~some references to Articles 1 and 2 have not yet been modified. The following references in this~~
19 ~~Section of the Code are amended as follows:~~

20 ~~102.8 shall refer to Section 102, Family~~

21 ~~102.9 shall refer to Section 102, Gross Floor Area Ratio~~

22 ~~102.10 shall refer to Section 102, Occupied Floor Area~~

23 ~~102.11 shall refer to Section 102, Floor Area Ratio~~

24 ~~102.12 shall refer to Section 102, Height (of a building)~~

25 ~~102.18 shall refer to Section 102, One Ownership~~

102.35(a) shall refer to Section 102, Neighborhood Agriculture

102.35(b) shall refer to Section 102, Large Scale Urban Agriculture.

Any other discrepancy between an Article 1 or 2 references in this Section of the Code and the actual or intended reference shall be arbitrated by the Zoning Administrator on a case-by-case basis.

SEC. 703.1. BUILDING STANDARDS.

Building standards are controls which regulate the general size, shape, character, and design of development in Neighborhood Commercial Districts. They are set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) below in Sections 710.10 through 729.94 of this Code for each district class.

(a) — **Building Standard Categories.** The building standard categories which govern Neighborhood Commercial Districts are listed below by zoning control category and number and 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)(c)	§ 134
13	Street Frontage	§ 145.1	
14	Awning	§ 136.1(a)	§ 790.20
15	Canopy	§ 136.1(b)	§ 790.26
16	Marquee	§ 136.1(c)	§ 790.58
17	Street Trees	§ 143	

1	.20	Floor Area Ratio	§§ 123-124	§§ 102.8, 102.10
2	.21	Use Size [Nonresidential]	§ 121.2	§ 790.130
3	.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
4				
5	.23	Off-Street Freight Loading	§ 152	§ 150
6				
7	.30	General Advertising Sign	§ 607.1(e)	§ 602.7
8	.31	Business Sign	§ 607.1(f)	§ 602.3
9	.32	Other Signs	§ 607.1(e), (d)-(g)	§§ 602.9, 602.17, 602.20
10				
11	.91	Residential Density, Dwelling Units	§ 207.4	§ 207.1
12	.92	Residential Density, Group Housing	§ 208	§ 208
13	.93	Usable Open Space	§ 135(d)	§ 135
14	.94	Off-Street Parking, Residential	§ 151	§ 150
15				

~~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.~~

~~(b) — **Formula Retail Uses Permitted.** Any use permitted in a Neighborhood Commercial District that is a "Formula Retail use" as defined in Section 303.1 of this Code is hereby permitted.~~

~~SEC. 703.5. OPERATING CONDITIONS.~~

~~(a) — **Eating and Drinking Uses.** Such businesses shall operate in accordance with the following conditions:~~

~~(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~~

1 ~~Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator~~
2 ~~shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject~~
3 ~~business to maintain the sidewalk free of paper or other litter associated with the business during~~
4 ~~business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.~~

5 ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~
6 ~~of Public Works.~~

7 ~~(2)——When located within an enclosed space, the premises shall be adequately~~
8 ~~soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond~~
9 ~~the premises or in other sections of the building, and fixed source equipment noise shall not exceed the~~
10 ~~decibel levels specified in the San Francisco Noise Control Ordinance.~~

11 ~~For information about compliance of fixed mechanical objects such as rooftop air conditioning,~~
12 ~~restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the~~
13 ~~Environmental Health Section, Department of Public Health.~~

14 ~~For information about compliance with construction noise requirements, contact the~~
15 ~~Department of Building Inspection.~~

16 ~~For information about compliance with the requirements for amplified sound, including music~~
17 ~~and television, contact the Police Department.~~

18 ~~(3)——While it is inevitable that some low level of odor may be detectable to nearby~~
19 ~~residents and passers by, appropriate odor control equipment shall be installed in conformance with~~
20 ~~the approved plans and maintained to prevent any significant noxious or offensive odors from escaping~~
21 ~~the premises.~~

22 ~~For information about compliance with odor or other chemical air pollutant standards, contact~~
23 ~~the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning~~
24 ~~Department.~~

1 (4) ~~Garbage, recycling, and compost containers shall be kept within the premises~~
2 ~~and hidden from public view, and placed outside only when being serviced by the disposal company.~~
3 ~~Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set~~
4 ~~forth by the Department of Public Works.~~

5 ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~
6 ~~of Public Works.~~

7 **~~SEC. 709. GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT~~**
8 **~~ZONING CONTROLS.~~**

9 ~~Neighborhood Commercial District controls are set forth in the Zoning Control Tables in~~
10 ~~Sections 710.10 through 729.95, or referenced in Section 799 of this Code.~~

11 (a) ~~The first column in the Zoning Control Table, titled "No." provides a category number~~
12 ~~for each zoning control category.~~

13 (b) ~~The second column in the table, titled "Zoning Control Category," lists each zoning~~
14 ~~control category which is regulated in Article 7 of this Code.~~

15 (c) ~~The third column, titled "§ References," contains numbers of other sections in the~~
16 ~~Planning Code and other City Codes, in which additional control provisions, including exceptions and~~
17 ~~definitions, where pertinent, are contained.~~

18 (d) ~~In the fourth column, the controls applicable to the various Neighborhood Commercial~~
19 ~~Districts are indicated either directly or by reference to other Code Sections which contain the~~
20 ~~controls.~~

21 ~~The following symbols are used in this table: Neighborhood Commercial District controls are~~
22 ~~set forth in the Zoning Control Tables in Sections 710.10 through 729.95, or referenced in Section 799~~
23 ~~of this Code.~~

24

p— Permitted as a principal use.
--

25

~~Permitted as a conditional use, subject to the provisions set forth in Sections 178, 179, and 316 through 316.8 of this Code.~~

~~A blank space on the table or the symbol "NP" indicate that the use or feature is not permitted. Unless a use or feature is permitted or required as set forth in the Zoning Control Tables or in those sections referenced in Section 799 of this Code, such use or feature is prohibited, unless determined by the Zoning Administrator to be a permitted use pursuant to Section 307(a) of this Code.~~

~~See specific provisions listed by section and zoning category number at the end of the table.~~

~~1st— 1st story and below~~

~~2nd— 2nd story~~

~~3rd+— 3rd story and above~~

~~(e) At the end of each table, footnotes to zoning control categories marked with the symbol "#" provide additional controls and/or references for additional controls applicable to certain portions of districts as identified and/or referenced therein.~~

~~(f) All uses, buildings and features in NC Districts shall comply with all controls set forth for the district in which they are located. Where different controls conflict or overlap within the same NC District, the use, building or feature shall abide by the most restrictive of all controls. For example, in an NC 2 District, a residential unit on the second story is proposed for conversion into a business service. Residential conversions at the second story in an NC 2 District require conditional use authorization under Section 711.38, while business services at the second story in an NC 2 District are permitted as principal uses under Section 711.53. Following the most restrictive control, the applicant~~

1 ~~must obtain conditional use authorization and all other necessary permits in order to legally convert~~
2 ~~the residential unit to a business service.~~

3 **~~SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.~~**

4 ~~This and the following Sections provide the definitions for Neighborhood Commercial Districts.~~
5 ~~In case of conflict between the following definitions and those set forth in Sections 102 through 102.28~~
6 ~~of this Code, the following definitions shall prevail for Neighborhood Commercial Districts.~~

7 **~~SEC. 790.2. AMBULANCE SERVICE.~~**

8 ~~A retail use which provides medically related transportation services.~~

9 **~~SEC. 790.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).~~**

10 ~~A retail use which provides eleven or more amusement game devices such as video games,~~
11 ~~pinball machines, or other such similar mechanical and electronic amusement devices, in a quantity~~
12 ~~which exceeds that specified in Section 1036.23 of the Police Code as an Ancillary Use. Mechanical~~
13 ~~amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code.~~

14 **~~SEC. 790.6. ANIMAL HOSPITAL.~~**

15 ~~A retail use which provides medical care and accessory boarding services for animals, not~~
16 ~~including a commercial kennel as specified in Section 224(c) of this Code.~~

17 **~~SEC. 790.8. AUTOMOBILE PARKING.~~**

18 ~~A use which provides temporary parking accommodations for private vehicles whether~~
19 ~~conducted within a garage or on an open lot, excluding accessory parking, as defined in Section 204.5~~
20 ~~of this Code, and community residential parking, as defined in Section 790.10 of this Code. Provisions~~
21 ~~regulating automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article~~
22 ~~1.5 of this Code. Parking of commercial vehicles or trucks shall be limited to commercial passenger~~
23 ~~vehicles and light delivery trucks only and must be conducted within a garage.~~

1 **~~SEC. 790.10. AUTOMOBILE PARKING, COMMUNITY RESIDENTIAL.~~**

2 ~~A use which provides parking accommodations, including a garage or lot, for the storage of~~
3 ~~private passenger automobiles for residents of the vicinity and meeting the requirements of Section 159~~
4 ~~and other Sections in Article 1.5 of this Code, and for off-street car-share parking spaces, as defined in~~
5 ~~Section 166, when permitted by this Code, and excluding accessory parking, as defined in Section 204.5~~
6 ~~of this Code.~~

7 **~~SEC. 790.12. AUTOMOBILE SALE OR RENTAL.~~**

8 ~~A retail use which provides vehicle sales or rentals whether conducted within a building or on~~
9 ~~an open lot.~~

10 **~~SEC. 790.14. AUTOMOTIVE GAS STATION.~~**

11 ~~A retail automotive service use which provides motor fuels, lubricating oils, air, and water~~
12 ~~directly into motor vehicles and without providing automotive repair services, including self-service~~
13 ~~operations which sell motor fuel only.~~

14 **~~SEC. 790.15. AUTOMOTIVE REPAIR.~~**

15 ~~A retail automotive service use which provides any of the following automotive repair services~~
16 ~~when conducted within an enclosed building having no openings, other than fixed windows or exits~~
17 ~~required by law, located within 50 feet of any R District: minor auto repair, engine repair, rebuilding,~~
18 ~~or installation of power train components, reconditioning of badly worn or damaged motor vehicle,~~
19 ~~collision service, or full body paint spraying. It may include other services for automobiles including,~~
20 ~~but not limited to, accessory towing, if all towed vehicles stored on the premises are limited to those~~
21 ~~vehicles which are to be repaired on the premises.~~

22 **~~SEC. 790.16. AUTOMOTIVE SERVICE.~~**

23 ~~A retail use which provides services for motor vehicles including automotive gas station,~~
24 ~~automotive service station, automotive repair, and automotive wash.~~

1 **~~SEC. 790.17. AUTOMOTIVE SERVICE STATION.~~**

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

11 **~~SEC. 790.18. AUTOMOTIVE WASH.~~**

12 ~~A retail automotive service use which provides cleaning and polishing of motor vehicles,~~
13 ~~including self-service operations, when such cleaning and polishing are conducted within an enclosed~~
14 ~~building having no openings, other than fixed windows or exits required by law located within 50 feet~~
15 ~~of any R District, and which has an off-street waiting and storage area outside the building which~~
16 ~~accommodates at least ¼ the hourly capacity in vehicles of the enclosed operations.~~

17 **~~SEC. 790.22. BAR.~~**

18 ~~A retail use which provides on-site alcoholic beverage sales for drinking on the premises,~~
19 ~~including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age~~
20 ~~is admitted (with Alcoholic Beverage Control [ABC] license types 42, 48, or 61) and drinking~~
21 ~~establishments serving beer where minors are present (with ABC license types 42 or 60) in conjunction~~
22 ~~with other uses such as movie theaters and other entertainment. This use must comply with the controls~~
23 ~~set forth in Section 703.5.~~

1 **~~SEC. 790.30. DRIVE-UP FACILITY.~~**

2 ~~A structure designed for drive-to or drive-through trade which provides service to patrons while~~
3 ~~in private motor vehicles; excluding gas stations, service stations, auto repair garages and automotive~~
4 ~~wash, as defined in Sections 790.14, 790.15, 790.17 and 790.18 of this Code.~~

5 **~~SEC. 790.34. EATING AND DRINKING USE.~~**

6 ~~A retail use which provides food and/or beverages for either on or off-site food consumption~~
7 ~~including Bars, Restaurants, Limited Restaurants, and Take-out Food.~~

8 **~~SEC. 790.36. ENTERTAINMENT, ADULT.~~**

9 ~~A retail use which includes the following: adult bookstore, as defined by Section 791 of the~~
10 ~~Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as~~
11 ~~defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from~~
12 ~~another adult entertainment use.~~

13 **~~SEC. 790.38. ENTERTAINMENT, OTHER.~~**

14 ~~A retail use, other than adult entertainment, as defined in Section 790.36 of this Code, which~~
15 ~~provides live entertainment, including dramatic and musical performances, and/or provides amplified~~
16 ~~taped music for dancing on the premises, including but not limited to Places of Entertainment and~~
17 ~~Limited Live Performance Locales, as defined in Section 1060 of the Police Code, and which is~~
18 ~~adequately soundproofed or insulated so as to confine incidental noise to the premises. Other~~
19 ~~entertainment also includes a bowling alley, billiard parlor, shooting gallery, skating rink and other~~
20 ~~commercial recreational activity, but it excludes amusement game arcades, as defined in Section 790.4~~
21 ~~of this Code and regulated in Section 1036 of the Police Code.~~

22 **~~SEC. 790.44. HOSPITAL OR MEDICAL CENTER.~~**

23 ~~A public or private institutional use which provides medical facilities for inpatient or outpatient~~
24 ~~medical care, medical offices, clinics, and laboratories. It may also include employee or student~~
25 ~~dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a~~

1 ~~medical institution. The institution must have met the applicable provisions of Section 304.5 of this~~
2 ~~Code concerning institutional master plans.~~

3 **~~SEC. 790.46. HOTEL, TOURIST.~~**

4 ~~A retail use which provides tourist accommodations, including guest rooms or suites, which are~~
5 ~~intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy~~
6 ~~the room for less than 32 consecutive days. This definition also applies to buildings containing six or~~
7 ~~more guest rooms designated and certified as tourist units, under Chapter 41 of the San Francisco~~
8 ~~Administrative Code. For purposes of this Code, a tourist hotel does not include (except within the~~
9 ~~Bayshore-Hester Special Use District as provided for in Sections 713 and 780.2 of this Code) a tourist~~
10 ~~motel, which contains guest rooms or suites which are independently accessible from the outside, with~~
11 ~~garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling~~
12 ~~transient visitors. Tourist hotels shall be designed to include all lobbies, offices and internal circulation~~
13 ~~to guest rooms and suites within and integral to the same enclosed building or buildings as the guest~~
14 ~~rooms or suites.~~

15 **~~SEC. 790.47. HOTEL, RESIDENTIAL.~~**

16 ~~A hotel, as defined in Chapter 41 of the San Francisco Administrative Code, which contains one~~
17 ~~or more residential hotel units. A residential hotel unit is a guest room, as defined in Section 203.7 of~~
18 ~~Chapter XII, Part II of the San Francisco Municipal Code (Housing Code), which had been occupied~~
19 ~~by a permanent resident on September 23, 1979, or any guest room designated as a residential unit~~
20 ~~pursuant to Sections 41.6 or 41.7 of Chapter 41 of the San Francisco Administrative Code. Residential~~
21 ~~hotels are further defined and regulated in the Residential Hotel Unit Conversion and Demolition~~
22 ~~Ordinance, Chapter 41 of the San Francisco Administrative Code.~~

23 **~~SEC. 790.48. HOURS OF OPERATION.~~**

24 ~~The permitted hours during which any commercial establishment, not including automated~~
25 ~~teller machines, may be open for business.~~

1 ~~(a) — Other restrictions on the hours of operation of movie theaters, adult entertainment, and~~
2 ~~other entertainment uses, as defined in Sections 790.64, 790.36, and 790.38 of this Code, respectively,~~
3 ~~shall apply pursuant to provisions in Section 303(c)(5), when such uses are permitted as conditional~~
4 ~~uses.~~

5 ~~(b) — Exception for Pharmacies. For purposes of this Section, "pharmacy" shall mean a retail~~
6 ~~enterprise in which the profession of pharmacy is practiced and where prescriptions are compounded~~
7 ~~and offered for sale. This Section shall not be construed to limit any qualifying pharmacy from offering~~
8 ~~other retail goods in addition to prescription pharmaceuticals. Notwithstanding anything to the~~
9 ~~contrary in this Code, a pharmacy may operate on a 24-hour basis as a permitted use provided that the~~
10 ~~following conditions are met during any period between 11:00 p.m. and 6:00 a.m. in which the~~
11 ~~pharmacy is open for business:~~

12 ~~(1) — A pharmacist licensed by the State of California in accordance with the~~
13 ~~California Business and Professions Code is on duty on the premises;~~

14 ~~(2) — The pharmacy provides prescription drugs for retail sale; and~~

15 ~~(3) — The pharmacy provides adequate lighting and security for the safety of~~
16 ~~customers, residents and the adjoining property, including adequate lighting and security for any~~
17 ~~parking facilities provided. Such lighting and security may not negatively impact neighborhood~~
18 ~~character.~~

19 **~~SEC. 790.50. INSTITUTIONS, OTHER LARGE.~~**

20 ~~A public or private, nonprofit or profit-making use, excluding hospitals and medical centers,~~
21 ~~which provides services to the community and meets the applicable provisions of Section 304.5 of this~~
22 ~~Code concerning institutional master plans, including but not limited to the following:~~

23 ~~(a) — Assembly and Social Service. A use which provides social, fraternal, counseling or~~
24 ~~recreational gathering services to the community. It includes a private noncommercial club house,~~

1 ~~lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an~~
2 ~~unenclosed recreation area.~~

3 ~~(b) — **Child Care.** A use which provides less than 24-hour care for 13 or more children by~~
4 ~~licensed personnel and which meets the requirements of the State of California and other authorities.~~

5 ~~(c) — **Educational Service.** A use certified by the Western Association of Schools and Colleges~~
6 ~~which provides educational services, such as a school, college or university. It may include, on the~~
7 ~~same premises, employee or student dormitories and other housing operated by and affiliated with the~~
8 ~~institution.~~

9 ~~(d) — **Religious Facility.** A use which provides religious services to the community, such as a~~
10 ~~church, temple or synagogue. It may include on the same lot, the housing of persons who engage in~~
11 ~~supportive activity for the institution.~~

12 ~~(e) — **Residential Care.** A medical use which provides lodging, board, and care 24 hours or~~
13 ~~more to seven or more persons in need of specialized aid by personnel licensed by the State of~~
14 ~~California and which provides no outpatient services, including but not limited to, a board and care~~
15 ~~home, rest home, or home for the treatment of the addictive, contagious, or other diseases or~~
16 ~~physiological disorders.~~

17 **~~SEC. 790.51. INSTITUTIONS, OTHER SMALL.~~**

18 ~~A public or private, nonprofit or profit-making use which provides services to the community~~
19 ~~and limited to the following:~~

20 ~~(a) — **Child Care.** A use which provides less than 24-hour care for 12 or fewer children by~~
21 ~~licensed personnel and which meets the requirements of the State of California and other authorities.~~

22 ~~(b) — **Residential Care.** A medical use which provides lodging, board and care 24 hours or~~
23 ~~more to six or fewer persons in need of specialized aid by personnel licensed by the State of California~~
24 ~~and which provides no outpatient services, including but not limited to, a board and care home, rest~~
25

~~home, or home for the treatment of the addictive, contagious, or other diseases or physiological disorders.~~

~~SEC. 790.54. LIGHT MANUFACTURING, WHOLESALE SALES.~~

~~A commercial use, including light manufacturing or wholesale sales, as defined in Subsections (a) and (b) below.~~

~~(a) — **Light Manufacturing.** A nonretail use which provides for the fabrication or production of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials, when conducted in an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R District. Light manufacturing uses include production and custom activities, usually involving individual or special design, or handiwork, such as the following fabrication or production activities defined by the Standard Industrial Classification Code Manual as light manufacturing uses:~~

~~(1) — Food processing, not including mechanized assembly line production of canned or bottled goods;~~

~~(2) — Apparel and other garment products;~~

~~(3) — Furniture and fixtures;~~

~~(4) — Printing and publishing of books or newspapers;~~

~~(5) — Leather products;~~

~~(6) — Pottery;~~

~~(7) — Glass blowing;~~

~~(8) — Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks.~~

~~It shall not involve the chemical processing of materials or the use of any machine that has more than five horsepower capacity, nor shall the mechanical equipment required for the use, together with related floor space used primarily by the operators of such equipment, in aggregate occupy more than 1/4 of the total gross floor area of the use.~~

~~It shall be distinct and separate from a trade shop, as defined in Section 790.124 of this Code. It shall not include other general or heavy manufacturing uses, not described in this Subsection (a).~~

~~(b)——Wholesale Sales. A nonretail use which exclusively provides goods or commodities for resale or business use, including accessory storage. It shall not include a nonaccessory storage warehouse.~~

~~SEC. 790.55. LIQUOR STORE.~~

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

~~(a)——are (1) classified as a general grocery store use as set forth in Section 790.102(a), or a specialty grocery store use as set forth in Section 790.102(b), and (2) have a gross floor area devoted to alcoholic beverages that is within the accessory use limits set forth in Section 703.2(b)(1)(C)(vi); or~~

~~(b)——have (1) a use size as defined in Section 790.130 of this Code of greater than 10,000 gross square feet and (2) a gross floor area devoted to alcoholic beverages that is within accessory use limits as set forth in Section 204.2 or 703.2(b)(1)(C) of this Code, depending on the zoning district in which the use is located.~~

~~(c)——For purposes of Planning Code Sections 249.5, 781.9, 782, and 784, the retail uses explicitly exempted from this definition as set forth above shall only apply to general grocery and specialty grocery stores that exceed 5,000 s/f in size, that do not:~~

1 (1) ~~—sell any malt beverage with an alcohol content greater than 5.7% by volume; any~~
2 ~~wine with an alcohol content of greater than 15% by volume, except for "dinner wines" that have been~~
3 ~~aged two years or more and maintained in a corked bottle; or any distilled spirits in container sizes~~
4 ~~smaller than 600 ml;~~

5 (2) ~~—devote more than 15% of the gross square footage of the establishment to the~~
6 ~~display and sale of alcoholic beverages; and~~

7 (3) ~~—sell single servings of beer in container sizes 24 oz. or smaller.~~

8 **~~SEC. 790.56. LOT SIZE (PER DEVELOPMENT).~~**

9 ~~The permitted gross lot area for new construction or expansion of existing development. "Lot"~~
10 ~~is defined in Section 102.14.~~

11 **~~SEC. 790.60. MASSAGE ESTABLISHMENT.~~**

12 (a) ~~—~~**Definition.** ~~Massage establishments are defined by Section 1900 of the San Francisco~~
13 ~~Health Code. The massage establishment shall first obtain a permit from the Department of Public~~
14 ~~Health pursuant to Section 1908 of the San Francisco Health Code.~~

15 (b) ~~—~~**Controls.** ~~Massage establishments shall generally be subject to Conditional Use~~
16 ~~authorization. Certain exceptions to the Conditional Use requirement for accessory use massage are~~
17 ~~described in subsection (c) below. When considering an application for a conditional use permit~~
18 ~~pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in~~
19 ~~Section 303(c), the additional criteria described in Section 303(n).~~

20 (c) ~~—~~**Exceptions.** ~~Certain exceptions would allow a massage use to be "permitted" without a~~
21 ~~Conditional Use authorization including:~~

22 (1) ~~—Certain Accessory Use Massage, provided that the massage use is accessory to a~~
23 ~~principal use; the massage use is accessed by the principal use; and~~

24 (A) ~~—the principal use is a dwelling unit and the massage use conforms to the~~
25 ~~requirements of Section 204.1, for accessory uses for dwelling units in R or NC districts; or~~

1 ~~(B) — the principal use is a tourist hotel as defined in Section 790.46 of this~~
2 ~~Code, that contains 100 or more rooms,~~

3 ~~(C) — the principal use is a large institution as defined in Section 790.50 of this~~
4 ~~Code, or~~

5 ~~(D) — the principal use is a hospital or medical center, as defined in Section~~
6 ~~790.44 of this Code.~~

7 ~~(2) — **Chair Massage.** The only massage service provided is chair massage, such~~
8 ~~service is visible to the public, and customers are fully clothed at all times.~~

9 ~~(3) Sole Practitioner Massage Establishments, as defined in Section 29.5 of the~~
10 ~~Health Code.~~

11 ~~**SEC. 790.62. MORTUARY.**~~

12 ~~A retail use which provides funeral services, funeral preparation, or burial arrangements,~~
13 ~~including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other~~
14 ~~funerary goods.~~

15 ~~**SEC. 790.64. MOVIE THEATER.**~~

16 ~~A retail use other than an adult theater, regulated as adult entertainment, defined in Section~~
17 ~~790.36 of this Code, which displays motion pictures, slides, or closed circuit television pictures.~~

18 ~~**SEC. 790.68. NEIGHBORHOOD-SERVING BUSINESS.**~~

19 ~~A neighborhood serving business cannot be defined by the type of use, but rather by the~~
20 ~~characteristics of its customers, types of merchandise or service, its size, trade area, and the number of~~
21 ~~similar establishments in other neighborhoods. The primary clientele of a "neighborhood serving~~
22 ~~business," by definition, is comprised of customers who live and/or work nearby.~~

23 ~~While a neighborhood serving business may derive revenue from customers outside the~~
24 ~~immediately surrounding neighborhood, it is not dependent on out of neighborhood clientele.~~

1 ~~A neighborhood serving use provides goods and/or services which are needed by residents and~~
2 ~~workers in the immediate neighborhood to satisfy basic personal and household needs on a frequent~~
3 ~~and recurring basis, and which if not available require trips outside of the neighborhood.~~

4 ~~A use may be more or less neighborhood serving depending upon its trade area. Uses which,~~
5 ~~due to the nature of their products and service, tend to be more neighborhood serving, are those which~~
6 ~~sell convenience items such as groceries, personal toiletries, magazines, and personal services such as~~
7 ~~cleaners, laundromats, and film processing. Uses which tend to be less neighborhood oriented are~~
8 ~~those which sell more specialized, more expensive, less frequently purchased comparison goods such as~~
9 ~~automobiles and furniture.~~

10 ~~For many uses (such as stores selling apparel, household goods, and variety merchandise),~~
11 ~~whether a business is neighborhood serving depends on the size of the establishment: the larger the~~
12 ~~use, the larger the trade area, hence the less neighborhood oriented.~~

13 ~~Whether a business is neighborhood serving or not also depends in part on the number and~~
14 ~~availability of other similar establishments in other neighborhoods: the more widespread the use, the~~
15 ~~more likely that it is neighborhood oriented.~~

16 **~~SEC. 790.69. OFFICE.~~**

17 ~~A building, or portion thereof, containing a service as defined in Sections 790.106 through~~
18 ~~790.116 of this Code.~~

19 **~~SEC. 790.70. OUTDOOR ACTIVITY AREA.~~**

20 ~~An area, not including primary circulation space or any public street, located outside of a~~
21 ~~building or in a courtyard which is provided for the use or convenience of patrons of a commercial~~
22 ~~establishment including, but not limited to, sitting, eating, drinking, dancing, and food service~~
23 ~~activities.~~

24 **~~SEC. 790.80. PUBLIC USE.~~**

1 ~~A publicly or privately owned use which provides public services to the community, whether~~
2 ~~conducted within a building or on an open lot, and which has operating requirements which necessitate~~
3 ~~location within the district, including civic structures (such as museums, post offices, administrative~~
4 ~~offices of government agencies), public libraries, police stations, transportation facilities, utility~~
5 ~~installations, including Internet Services Exchange, and wireless transmission facilities. Such use shall~~
6 ~~not include service yards, machine shops, garages, incinerators and publicly operated parking in a~~
7 ~~garage or lot. "Publicly operated parking" is defined in Sections 790.8 and 790.10 of this Code. Public~~
8 ~~uses shall also include a community recycling collection center, as defined in Subsection (a) below.~~

9 ~~(a) — **Community Recycling Collection Center.** A public use, which collects, stores or~~
10 ~~handles recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper~~
11 ~~products, plastic and other materials which may be processed and recovered, if within a completely~~
12 ~~enclosed container or building, having no openings other than fixed windows or exits required by law,~~
13 ~~provided that: (1) flammable materials are collected and stored in metal containers and (2) collection~~
14 ~~hours are limited to 9:00 a.m. to 7:00 p.m. daily. It does not include the storage, exchange, packing,~~
15 ~~disassembling or handling of junk, waste, used furniture and household equipment, used cars in~~
16 ~~operable condition, used or salvaged machinery, or salvaged house wrecking and structural steel~~
17 ~~materials and equipment.~~

18 **~~SEC. 790.88. RESIDENTIAL USE.~~**

19 ~~A use which provides housing for San Francisco residents, rather than visitors, including a~~
20 ~~dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as~~
21 ~~defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.~~
22 ~~Notwithstanding the foregoing, use of a dwelling unit as a Short-Term Residential Rental in compliance~~
23 ~~with Administrative Code Section 41A.5 shall not alter the use type as a residential use.~~

24 ~~(a) — **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and~~
25 ~~includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.~~

1 ~~(b) — **Group Housing.** A residential use which provides lodging or both meals and lodging~~
2 ~~without individual cooking facilities for a week or more at a time in a space not defined as a dwelling~~
3 ~~unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house,~~
4 ~~lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent,~~
5 ~~and ashram. It also includes group housing operated by a medical or educational institution when not~~
6 ~~located on the same lot as such institution.~~

7 ~~(c) — **B** A residential use which consists of living and/or sleeping accommodations without~~
8 ~~any fee to individuals and families who are homeless, as defined in the Federal Homeless Emergency~~
9 ~~Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, as amended from time to time, as~~
10 ~~defined in and subject to the physical and operation standards in Section 102 of this Code.~~

11 **~~SEC. 790.90. LIMITED-RESTAURANT.~~**

12 ~~(a) — A retail eating and/or drinking use which serves foods and/or drinks to customers for~~
13 ~~consumption on or off the premises, that may or may not have seating. It may include wholesaling,~~
14 ~~manufacturing, or processing of foods, goods, or commodities on the premises as an accessory use as~~
15 ~~set forth in Section 703.2(b)(1)(C)(v).~~

16 ~~(b) — It includes, but is not limited to, specialty foods provided by bakeries, delicatessens, and~~
17 ~~confectioneries meeting the above characteristics, but it is distinct from a Restaurant, as defined in~~
18 ~~Section 790.91, and a Bar, as defined in Section 790.22. It may also operate as a Take-Out Food use as~~
19 ~~defined in Section 790.122.~~

20 ~~(c) — It shall not provide on-site beer and/or wine sales for consumption on the premises, but~~
21 ~~may provide off-site beer and/or wine sales for consumption off the premises with a California~~
22 ~~Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) within the accessory use~~
23 ~~limits as set forth in Section 703.2(b)(1)(C)(vi). This use must comply with the controls set forth in~~
24 ~~Section 703.5.~~

25 **~~SEC. 790.91. RESTAURANT.~~**

~~A retail eating or eating and drinking use which serves foods to customers for consumption on or off the premises and which has seating. It may have a Take-Out Food use as defined by Planning Code Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so it shall be required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct and separate from a Limited Restaurant as defined in Section 790.90. This use must comply with the controls set forth in Section 703.5.~~

~~It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1) so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.~~

~~SEC. 790.100. SALES AND SERVICES, NONRETAIL.~~

~~A commercial use which provides goods and/or services, including light manufacturing, wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106 of this Code, respectively, exclusively to the business community and not to the general public.~~

~~SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.~~

~~A retail use which provides goods and/or services but is not listed as a separate zoning category in zoning category numbers .41 through .63 listed in Article 7 of this Code, including but not limited to, sale or provision of the following goods and services:~~

~~(a) — **General groceries.** As used herein, general groceries means:~~

~~(1) — An individual retail food establishment that:~~

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

1 ~~(B) — May provide beer, wine, and/or liquor sales for consumption off the~~
2 ~~premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)~~
3 ~~or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

4 ~~(C) — Prepares minor amounts or no food on-site for immediate consumption;~~
5 ~~and~~

6 ~~(D) — Markets the majority of its merchandise at retail prices.~~

7 ~~(b) — **Specialty groceries.** As used herein, specialty groceries means:~~

8 ~~(1) — An individual retail food establishment that:~~

9 ~~(A) — Offers specialty food products, such as baked goods, pasta, cheese,~~
10 ~~confections, coffee, meat, seafood, produce, artisanal goods and other specialty food products, and may~~
11 ~~also offer additional food and non-food commodities related or complementary to the specialty food~~
12 ~~products;~~

13 ~~(B) — May provide beer, wine, and/or liquor sales for consumption off the~~
14 ~~premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)~~
15 ~~or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

16 ~~(C) — Prepares minor amounts or no food on-site for immediate consumption;~~
17 ~~and~~

18 ~~(D) — Markets the majority of its merchandise at retail prices.~~

19 ~~(c) — Pharmaceutical drugs and personal toiletries;~~

20 ~~(d) — Personal items such as tobacco and magazines;~~

21 ~~(e) — Self-service laundromats and dry cleaning, where no portion of a building occupied by~~
22 ~~such use shall have any opening other than fixed windows and exits required by law within 50 feet of~~
23 ~~any R District;~~

24 ~~(f) — Household goods and service (including paint, fixtures and hardware, but excluding~~
25 ~~other building materials);~~

1 ~~(g) — Variety merchandise, pet supply stores and pet grooming services;~~

2 ~~(h) — Florists and plant stores;~~

3 ~~(i) — Apparel and accessories;~~

4 ~~(j) — Antiques, art galleries, art supplies and framing service;~~

5 ~~(k) — Home furnishings, furniture and appliances;~~

6 ~~(l) — Books, stationery, greeting cards, office supplies, copying service, music and sporting~~
7 ~~goods; and~~

8 ~~(m) — Toys, gifts, and photographic goods and services.~~

9 ~~This Section excludes tourist motels, as distinguished from tourist hotels in Section 790.46 of~~
10 ~~this Code, amusement game arcades as defined in Section 790.4 of this Code and household goods self-~~
11 ~~storage facilities, which are included in storage as defined in Section 790.117 of this Code. It also~~
12 ~~excludes the sale of heating fuel and the sale or rental of commercial equipment (excluding office~~
13 ~~equipment) and construction materials, other than paint, fixtures and hardware.~~

14 **~~SEC. 790.104. SALES AND SERVICES, RETAIL.~~**

15 ~~—A commercial use which provides goods and/or services directly to the consumer. It may~~
16 ~~provide goods and/or services to the business community, provided that it also serves the general~~
17 ~~public. It does not include a nonretail use which is inaccessible to the general public, as defined in~~
18 ~~Sections 790.54, 790.100, and 790.106 of this Code.~~

19 **~~SEC. 790.106. SERVICE, ADMINISTRATIVE.~~**

20 ~~A nonretail use which provides executive, management, administrative, clerical and other~~
21 ~~services exclusively to the business community and not to the general public.~~

22 ~~Administrative services may include accessory storage, but not the storage of items, other than~~
23 ~~samples, for wholesale sale.~~

24 ~~It does not include services which are available to the general public.~~

25 **~~SEC. 790.107. SERVICE, PHILANTHROPIC ADMINISTRATIVE.~~**

~~A nonretail use which provides executive, management, administrative, and clerical services and support related to philanthropic activities that serve non-profit institutions and organizations; such philanthropic activities may include funding and support of educational, medical, environmental, cultural, and social services institutions and organization. Such uses:~~

~~(a) — May not be located on the first story of buildings, where the most recent prior use of which was any use other than residential or office; and~~

~~(b) — May be located in a single undivided space not physically separated from a residential use; provided that:~~

~~(1) — Any Residential Conversion above the first story, associated with, or following, commencement of such use shall be considered a conditional use requiring approval pursuant to Section 703.2(b)(1)(B); and~~

~~(2) — Any loss of dwelling units described in Section 317 shall require approval as provided in Section 317.~~

~~SEC. 790.108. SERVICE, BUSINESS OR PROFESSIONAL.~~

~~A retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal, consulting, insurance, real estate brokerage, and travel services.~~

~~It also includes business offices of building, plumbing, electrical, painting, roofing, furnace or pest control contractors, if no storage of equipment or items for wholesale use are located on-site. It may also include incidental accessory storage of office supplies and samples. Parking, loading and unloading of all vehicles shall be located entirely within the building containing the use.~~

~~It may provide services to the business community, provided that it also provides services to the general public. Otherwise, it shall be considered a nonretail service, as defined in Section 790.100 of this Code.~~

~~It does not include research service of an industrial or scientific nature in a commercial or medical laboratory, other than routine medical testing and analysis by a health care professional or hospital.~~

~~SEC. 790.110. SERVICE, FINANCIAL.~~

~~A retail use which provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. Any applicant for a financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.~~

~~SEC. 790.111. SERVICE, FRINGE FINANCIAL.~~

~~A retail use that provides banking services and products to the public and is owned or operated by a "check casher" as defined in California Civil Code Section 1789.31, as amended from time to time, or by a "licensee" as defined in California Financial Code Section 23001(d), as amended from time to time. Any applicant for a fringe financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.~~

~~SEC. 790.112. SERVICE, LIMITED FINANCIAL.~~

~~A retail use which provides banking services, when not occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. Automated teller machines, if installed within such a facility or on an exterior wall as a walk-up facility, are included in this category; however, these machines are not subject to the hours of operation, as defined in Section 790.48 of this Code and set forth in zoning category number .27 listed in Article 7 of this Code for each district. Any applicant for a limited financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.~~

~~SEC. 790.114. SERVICE, MEDICAL.~~

~~A retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other~~

1 ~~health care professionals when licensed by a State-sanctioned Board overseeing the provision of~~
2 ~~medically oriented services. It includes a clinic, primarily providing outpatient care in medical,~~
3 ~~psychiatric or other health services, and not part of a hospital or medical center, as defined in Section~~
4 ~~790.44 of this Code.~~

5 **~~SEC. 790.116. SERVICE, PERSONAL.~~**

6 ~~A retail use which provides grooming services to the individual, including salons, cosmetic~~
7 ~~services, tattoo parlors, and health spas, or instructional services not certified by the State Educational~~
8 ~~Agency, such as art, dance, exercise, martial arts, and music classes.~~

10 **~~SEC. 790.117. STORAGE.~~**

11 ~~A retail use which stores within an enclosed building household goods or goods and materials~~
12 ~~used by other businesses at other locations, but which does not store junk, waste, salvaged materials,~~
13 ~~automobiles, inflammable or highly combustible materials, or wholesale goods or commodities. It shall~~
14 ~~include self-storage facilities for household goods.~~

15 **~~SEC. 790.118. STORY.~~**

16 ~~That portion of a building included between the upper surface of any floor and the upper~~
17 ~~surface of the floor next above, except that the topmost story shall be that portion of a building included~~
18 ~~between the upper surface of the topmost floor and the ceiling or roof above.~~

19 ~~Any mezzanine, or intermediate level, shall be considered part of a story constituted by another~~
20 ~~floor provided it is an open and integral part of the story or room of which it is a portion. There shall~~
21 ~~be only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50%~~
22 ~~on the interior side of the room or story and an area not exceeding 1/3 of the floor area of the story or~~
23 ~~room in which it is located. Any mezzanine not meeting these criteria shall be considered a separate~~
24 ~~story.~~

1 ~~(a) — **First Story.** The highest building story with a floor level which is not more than six feet~~
2 ~~above grade at the centerline of the frontage of the lot where grade is defined.~~

3 ~~(1) — **Grade.** For purposes of this definition, "grade" is the point of elevation of the~~
4 ~~finished surface of the ground, paving or sidewalk at the property line located along primary frontage,~~
5 ~~i.e., any street frontage between two consecutive streets or alleys where the total street frontage is~~
6 ~~entirely within an NC District. If the lot has more than one property line or no property line located~~
7 ~~along primary frontage, the Zoning Administrator shall choose the property line facing a street or alley~~
8 ~~where the grade is defined. In such situations, the Zoning Administrator shall favor streets which serve~~
9 ~~as major transportation routes, major or secondary thoroughfares, and streets along which other~~
10 ~~commercial districts are located. When the property line is five feet or more from the building frontage,~~
11 ~~grade shall be taken at the surface of the ground, paving or sidewalk along the building frontage.~~

12 ~~(2 — Provisions in Section 102.11 of this Code shall apply in defining the point of~~
13 ~~measurement at grade, where the building steps laterally in relation to the street used to define grade.~~

14 ~~(b) — **Second Story.** The story above the first story.~~

15 ~~(c) — **Third Story and Above.** The story or stories above the second story and below the~~
16 ~~ceiling of the topmost story of a building.~~

17 ~~(d) — **Basement.** The story or stories below the first story.~~

18 **~~SEC. 790.122. TAKE-OUT FOOD.~~**

19 ~~A retail eating or eating and drinking use without seating which provides ready-to-eat food to a~~
20 ~~high volume of customers, who carry out the food for off-premises consumption. It sells in disposable~~
21 ~~wrappers or containers ready-to-eat food which is prepared on the premises and generally intended for~~
22 ~~immediate consumption off the premises.~~

23 ~~It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.~~
24 ~~It does not include retail grocery stores with accessory take-out food activity, as described in Section~~

1 ~~703.2(b)(1)(C) of this Code, or retail uses which sell prepackaged or bulk ready-to-eat foods with no~~
2 ~~on-site food preparation area, such as confectionery or produce stores.~~

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

5 **~~SEC. 790.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.~~**

6 ~~A Tobacco Paraphernalia Establishment shall be, as established in Section 227(v) of this code,~~
7 ~~a retail use where more than 10% of the square footage of occupied floor area, as defined in Section~~
8 ~~102.10, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated~~
9 ~~to the sale, distribution, delivery, furnishing or marketing of Tobacco Paraphernalia from one person~~
10 ~~to another. For purposes of Sections 719, 719.1, 786, 723 and 723.1 of this Code, Tobacco~~
11 ~~Paraphernalia Establishments shall mean retail uses where Tobacco Paraphernalia is sold, distributed,~~
12 ~~delivered, furnished or marketed from one person to another. "Tobacco Paraphernalia" means~~
13 ~~paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting,~~
14 ~~inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or~~
15 ~~controlled substances as defined in California Health and Safety Code Sections 11054 et seq. "Tobacco~~
16 ~~Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or~~
17 ~~preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco~~
18 ~~that is permitted by existing law. Medical Cannabis Dispensaries, as defined in Section 3301(f) of the~~
19 ~~San Francisco Health Code, are not Tobacco Paraphernalia Establishments.~~

20 **~~SEC. 790.124. TRADE SHOP.~~**

21 ~~(a) — **Definition.** A retail use which provides custom crafted goods and/or services for sale~~
22 ~~directly to the consumer, reserving some storefront space for display and retail service for the goods~~
23 ~~being produced on-site; if conducted within an enclosed building having no openings other than fixed~~
24 ~~windows or exits required by law located within 50 feet of any R-District. A trade shop includes, but is~~
25 ~~not limited to:~~

1 ~~(1) — Repair of personal apparel, accessories, household goods, appliances, furniture~~
2 ~~and similar items, but excluding repair of motor vehicles and structures;~~

3 ~~(2) — Upholstery services;~~

4 ~~(3) — Carpentry;~~

5 ~~(4) — Building, plumbing, electrical, painting, roofing, furnace or pest control~~
6 ~~contractors and storage of incidental equipment and supplies used by them, if no processing of building~~
7 ~~materials, such as mixing of concrete or heating of asphalt, is conducted on the premises, and if~~
8 ~~parking, loading and unloading of all vehicles used by the contractor is located entirely within the~~
9 ~~building containing the use;~~

10 ~~(5) — Printing of a minor processing nature, including multicopy and blueprinting~~
11 ~~services and local newspaper printing;~~

12 ~~(6) — Tailoring; and~~

13 ~~(7) — Other artisan craft uses, including fine arts uses.~~

14 ~~A trade shop is distinct from light manufacturing, as defined in Section 790.54(a) of this Code.~~

15 ~~(b) — **Operating Conditions.**~~

16 ~~(1) — When located within an enclosed space, the premises shall be adequately~~
17 ~~soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond~~
18 ~~the premises or in other sections of the building, and fixed source equipment noise shall not exceed the~~
19 ~~decibel levels specified in the San Francisco Noise Control Ordinance.~~

20 ~~For information about compliance of fixed mechanical objects such as rooftop air conditioning,~~
21 ~~restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the~~
22 ~~Environmental Health Section, Department of Public Health.~~

23 ~~For information about compliance with construction noise requirements, contact the~~
24 ~~Department of Building Inspection.~~

1 ~~For information about compliance with the requirements for amplified sound, including music~~
2 ~~and television, contact the Police Department.~~

3 ~~(2) — While it is inevitable that some low level of odor may be detectable to nearby~~
4 ~~residents and passers by, appropriate odor control equipment shall be installed in conformance with~~
5 ~~the approved plans and maintained to prevent any significant noxious or offensive odors from escaping~~
6 ~~the premises.~~

7 ~~For information about compliance with odor or other chemical air pollutant standards, contact~~
8 ~~the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning~~
9 ~~Department.~~

10 ~~(3) — Garbage, recycling, and compost containers shall be kept within the premises~~
11 ~~and hidden from public view, and placed outside only when being serviced by the disposal company.~~
12 ~~Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set~~
13 ~~forth by the Department of Public Works.~~

14 ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~
15 ~~of Public Works.~~

16 **~~SEC. 790.130. USE SIZE (NONRESIDENTIAL).~~**

17 ~~The permitted gross floor area allowed each individual nonresidential use. "Gross floor area"~~
18 ~~is defined in Section 102.9 of this Code.~~

19 **~~SEC. 790.140. WALK-UP FACILITY.~~**

20 ~~A structure designed for provision of pedestrian-oriented services when located on an exterior~~
21 ~~building wall, including window service, self-service operations, and automated bank teller machines~~
22 ~~(ATMs).~~

23 **~~SEC. 790.141. MEDICAL CANNABIS DISPENSARY.~~**

24 ~~Medical cannabis dispensary ("MCD") as defined by Section 3301(f) of the San Francisco~~
25 ~~Health Code.~~

1 ~~(a) —~~**Requirements.** ~~MCDs must meet all of the following requirements:~~

2 ~~(1) — The parcel containing the MCD cannot be located within 1,000 feet from a~~
3 ~~parcel containing:~~

4 ~~(A) — a public or private elementary or secondary school; or~~

5 ~~(B) — a community facility and/or a recreation center that primarily serves~~
6 ~~persons under 18 years of age;~~

7 ~~(2) — The MCD is not located on the same parcel as a facility providing substance~~
8 ~~abuse services that is licensed or certified by the State of California or funded by the Department of~~
9 ~~Public Health;~~

10 ~~(3) — No alcohol is sold or distributed on the premises for on or off-site consumption;~~

11 ~~(4) — If medical cannabis is smoked on the premises, the dispensary shall provide~~
12 ~~adequate ventilation within the structure such that the doors and windows are not left open for such~~
13 ~~purposes, resulting in odor emission from the premises;~~

14 ~~(5) — In addition to these requirements, an MCD must meet all of the requirements in~~
15 ~~Article 33 of the San Francisco Health Code.~~

16 ~~(b) —~~**Application and Referral Process.** ~~The Department of Public Health is the lead agency~~
17 ~~for regulating MCDs. Final City permits are issued by the Department of Public Health. No dispensary~~
18 ~~may open without final authorization from the Department of Public Health. The Planning Department~~
19 ~~will review an application for a Medical Cannabis Dispensary only upon receipt of~~

20 ~~(1) — a valid referral from the Department of Public Health pursuant to Health Code~~
21 ~~Section 3304 and 3305,~~

22 ~~(2) — supplemental application materials, if any, designated by the Planning~~
23 ~~Department, and~~

24 ~~(3) — a building permit application.~~

1 (c) — ~~**Notice.** Once the Department has determined that the application is complete, a 30-day~~
2 ~~notice of application shall be mailed to owners and occupants within a 300-foot radius of the subject~~
3 ~~property. Notice shall be posted on the project site for no less than 30 days.~~

4 (d) — ~~**Hearing.** A Mandatory Discretionary Review hearing will be scheduled at the Planning~~
5 ~~Commission, which may choose to exercise its discretionary review powers and disapprove, modify, or~~
6 ~~approve the dispensary.~~

7 (e) — ~~**Signage.** Signage for the medical cannabis dispensary shall be limited to one wall sign~~
8 ~~not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area;~~
9 ~~such signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical~~
10 ~~cannabis dispensary has no exterior wall sign, shall include the following language: "Only individuals~~
11 ~~with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation~~
12 ~~from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The~~
13 ~~required text shall be a minimum of two inches in height.~~

14 (f) — ~~**Abandonment.** If an MCD closes for a duration longer than 18 months or if the MCD's~~
15 ~~license is revoked by DPH pursuant to Health Code Section 3315, the MCD will be considered~~
16 ~~abandoned and any Planning Commission authorization for the parcel shall be null and void.~~

17 (g) — ~~**Permit Statement.** Any permit issued for a medical cannabis dispensary shall contain~~
18 ~~the following statement in bold-face type: "Issuance of this permit by the City and County of San~~
19 ~~Francisco is not intended to and does not authorize the violation of State or Federal law."~~

20 ~~**SEC. 790.142. BONA FIDE EATING PLACE.**~~

21 ~~A place which is regularly and in a bona fide manner used and kept open for the service of~~
22 ~~meals to guests for compensation and which has suitable kitchen facilities connected therewith,~~
23 ~~containing conveniences for cooking of an assortment of foods which may be required for ordinary~~
24 ~~meals.~~

1 ~~(a) — "Meals" shall mean an assortment of foods commonly ordered at various hours of the~~
2 ~~day for breakfast, lunch or dinner. Incidental food service, comprised only of appetizers to accompany~~
3 ~~drinks is not considered a meal. Incidental, sporadic or infrequent sales of meals or a mere offering of~~
4 ~~meals without actual sales is not compliance.~~

5 ~~(b) — "Guests" shall mean persons who, during the hours when meals are regularly served~~
6 ~~therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and~~
7 ~~obtain at such time, in good faith, a meal therein. Nothing in this section, however, shall be construed~~
8 ~~to require that any food be sold or purchased with any beverage.~~

9 ~~(c) — Actual and substantial sales of meals are required, during the normal days and meal~~
10 ~~hours that a bona fide public eating place is open; provided that "normal days of operation" shall mean~~
11 ~~a minimum of five days a week and "normal hours" of operation for meal service shall mean~~
12 ~~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;~~
13 ~~or 5:00 p.m. to 10:00 p.m. if open for dinner.~~

14 ~~(d) — The premises must be equipped and maintained in good faith. This means the premises~~
15 ~~must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment~~
16 ~~dispensers, menus, signs and enough goods to make substantial meals. The premises must comply with~~
17 ~~all regulations of the Department of Public Health.~~

18 ~~(e) — A minimum of 51 percent of the restaurant's gross receipts shall be from food sales~~
19 ~~prepared and sold to guests on the premises. Records of the restaurant's gross receipts shall be~~
20 ~~provided to the Department upon request.~~

21 ~~(f) — A "bona fide eating place" does not include an adult entertainment business as defined~~
22 ~~in Planning Code Section 790.36.~~

23 **~~SEC. 799. OTHER APPLICABLE SECTIONS OF THE PLANNING CODE.~~**

24 ~~Reference should be made to other sections which also apply to Neighborhood Commercial~~
25 ~~Districts. These sections and their titles are listed below.~~

1	<i>General Provisions</i>	
2	Section 101	Purposes
3	Section 101.1	General Plan Consistency and Implementation
4	Section 109	Severability
5	-	-
6	<i>Definitions</i>	-
7	Sections 102-102.25	Definitions
8	-	-
9	<i>Zoning Map</i>	-
10	Section 105	Zoning Map
11	Section 106	Zoning Map Incorporated Herein
12	-	-
13	<i>Building Standards</i>	
14	Section 121	Minimum Lot Width
15	Section 121.1	Development on Large Lots, Neighborhood Commercial Districts
16	Section 121.2	Use Size Limits (Nonresidential), Neighborhood Commercial Districts
17	Section 124	Basic Floor Area Ratio
18	Section 130	Yard and Setback Requirements
19	Section 131	Legislated Setback Line
20	Section 134	Rear Yards, R, NC, C, and M Districts
21	Section 135	Usable Open Space, R, NC, C, and M Districts
22		
23		
24		
25		

Section 136	Obstructions Over Streets and Alleys and in Required Setbacks, Yards, and Usable Open Space
Section 136.1	Awnings, Canopies, and Marquees
Section 138.1	Streetscape and Pedestrian Improvements
Section 140	All Dwelling Units in All Use Districts to Face on Open Area
Section 141	Screening of Rooftop Features R, NC, C, and M Districts
Section 142	Screening and Greening of Parking and Vehicle Use Areas
Section 145.1	Street Frontages in Neighborhood Commercial, Residential-Commercial, Commercial, and Mixed Use Districts
Section 145.2	Outdoor Activity Areas and Walk-up Facilities in NC Districts
Section 145.4	Required Ground Floor Commercial Uses
-	-
Parking	-
Section 150	Off-Street Parking and Loading Requirements
Section 151	Schedule of Required Off-Street Parking Spaces
Section 151.1	Schedule of Permitted Off-Street Parking Spaces in Specified Districts
Section 152	Schedule of Required Off-Street Freight Loading Spaces in District Other than C-3
Section 153	Rules for Calculation of Required Spaces
Section 154	Minimum Dimensions for Required Off-Street Parking, Freight Loading and Service Vehicle Spaces

Section 155	General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading, and Service Vehicle Facilities
Sections 155.1 to 155.5	Bicycle Parking Requirements
Section 156	Parking Lots
Section 157	Conditional Use Applications for Parking Exceeding Accessory Amounts: Additional Criteria
Section 159	Required Off-Street Parking Not on the Same Lot as the Structure or Use Served
Section 160	Collective Provision and Joint Use of Required Off-Street Parking
Section 161	Exemptions From Off-Street Parking, Freight Loading and Service Vehicle Requirements
Compliance	
Section 170	Applicability of Requirements
Section 171	Compliance of Uses Required
Section 172	Compliance of Structures, Open Spaces, and Off-Street Parking and Loading
Section 173	Compliance of Lots Required
Section 174	Compliance With Conditions, Stipulations, and Special Restrictions Required
Section 175	Approval of Permits
Section 176	Enforcement Against Violations

1	Section 178	Conditional Uses
2	Section 179	Uses Located in Neighborhood Commercial Districts
3	Section 180	Nonconforming Uses, Noncomplying Structures, and Substandard
4		Lots of Record: General
5	Section 181	Nonconforming Uses: Enlargements, Alterations, or Reconstruction
6	Section 182	Nonconforming Uses: Changes of Use
7	Section 183	Nonconforming Uses: Discontinuance and Abandonment
8	Section 184	Short-term Continuance of Certain Nonconforming Uses
9	Section 185	Continuance of Other Nonconforming Uses
10	Section 186.1	Exemption of Nonconforming Uses in Neighborhood Commercial
11		Districts
12	Section 188	Noncomplying Structures: Enlargements, Alterations and
13		Reconstruction
14	Section 189	Substandard Lots of Record: Construction and Other Actions
15	-	
16	-	
17	Uses	-
18	Section 201	Classes of Use Districts
19	Section 202	Uses Permitted by This Code
20	Section 203	Effect on Certain Public Services
21	Section 204	Accessory Uses, General
22	Section 204.1	Accessory Uses for Dwellings in R and NC Districts
23		
24		
25		

1	Section 204.4	Dwelling Units Accessory to Other Uses
2	Section 204.5	Parking and Loading as Accessory Uses
3	Section 205	Temporary Uses, General
4	Section 205.1	Temporary Uses, Sixty day Limit
5	Section 205.2	Temporary Uses, Two year Limit
6		
7	Section 207.1	Rules for Calculation of Dwelling Unit Densities
8	Section 207.4	Density of Dwelling Units in Neighborhood Commercial Districts
9	Section 208	Density Limitations for Group Housing
10	Section 234	P Districts
11	Section 234.1	Principal Uses Permitted, P Districts
12	Section 234.2	Conditional Uses, P Districts
13	Section 235	Special Use Districts
14		
15	-	-
16	Height and Bulk	
17	Section 122	Height and Bulk
18	Section 250	Height and Bulk Districts Established
19	Section 251	Height and Bulk Districts: Purposes
20	Section 252	Classes of Height and Bulk Districts
21		
22	Section 253.1	Review of Proposed Buildings and Structures in North Beach and Broadway Neighborhood Commercial Districts
23		
24	Section 260	Height Limits: Measurement
25	Section 261.1	Additional Height Limits for Narrow Streets and Alleys in RTO, NC,

	NCT, Eastern Neighborhoods Mixed Use, and South of Market Mixed Use Districts.
Section 262	Additional Height Limits Applicable to Signs
Section 270	Bulk Limits: Measurement
Section 271	Bulk Limits: Special Exceptions, In Districts Other than C-3
Section 295	Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission
Procedures	-
Section 301	General Description of Zoning Procedures
Section 302	Amendments
Section 303	Conditional Uses
Section 304	Planned Unit Developments
Section 304.5	Institutional Master Plans
Section 305	Variances
Section 306	Applications and Hearings
Section 306.1	Applications and Filing Fees
Section 306.2	Scheduling of Hearings
Section 306.3	Notice of Hearings
Section 306.4	Conduct of Hearings
Section 306.5	Reconsideration
Section 306.6	Initiation of Amendments
Section 306.7	Interim Zoning Controls

1	Section 306.8	Posting of Signs Required
2	Section 307	Other Powers and Duties of the Zoning Administrator
3	Section 308	Appeals
4	Section 308.1	Appeals: Amendments and Conditional Uses
5	Section 308.2	Appeals: Variances and Administrative Actions
6	Section 313	Housing Requirements for Office Development Projects
7	Section 314	Child Care Requirements for Office Development Projects (Outside C-3 Districts)
8	Section 316 et seq.	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
9	Sections 330-330.18	Permit Review in the San Francisco Coastal Zone Area
10	-	-
11	Fees	-
12	Section 350	Fees, General
13	Section 351	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
14	Section 352	Fee for Review of Building Permit Applications
15	Section 353	Fee for Review of Permit Applications Issued by the Fire Department, the Police Department, and the Department of Public Health
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Section 355	Fee for Reviewing Notices and Special Restrictions
Section 356	Fee for Reviewing Proposals Which Cast a Shadow on Recreation and Park Commission Property
Article 4	Development Impact Fees and Project Requirements that Authorize the Payment of In Lieu Fees
—	-
Signs	-
Section 601	Special Purposes
Sections 602et seq.	Special Definitions
Section 603	Exempted Signs
Section 604	Permits and Conformity Required
Section 607.1	Neighborhood Commercial Districts
Sections 608et seq.	Special Sign Districts
Sections 609et seq.	Amortization Periods
-	-
Landmarks	-
Article 10	Preservation of Historical, Architectural and Aesthetic Landmarks (Inclusive)

Section 3. The Planning Code is hereby amended by deleting the Zoning Control Tables in Sections 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724,

725, 726, 727, 728, 729, 730, 731, 732, 733, 733A, 734, 735, 736, 737, 738, 739, 740, 741,
742, 743, 744, 745, 746, 747 and 748, to read as follows:

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1
ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-1 Controls</i>
<i>BUILDING STANDARDS</i>			
710.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250–252, 260, 261.1, 263.20, 270, 271	<p><i>Varies</i></p> <p><i>See Zoning Map</i></p> <p><i>Additional 5 feet for NC-1 parcels with a commercial use on the ground floor 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.</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	<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> § 121.1
710.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at grade level and above</i> § 134(a) (e)
710.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
710.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
710.15	<i>Canopy</i>	§ 136.1(b)	
710.16	<i>Marquee</i>	§ 136.1(c)	
710.17	<i>Streetscape and</i> <i>Pedestrian</i> <i>Improvements</i>	§ 138.1	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
710.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
710.21	<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
710.22	<i>Off Street Parking,</i> <i>Commercial/</i> <i>Institutional</i>	§§ 150, 153 157, 159 160, 204.5	<i>Generally, none required if occupied floor</i> <i>area is less than 5,000 sq. ft.</i> §§ 151, 161(g)

710.23	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)		
710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2		
710.25	Drive-Up Facility	§ 790.30			
710.26	Walk-Up Facility	§ 790.140	P		
710.27	Hours of Operation	§ 790.48	P 6 a.m. — 11 p.m.; C 11 p.m. — 2 a.m.		
710.30	General Advertising Sign	§§ 262, 602-604, 608, 609			
710.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)1		
710.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)		
No.	Zoning Category	§ References	NC-1 Controls by Story		
		§ 790.118	1st	2nd	3rd+
710.36	Residential Conversion	§ 317	P		

710.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	€	€
<i>Retail Sales and Services</i>					
710.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	<i>§ 790.102</i>	<i>P #</i>		
710.41	<i>Bar</i>	<i>§ 790.22</i>	<i>P #</i>		
710.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P #</i>		
710.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>P #</i>		
710.45	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>P</i>		
710.46	<i>Movie Theater</i>	<i>§ 790.64</i>			
710.47	<i>Adult Entertainment</i>	<i>§ 790.36</i>			
710.48	<i>Other Entertainment</i>	<i>§ 790.38</i>	€		
710.49	<i>Financial Service</i>	<i>§ 790.110</i>			
710.50	<i>Limited Financial Service</i>	<i>§ 790.112</i>	<i>P</i>		
710.51	<i>Medical Service</i>	<i>§ 790.114</i>	<i>P</i>		
710.52	<i>Personal Service</i>	<i>§ 790.116</i>	<i>P</i>		
710.53	<i>Business or Professional Service</i>	<i>§ 790.108</i>	<i>P</i>		
710.54	<i>Massage Establishment</i>	<i>§ 790.60, §§ 29.1 29.32 Health Code</i>			
710.55	<i>Tourist Hotel</i>	<i>§ 790.46</i>			

1	710.56	Automobile Parking	§§ 790.8, 156, 160	€		
2						
3	710.57	Automotive Gas Station	§ 790.14			
4	710.58	Automotive Service Station	§ 790.17			
5						
6	710.59	Automotive Repair	§ 790.15			
7	710.60	Automotive Wash	§ 790.18			
8	710.61	Automobile Sale or Rental	§ 790.12			
9						
10	710.62	Animal Hospital	§ 790.6			
11	710.63	Ambulance Service	§ 790.2			
12	710.64	Mortuary	§ 790.62			
13	710.65	Trade Shop	§ 790.124	P		
14	710.66	Storage	§ 790.117			
15	710.68	Fringe Financial Service	§ 790.111			
16						
17	710.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
18						
19	710.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
20						
21	710.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
22						
23	710.69D	Large Scale Urban	§ 102.35(b)	€	€	€
24						
25						

	<i>Agriculture</i>				
<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	<i>P</i>	<i>C</i>	
710.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
710.83	<i>Public Use</i>	§ 790.80	<i>C</i>	<i>C</i>	<i>C</i>
710.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	<i>P #</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
710.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
710.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area # § 207(c)</i>		
710.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area § 208</i>		
710.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per § 208(a)</i>		
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>		
710.94	<i>Off Street Parking,</i>	§§ 150, 153–	<i>Generally, 1 space for each dwelling unit</i>		

	<i>Residential</i>	157, 159 – 160, 204.5	§§ 151, 161(a) (g)		
710.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 710.40 § 710.41 § 710.43 § 710.44		<i>Boundaries:</i> All NC-1 Districts <i>Controls:</i> 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
§ 710.43 § 710.44	§ 781.1	<i>TARAVAL STREET RESTAURANT SUBDISTRICT</i> <i>Boundaries:</i> 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 <i>Controls:</i> Restaurants and Limited Restaurants are C; Formula Retail Restaurants and Limited Restaurants are NP.
§ 710.68	§ 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 NC-1 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).
§ 710.84 § 790.141		Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted in an NC 1 District.
§ 710.91	§207(e)(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(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>

* * * *

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

No.	Zoning Category	§ References	NC-2Controls
BUILDING STANDARDS			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1, 263.20, 270, 271	<p>Generally, 40 X See Zoning Map: additional 5 feet for NC 2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, and on NC 2 designated parcels on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue, see § 263.20.</p> <p>Height Sculpting on Alleys: § 261.1</p>
711.11	Lot Size	§§ 121.1, 790.56	P up to 9,999 sq. ft.;

	<i>[Per Development]</i>		<i>C 10,000 sq. ft. & above</i> <i>§ 121.1</i>
711.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above and at all residential levels</i> <i>§ 134(a) (e)</i>
711.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
711.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
711.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
711.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
711.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
711.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>2.5 to 1</i> <i>§ 124(a) (b)</i>
711.21	<i>Use Size</i> <i>[Non Residential]</i>	<i>§ 790.130</i>	<i>P up to 3,999 sq. ft.;</i> <i>C 4,000 sq. ft. & above</i> <i>§ 121.2</i>
711.22	<i>Off Street Parking, Commercial/Institutional</i>	<i>§§ 150, 153 – 157, 159 – 160, 204.5</i>	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i> <i>§§ 151, 161(g)</i>
711.23	<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.</i> <i>§§ 152, 161(b)</i>

			<i>P if located in front;</i>		
711.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>C if located elsewhere</i>		
			§ 145.2		
711.25	<i>Drive Up Facility</i>	§ 790.30			
711.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>		
711.27	<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>		
711.30	<i>General Advertising Sign</i>	§§ 262, 602 — 604, 608, 609			
711.31	<i>Business Sign</i>	§§ 262, 602 — 604, 608, 609	<i>P</i>		
			§ 607.1(f) 2		
711.32	<i>Other Signs</i>	§§ 262, 602 — 604, 608, 609	<i>P</i>		
			§ 607.1(c) (d) (g)		
No.	Zoning Category	§ References	NC-2 Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
711.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	€	
711.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€
<i>Retail Sales and Services</i>					
711.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	
711.41	<i>Bar</i>	§ 790.22	<i>P</i>		
711.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>		
711.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>		

1	711.45	Liquor Store	§ 790.55	P		
2	711.46	Movie Theater	§ 790.64	P		
3	711.47	Adult Entertainment	§ 790.36			
4	711.48	Other Entertainment	§ 790.38	P		
5	711.49	Financial Service	§ 790.110	P #	C #	
6	711.50	Limited Financial Service	§ 790.112	P #		
7						
8	711.51	Medical Service	§ 790.114	P	P	
9	711.52	Personal Service	§ 790.116	P	P	
10		Business or				
11	711.53	Professional Service	§ 790.108	P	P	
12						
13			§ 790.60,			
14	711.54	Massage Establishment	§§ 29.1 29.32	C #		
15			Health Code			
16	711.55	Tourist Hotel	§ 790.46	€	€	€
17	711.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
18	711.57	Automotive Gas Station	§ 790.14	€		
19		Automotive Service				
20	711.58	Station	§ 790.17	€		
21						
22	711.59	Automotive Repair	§ 790.15	€		
23	711.60	Automotive Wash	§ 790.18			
24		Automobile Sale or				
25	711.61	Rental	§ 790.12			

1	711.62	Animal Hospital	§ 790.6	€		
2	711.63	Ambulance Service	§ 790.2			
3	711.64	Mortuary	§ 790.62			
4	711.65	Trade Shop	§ 790.124	P #	€ #	
5	711.66	Storage	§ 790.117			
6	711.68	Fringe Financial Service	§ 790.111	P#		
7	711.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
10	711.69	Amusement Game				
11	B	Arcade (Mechanical Amusement Devices)	§ 790.4			
13	711.69	Neighborhood Agriculture	§ 102.35(a)	P	P	P
14	€					
15	711.69	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
16	D					
17	<i>Institutions and Non-Retail Sales and Services</i>					
18	711.70	Administrative Service	§ 790.106			
19	711.80	Hospital or Medical Center	§ 790.44			
20	711.81	Other Institutions, Large	§ 790.50	P	€	€
21						
22	711.82	Other Institutions, Small	§ 790.51	P	P	P
23						
24						
25						

711.83	Public Use	§ 790.80	€	€	€
711.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
711.90	Residential Use	§ 790.88	P	P	P
711.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		
711.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
711.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per § 208(a)		
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	Off-Street Parking, Residential	§§ 150, 153 – 157, 159 – 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
711.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

Article 7	Other Code	Zoning Controls
Code	Section	
Section		

1		TARAVAL STREET RESTAURANT SUBDISTRICT
2	§ 711.43	Boundaries: Applicable only for the Taraval Street NC 2 District between
3	§ 711.44	12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU.
4		Controls: Restaurants and Limited Restaurants are C; Formula Retail
5		Restaurants and Limited Restaurants are NP.
6		IRVING STREET RESTAURANT SUBDISTRICT
7		Boundaries: Applicable only for the portion of the Irving Street NC 2
8	§ 711.44	District between 19th and 27th Avenues as mapped on Sectional Map 5
9	§ 781.2	SU.
10		Controls: Restaurants are C.
11		CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT
12	§ 711.49	Boundaries: Applicable only for the Chestnut Street NC 2 District from
13	§ 711.50	Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.
14	§ 711.68	Controls: Financial services, limited financial services, and fringe
15		financial services are NP.
16		MASSAGE ESTABLISHMENT
17		Controls: Massage shall generally be subject to Conditional Use
18	§ 790.60,	authorization. Certain exceptions to the Conditional Use requirement for
19	§ 711.54	massage are described in Section 790.60(c). When considering an
20	§§ 29.1 29.32	application for a conditional use permit pursuant to this subsection, the
21	Health Code	Planning Commission shall consider, in addition to the criteria listed in
22		Section 303(c), the additional criteria described in Section 303(n).
23		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
24	§ 711.68	(FFSRUD)
25	§ 249.35	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not

		<p>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>§</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>

* * * *

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>
<i>BUILDING STANDARDS</i>			
<p>712.10</p>	<p>Height and Bulk Limit</p>	<p>§§ 102.12, 105, 106, 250–252, 260, 261.1, 263.20, 270, 271</p>	<p>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.</p>

			<i>Height Sculpting on Alleys: § 261.1</i>
712.11	<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> <i>§ 121.1</i>
712.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at residential</i> <i>levels only</i> <i>§ 134(a)(e)</i>
712.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
712.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
712.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
712.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
712.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
712.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1</i> <i>§ 124(a) (b)</i>
712.21	<i>Use Size</i> <i>[Non-Residential]</i>	<i>§ 790.130</i>	<i>P up to 5,999 sq. ft.;</i> <i>C 6,000 sq. ft. & above</i> <i>§ 121.2</i>
712.22	<i>Off-Street Parking, Commercial/Institutional</i>	<i>§§ 150, 153 – 157, 159 – 160, 204.5</i>	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i> <i>§§ 151, 161(g)</i>

712.23	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)		
712.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2		
712.25	Drive-Up Facility	§ 790.30	#		
712.26	Walk Up Facility	§ 790.140	P		
712.27	Hours of Operation	§ 790.48	No Limit		
712.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609			
712.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)3		
712.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)		
No.	Zoning Category	§ References	NC-3 Controls by Story		
		§ 790.118	1st	2nd	3rd+
712.36	Residential Conversion	§ 317	P	C	C #
712.37	Residential Demolition	§ 317	P	C	C

1	<i>Retail Sales and Services</i>					
2		<i>Other Retail</i>				
3		<i>Sales and</i>				
4	712.40	<i>Services</i>	§ 790.102	<i>P #</i>	<i>P #</i>	<i>P #</i>
5		<i>[Not Listed</i>				
6		<i>Below]</i>				
7	712.41	<i>Bar</i>	§ 790.22	<i>P #</i>	<i>P</i>	
8	712.43	<i>Limited</i>	§ 790.90	<i>P #</i>	<i>P #</i>	
9		<i>Restaurant</i>				
10	712.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>	<i>P #</i>	
11	712.45	<i>Liquor Store</i>	§ 790.55			
12	712.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P</i>	
13	712.47	<i>Adult</i>	§ 790.36	<i>C</i>	<i>C</i>	
14		<i>Entertainment</i>				
15	712.48	<i>Other</i>	§ 790.38	<i>P</i>	<i>P</i>	
16		<i>Entertainment</i>				
17	712.49	<i>Financial</i>	§ 790.110	<i>P</i>	<i>P</i>	
18		<i>Service</i>				
19	712.50	<i>Limited</i>	§ 790.112	<i>P</i>	<i>P</i>	
20		<i>Financial</i>				
21		<i>Service</i>				
22	712.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	<i>P</i>
23	712.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	<i>P</i>
24	712.53	<i>Business or</i>	§ 790.108	<i>P</i>	<i>P</i>	<i>P</i>
25						

	<i>Professional Service</i>				
712.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€ #	€ #	
712.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
712.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
712.57	<i>Automobile Gas Station</i>	§ 790.14	€		
712.58	<i>Automotive Service Station</i>	§ 790.17	€		
712.59	<i>Automotive Repair</i>	§ 790.15	€	€	
712.60	<i>Automotive Wash</i>	§ 790.18	€		
712.61	<i>Automobile Sale or Rental</i>	§ 790.12	€		
712.62	<i>Animal Hospital</i>	§ 790.6	€	€	
712.63	<i>Ambulance Service</i>	§ 790.2	€		
712.64	<i>Mortuary</i>	§ 790.62	€	€	€
712.65	<i>Trade Shop</i>	§ 790.124	P	€	€
712.66	<i>Storage</i>	§ 790.117	€	€	€
712.68	<i>Fringe Financial</i>	§ 790.111	P #		

	<i>Service</i>				
	<i>Tobacco</i>				
712.69	<i>Paraphernalia</i>	<i>§ 790.123</i>	<i>€</i>		
	<i>Establishments</i>				
	<i>Amusement</i>				
	<i>Game Arcade</i>				
712.69B	<i>(Mechanical</i>	<i>§ 790.4</i>	<i>€</i>		
	<i>Amusement</i>				
	<i>Devices)</i>				
712.69C	<i>Neighborhood</i>	<i>§ 102.35(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Agriculture</i>				
	<i>Large-Scale</i>				
712.69D	<i>Urban</i>	<i>§ 102.35(b)</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Agriculture</i>				
<i>Institutions and Non-Retail Sales and Services</i>					
712.70	<i>Administrative</i>	<i>§ 790.106</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Service</i>				
712.80	<i>Hospital or</i>	<i>§ 790.44</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Medical Center</i>				
	<i>Other</i>				
712.81	<i>Institutions,</i>	<i>§ 790.50</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Large</i>				
	<i>Other</i>				
712.82	<i>Institutions,</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>

	<i>Small</i>				
712.83	<i>Public Use</i>	<i>§ 790.80</i>	<i>€</i>	<i>€</i>	<i>€</i>
712.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P #</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
712.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
712.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>Generally, up to 1 unit per 600 sq. ft. lot area # § 207(c)</i>		
712.92	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area § 208</i>		
712.92b	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per § 208(a)</i>		
712.93	<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>		
712.94	<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>		
712.95	<i>Community</i>	<i>§ 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>

	<i>Residential</i>				
	<i>Parking</i>				

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
		<i>THIRD STREET SPECIAL USE DISTRICT</i>
§ 712.25	§ 249.14	<i>Boundaries:</i> Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.
§ 712.40		<i>Controls:</i> 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>MISSION HARRINGTON SPECIAL USE DISTRICT</i>
§ 207.4	§ 780.4	<i>Boundaries:</i> Applicable only to the Mission Harrington SUD, as shown on Sectional Map SU11.
§ 712.10		<i>Controls:</i> Height 56 X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.
§ 712.12		
§ 712.22		
		<i>Boundaries:</i> Applicable to NC 3 Districts.
§ 712.38	§ 790.84	<i>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:
		(1) The structure in which the residential use is to be converted

		<p>has been found eligible for listing on the National Register of Historic Places;</p> <p>(2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and</p> <p>(3) No legally residing residential tenants will be displaced.</p>
<p>§ 712.40</p> <p>§ 712.41</p> <p>§ 712.43</p> <p>§ 712.44</p> <p>§ 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: 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.</p> <p>Controls: Formula Retail pet supply stores and formula retail eating and drinking uses are NP.</p>
<p>§ 712.43</p> <p>§ 712.44</p>	<p>§ 781.5</p>	<p>MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT</p> <p>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.</p> <p>Controls: Formula Retail Restaurants and Limited Restaurants are NP.</p>
<p>§ 712.45</p>	<p>§ 781.10</p>	<p>17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.</p> <p>Boundaries: Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map</p>

		<p>§ SU.</p> <p><i>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.</p>
<p>§ 712.54</p>	<p>§ 790.60, §§ 29.1 29.32 Health Code</p>	<p>MASSAGE ESTABLISHMENT</p> <p><i>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).</p>
<p>§ 712.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED-USE DISTRICT (FFSRUD)</p> <p><i>Boundaries:</i> The FFSRUD and its 1/4 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><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</p>

		subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 712.84	Health Code	Medical cannabis dispensaries in NC 3 District may only operate
§ 790.141	§ 3308	between the hours of 8 a.m. and 10 p.m.
		ACCESSORY DWELLING UNITS
		Boundaries: Board of Supervisors District 8 extant on July 1, 2015.
§ 712.91	§ 207(c)(4)	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.

* * * *

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S
ZONING CONTROL TABLE

No.	Zoning Category	§ References	NC-S Controls
BUILDING STANDARDS			
713.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 270, 271	Generally, 40 X # See Zoning Map
713.11	Lot Size [Per Development]	§§ 121.1, 790.56	Not Applicable
713.12	Rear Yard	§§ 130, 134, 136	Not Required
713.13	Street Frontage	§ 145.1	Required

1	713.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
2	713.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
3	713.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
4	713.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6	713.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.12, 123	<i>1.8 to 1 § 124(a)(b)</i>
7	713.21	<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>
8	713.22	<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>
9	713.23	<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>
10	713.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P/C § 145.2</i>
11	713.25	<i>Drive-Up Facility</i>	§ 790.30	<i>C</i>
12	713.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
13	713.27	<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>
713.30	<i>General Advertising Sign</i>	<i>§§ 262, 602 – 604, 608, 609</i>	
713.31	<i>Business Sign</i>	<i>§§ 262, 602 – 604, 608, 609</i>	<i>P</i> <i>§ 607.1(f)2</i>
713.32	<i>Other Signs</i>	<i>§§ 262, 602 – 604, 608, 609</i>	<i>P</i> <i>§ 607.1(c) (d) (g)</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-S Controls by Story</i>		
		<i>§ 790.118</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
713.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>		
713.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
713.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	<i>§ 790.102</i>	<i>P</i>	<i>P</i>	
713.41	<i>Bar</i>	<i>§ 790.22</i>	<i>P #</i>	<i>P #</i>	
713.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P</i>	<i>P</i>	
713.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>P #</i>	<i>P #</i>	
713.45	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>P</i>		
713.46	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P #</i>	<i>#</i>	
713.47	<i>Adult Entertainment</i>	<i>§ 790.36</i>			
713.48	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>P #</i>	<i>P #</i>	

1	713.49	Financial Service	§ 790.110	P	P	#
2	713.50	Limited Financial Service	§ 790.112	P	P	
3	713.51	Medical Service	§ 790.114	P	P	#
4	713.52	Personal Service	§ 790.116	P	P	#
5	713.53	Business or Professional Service	§ 790.108	P	P	#
6	713.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€ #	€ #	
7	713.55	Tourist Hotel	§ 790.46	€ #	€ #	€ #
8	713.56	Automobile Parking	§§ 156, 160, 790.8	P	P	
9	713.57	Automotive Gas Station	§ 790.14	€		
10	713.58	Automotive Service Station	§ 790.17	P		
11	713.59	Automotive Repair	§ 790.15			
12	713.60	Automotive Wash	§ 790.18	€		
13	713.61	Automobile Sale or Rental	§ 790.12	€		
14	713.62	Animal Hospital	§ 790.6	€	€	
15	713.63	Ambulance Service	§ 790.2			
16	713.64	Mortuary	§ 790.62	€ #	€ #	
17	713.65	Trade Shop	§ 790.124	P	P	

1	713.66	Storage	§ 790.117	€	€	
2	713.68	Fringe Financial	§ 790.111	P#		
3		Service				
4		Tobacco				
5	713.69	Paraphernalia	§ 790.123	€		
6		Establishments				
7		Amusement Game				
8	713.69B	Arcade (Mechanical	§ 790.4	€		
9		Amusement Devices)				
10	713.69C	Neighborhood	§ 102.35(a)	P	P	P
11		Agriculture				
12	713.69D	Large-Scale Urban	§ 102.35(b)	€	€	€
13		Agriculture				
14	<i>Institutions and Non-Retail Sales and Services</i>					
15	713.70	Administrative Service	§ 790.106	€ #	€ #	#
16		Hospital or Medical				
17	713.80	Center	§ 790.44			
18		Other Institutions,				
19	713.81	Large	§ 790.50	P #	P #	#
20		Other Institutions,				
21	713.82	Small	§ 790.51	P #	P #	P #
22		Public Use				
23	713.83		§ 790.80	€	€	€
24	713.84	Medical Cannabis	§ 790.141	P #		
25		Dispensary				

RESIDENTIAL STANDARDS AND USES					
713.90	Residential Use	§ 790.88	P #	P #	P #
713.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area #		
			§ 207(e)		
713.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area #		
			§ 208		
713.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per § 208(a)		
713.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common #		
			§ 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	€	€ #	€ #
Article 7		Other Code	Zoning Controls		
Code Section		Section			
§ 713.10			LAKESHORE PLAZA SPECIAL USE DISTRICT		
§ 713.27			Boundaries: Applicable only for the Lakeshore Plaza NC-S		
§ 713.30		§ 253.3	District as mapped on Sectional Map 13SU and 13H.		
§ 713.41		§ 780.1	Controls: Special controls on various features and uses, and		
§ 713.46			residential standards.		

1	§ 713.48		
2	§ 713.49		
3	§ 713.51		
4	§ 713.52		
5	§ 713.53		
6	§ 713.64		
7	§ 713.70		
8	§ 713.81		
9	§ 713.82		
10	§ 713.90		
11	§ 713.91		
12	§ 713.92		
13	§ 713.93		
14	§ 713.95		
15			MASSAGE ESTABLISHMENT
16			Controls: Massage shall generally be subject to Conditional
17			Use authorization. Certain exceptions to the Conditional Use
18	§ 713.54	§ 790.60,	requirement for massage are described in Section 790.60(c).
19		§§ 29.1-29.32	When considering an application for a conditional use
20		Health Code	permit pursuant to this subsection, the Planning Commission
21			shall consider, in addition to the criteria listed in Section
22			303(c), the additional criteria described in Section 303(n).
23			BAYSHORE-HESTER SPECIAL USE DISTRICT
24	§ 713.55	§ 780.2	Boundaries: Applicable only for the Bayshore-Hester
25			Special Use District NC-S District as mapped on the

		<i>Sectional Map 10SU.</i> <i>Controls: Tourist hotels (inclusive of motels) may be permitted as a conditional use.</i>
<i>§ 713.68</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>
<i>§ 713.84</i> <i>§ 790.141</i>	<i>Health Code § 3308</i>	<i>Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.</i>
<i>§ 713.91</i>	<i>§ 207(c)(4)</i>	<i>ACCESSORY DWELLING UNITS</i> <i>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</i> <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>

* * * *

Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Broadway Controls</i>
<i>BUILDING STANDARDS</i>			
<i>714.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271</i>	<i>P up to 40 ft. C 40 to 65 ft. § 253.1</i>

			<i>Height Sculpting on Alleys:</i> <i>§ 261.1</i>
714.11	<i>Lot Size</i> <i>[Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 4,999 sq. ft.;</i> <i>C 5,000 sq. ft. & above</i> <i>§ 121.1</i>
714.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at residential</i> <i>level only</i> <i>§ 134(a) (e)</i>
714.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
714.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
714.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
714.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
714.17	<i>Streetscape and</i> <i>Pedestrian</i> <i>Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
714.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11,</i> <i>123</i>	<i>2.5 to 1</i> <i>§ 124(a) (b)</i>
714.21	<i>Use Size</i> <i>[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>
714.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	<i>§§ 150, 151.1, 153-</i> <i>157, 159 - 160,</i> <i>204.5</i>	<i>None required. Limits set forth in § 151.1.</i>

714.23	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)
714.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
714.25	Drive-Up Facility	§ 790.30	
714.26	Walk-Up Facility	§ 790.140	P
714.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
714.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
714.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
714.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Broadway Controls by Story		
		§ 790.118	1st	2nd	3rd+
714.36	Residential Conversion	§ 317	P	C	
714.37	Residential Demolition	§ 317	P	C	C
<i>Retail Sales and Services</i>					
714.40	Other Retail Sales and Services	§ 790.102	P	P	

1		<i>[Not Listed Below]</i>				
2	714.41	<i>Bar</i>	<i>§ 790.22</i>	<i>P</i>	<i>P</i>	
3	714.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>C #</i>	<i>C #</i>	
4	714.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>C #</i>	<i>C #</i>	
5	714.45	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>€</i>		
6	714.46	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>	<i>P</i>	
7	714.47	<i>Adult Entertainment</i>	<i>§ 790.36</i>	<i>€</i>	<i>€</i>	
8	714.48	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>P</i>	<i>P</i>	
9	714.49	<i>Financial Service</i>	<i>§ 790.110</i>	<i>P</i>		
10		<i>Limited Financial</i>				
11	714.50	<i>Service</i>	<i>§ 790.112</i>	<i>P</i>		
12	714.51	<i>Medical Service</i>	<i>§ 790.114</i>	<i>P</i>	<i>P</i>	
13	714.52	<i>Personal Service</i>	<i>§ 790.116</i>	<i>P</i>	<i>P</i>	
14		<i>Business or</i>				
15	714.53	<i>Professional Service</i>	<i>§ 790.108</i>	<i>P</i>	<i>P</i>	
16			<i>§ 790.60,</i>			
17	714.54	<i>Massage Establishment</i>	<i>§§ 29.1 29.32</i>	<i>C #</i>	<i>C #</i>	
18			<i>Health Code</i>			
19	714.55	<i>Tourist Hotel</i>	<i>§ 790.46</i>	<i>€</i>	<i>€</i>	<i>€</i>
20	714.56	<i>Automobile Parking</i>	<i>§§ 156, 160, 790.8</i>	<i>€</i>	<i>€</i>	<i>€</i>
21	714.57	<i>Automotive Gas Station</i>	<i>§ 790.14</i>			
22		<i>Automotive Service</i>				
23	714.58	<i>Station</i>	<i>§ 790.17</i>			
24						
25	714.59	<i>Automotive Repair</i>	<i>§ 790.15</i>			

1	714.60	Automotive Wash	§ 790.18			
2	714.61	Automobile Sale or	§ 790.12			
3		Rental				
4	714.62	Animal Hospital	§ 790.6	€		
5	714.63	Ambulance Service	§ 790.2			
6	714.64	Mortuary	§ 790.62			
7	714.65	Trade Shop	§ 790.124	P #	€ #	
8	714.66	Storage	§ 790.117			
9	714.68	Fringe Financial	§ 790.111			
10		Service				
11	714.69	Tobacco Paraphernalia	§ 790.123	€		
12		Establishments				
13	714.69B	Amusement Game	§ 790.4	€		
14		Arcade (Mechanical				
15		Amusement Devices)				
16	714.69C	Neighborhood	§ 102.35(a)	P	P	P
17		Agriculture				
18	714.69D	Large Scale Urban	§ 102.35(b)	€	€	€
19		Agriculture				
20	<i>Institutions and Non-Retail Sales and Services</i>					
21	714.70	Administrative Service	§ 790.106			
22	714.80	Hospital or Medical	§ 790.44			
23		Center				
24	714.81	Other Institutions,	§ 790.50	P	€	€
25						

	<i>Large</i>				
714.82	<i>Other Institutions, Small</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>
714.83	<i>Public Use</i>	<i>§ 790.80</i>	<i>C</i>	<i>C</i>	<i>C</i>
714.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
714.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
714.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>Generally, up to 1 unit per 400 sq. ft. lot area # § 207(c)</i>		
714.92	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>Generally, up to 1 bedroom per 140 sq. ft. lot area § 208</i>		
714.92b	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per § 208(a)</i>		
714.93	<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 § 135(d)</i>		
714.94	<i>Off Street Parking, Residential</i>	<i>§§ 150, 151.1, 153- 157, 159-160, 204.5</i>	<i>None required.</i>		
714.95	<i>Community Residential</i>	<i>§ 790.10</i>	<i>C</i>	<i>C</i>	<i>C</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>
§ 714.10	§ 253.1	<p>65-A-1 HEIGHT AND BULK DISTRICT</p> <p>Boundaries: Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H.</p> <p>Controls: Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet.</p>
§ 714.43 § 714.44	§ 790.90 § 790.91	<p>BROADWAY FORMULA RETAIL RESTAURANT AND LIMITED-RESTAURANT USES</p> <p>Boundaries: Broadway NCD.</p> <p>Controls: Formula Retail Restaurant and Limited Restaurant Uses are NP.</p>
§ 714.44	§ 790.91	<p>BROADWAY LIQUOR LICENSES FOR RESTAURANTS</p> <p>Boundaries: Applicable to the Broadway 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</p>

1		Bona Fide Eating Place for any length of time, the conditional use
2		authorization shall be subject to immediate revocation.
3		MASSAGE ESTABLISHMENT
4		Controls: Massage shall generally be subject to Conditional Use
5	§ 790.60,	authorization. Certain exceptions to the Conditional Use requirement
6	§§ 29.1-	for massage are described in Section 790.60(c). When considering an
7	29.32	application for a conditional use permit pursuant to this subsection, the
8	Health Code	Planning Commission shall consider, in addition to the criteria listed in
9		Section 303(c), the additional criteria described in Section 303(n).
10		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
11		(FFSRUD).
12		Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
13		limited to, the Broadway Neighborhood Commercial District.
14	§ 714.68	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial
15	§ 249.35	services are NP pursuant to Section 249.35. Outside the FFSRUD and
16		its 1/4 mile buffer, fringe financial services are P subject to the
17		restrictions set forth in Subsection 249.35(c)(3).
18		ACCESSORY DWELLING UNITS
19		Boundaries: Within the boundaries of the Broadway NCD.
20		Controls: An "Accessory Dwelling Unit," as defined in Section 102 and
21	§ 714.91	meeting the requirements of Section 207(c)(4) is permitted to be
22	§ 207(c)(4)	constructed within an existing building zoned for residential use or
23		within an existing and authorized auxiliary structure on the same lot.
24		BROADWAY OFF STREET PARKING RESIDENTIAL
25	§ 714.94	Boundaries: Broadway NCD.

1	160, 204.5	<i>Controls:</i> Installing a garage in an existing residential building of four
2		or more units requires a mandatory discretionary review by the
3		Planning Commission; Section 311 notice is required for a building of
4		less than four units. In approving installation of the garage, the
5		Commission shall find that:
6		(1) the proposed garage opening/addition of off street parking will
7		not cause the "removal" or "conversion of residential unit," as those
8		terms are defined in Section 317 of this Code;
9		(2) the proposed garage opening/addition of off street parking will
10		not substantially decrease the livability of a dwelling unit without
11		increasing the floor area in a commensurate amount;
12		(3) the building has not had two or more "no fault" evictions, as
13		defined in 37.9(a)(7) (13) of the San Francisco Administrative Code,
14		with each eviction associated with a separate unit(s) within the past ten
15		years,
16		(4) the garage would not front on a public right of way narrower
17		than 41 feet, and
18		(5) the proposed garage/addition of off street parking installation is
19		consistent with the Priority Policies of Section 101.1 of this Code.

* * * *

***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	Height and Bulk Limit	§§ 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	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e) #
715.13	Street Frontage	§ 145.1	Required
715.14	Awning	§ 136.1(a)	P
715.15	Canopy	§ 136.1(b)	P
715.16	Marquee	§ 136.1(c)	P
715.17	Streetscape and Pedestrian Improvements	§ 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)
--	--	-----	------------------

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Castro Street Controls by Story</i>		
		<i>§ 790.118</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
715.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	
715.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
715.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	<i>§ 790.102</i>	<i>P</i>	<i>P</i>	
715.41	<i>Bar</i>	<i>§ 790.22</i>			
715.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P</i>		
715.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>€</i>		
715.45	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>€</i>		
715.46	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>		
715.47	<i>Adult Entertainment</i>	<i>§ 790.36</i>	<i>€</i>		
715.48	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>€</i>		
715.49	<i>Financial Service</i>	<i>§ 790.110</i>	<i>€</i>	<i>€</i>	
715.50	<i>Limited Financial Service</i>	<i>§ 790.112</i>	<i>€</i>		
715.51	<i>Medical Service</i>	<i>§ 790.114</i>	<i>P</i>	<i>P</i>	<i>€</i>
715.52	<i>Personal Service</i>	<i>§ 790.116</i>	<i>P</i>	<i>P</i>	<i>€</i>

1	715.53	Business or	§ 790.108	€	P	€
2		Professional Service				
3			§ 790.60,			
4	715.54	Massage	§§ 29.1 29.32	C #	C #	
5		Establishment	Health Code			
6	715.55	Tourist Hotel	§ 790.46	€	€	€
7	715.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
8		Automotive Gas				
9	715.57	Station	§ 790.14			
10		Automotive Service				
11	715.58	Station	§ 790.17			
12	715.59	Automotive Repair	§ 790.15			
13	715.60	Automotive Wash	§ 790.18			
14		Automobile Sale or				
15	715.61	Rental	§ 790.12			
16	715.62	Animal Hospital	§ 790.6	€		
17	715.63	Ambulance Service	§ 790.2			
18	715.64	Mortuary	§ 790.62			
19	715.65	Trade Shop	§ 790.124	P	€	
20	715.66	Storage	§ 790.117			
21		Fringe Financial				
22	715.68	Service	§ 790.111			
23		Tobacco				
24	715.69	Paraphernalia	§ 790.123	€		
25						

1		<i>Establishments</i>				
2		<i>Amusement Game</i>				
3	715.69B	<i>Arcade (Mechanical</i>	<i>§ 790.4</i>			
4		<i>Amusement Devices)</i>				
5	715.69C	<i>Neighborhood</i>	<i>§ 102.35(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
6		<i>Agriculture</i>				
7	715.69D	<i>Large Scale Urban</i>	<i>§ 102.35(b)</i>	<i>€</i>	<i>€</i>	<i>€</i>
8		<i>Agriculture</i>				
9	<i>Institutions and Non-Retail Sales and Services</i>					
10	715.70	<i>Administrative</i>	<i>§ 790.106</i>			
11		<i>Service</i>				
12	715.80	<i>Hospital or Medical</i>	<i>§ 790.44</i>			
13		<i>Center</i>				
14	715.81	<i>Other Institutions,</i>	<i>§ 790.50</i>	<i>P</i>	<i>€</i>	<i>€</i>
15		<i>Large</i>				
16	715.82	<i>Other Institutions,</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>
17		<i>Small</i>				
18	715.83	<i>Public Use</i>	<i>§ 790.80</i>	<i>€</i>	<i>€</i>	<i>€</i>
19	715.84	<i>Medical Cannabis</i>	<i>§ 790.141</i>	<i>P</i>		
20		<i>Dispensary</i>				
21	<i>RESIDENTIAL STANDARDS AND USES</i>					
22	715.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
23	715.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>Generally, up to 1 unit per 600 sq. ft. lot</i>		
24				<i>area. Certain exceptions permitted by §</i>		
25						

			207(c) #.
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(c)	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(c)(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(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.

1			Use Size shall generally not exceed 4,000 square feet except that an
2	§ 715.21	§ 121.1	Institution, Other Large as defined in Section 790.50 that is operated
3			by a non-profit and is neighborhood serving may exceed 4,000 sq. ft.
4			by Conditional Use Authorization.
5			CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS
6			Boundaries: Applicable to the Castro Street Neighborhood
7			Commercial District
8			Controls: A Restaurant Use may only add ABC license types 47, 49 or
9	§ 715.44	§ 790.91	75 as a conditional use on the ground level if, in addition to the criteria
10			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			MASSAGE ESTABLISHMENT
16			Controls: Massage shall generally be subject to Conditional Use
17		§ 790.60,	authorization. Certain exceptions to the Conditional Use requirement
18	§ 715.54	§§ 29.1-29.32	for massage are described in Section 790.60(c). When considering an
19		Health Code	application for a conditional use permit pursuant to this subsection, the
20			Planning Commission shall consider, in addition to the criteria listed
21			in Section 303(c), the additional criteria described in Section 303(n).
22			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
23			(FFSRUD)
24	§ 715.68	§ 249.35	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
25			limited to, the Castro 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).
--	--	---

* * * *

**Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Inner Clement Street Controls
BUILDING STANDARDS			
716.10	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
716.11	Lot Size [Per Development]	§§ 121.1, 790.56,	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
716.13	Street Frontage	§ 145.1	Required
716.14	Awning	§ 136.1(a)	P
716.15	Canopy	§ 136.1(b)	P

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		Use Size		P up to 2,499 sq. ft.;
9	716.21	[Non Residential]	§ 790.130	C 2,500 sq. ft. & above
10				§121.2
11		Off-Street Parking,	§§ 150, 153 – 157, 159	Generally, none required if occupied floor
12	716.22	Commercial/Instituti	160, 204.5	area is less than 5,000 sq. ft.
13		onal		§§ 151, 161(g)
14		Off-Street Freight	§§ 150, 153 – 155,	Generally, none required if gross floor area
15	716.23	Loading	204.5	is less than 10,000 sq. ft.
16				§§ 152, 161(b)
17		Outdoor Activity		P if located in front;
18	716.24	Area	§ 790.70	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				
23	716.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.;
24				C 2 a.m. – 6 a.m.
25	716.30	General Advertising	§§ 262, 602 – 604, 608,	

	<i>Sign</i>	<i>609</i>	
<i>716.31</i>	<i>Business Sign</i>	<i>§§ 262, 602 – 604, 608, 609</i>	<i>P § 607.1(f)2</i>
<i>716.32</i>	<i>Other Signs</i>	<i>§§ 262, 602 – 604, 608, 609</i>	<i>P § 607.1(c) (d) (g)</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Inner Clement Street Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
		<i>§ 790.118</i>			
<i>716.36</i>	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>		
<i>716.37</i>	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
<i>716.40</i>	<i>Other Retail Sales and Services [Not Listed Below]</i>	<i>§ 790.102</i>	<i>P</i>	<i>€</i>	
<i>716.41</i>	<i>Bar</i>	<i>§ 790.22</i>	<i>C #</i>		
<i>716.43</i>	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P</i>		
<i>716.44</i>	<i>Restaurant</i>	<i>§ 790.91</i>	<i>C #</i>		
<i>716.45</i>	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>€</i>		
<i>716.46</i>	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>		
<i>716.47</i>	<i>Adult Entertainment</i>	<i>§ 790.36</i>			
<i>716.48</i>	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>€</i>		

1	716.49	Financial Service	§ 790.110			
2	716.50	Limited Financial Service	§ 790.112	P		
3	716.51	Medical Service	§ 790.114	P	€	
4	716.52	Personal Service	§ 790.116	P	€	
5	716.53	Business or Professional Service	§ 790.108	P	€	
6	716.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€ #	€ #	
7	716.55	Tourist Hotel	§ 790.46	€	€	
8	716.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
9	716.57	Automotive Gas Station	§ 790.14			
10	716.58	Automotive Service Station	§ 790.17			
11	716.59	Automotive Repair	§ 790.15			
12	716.60	Automotive Wash	§ 790.18			
13	716.61	Automobile Sale or Rental	§ 790.12			
14	716.62	Animal Hospital	§ 790.6	€		
15	716.63	Ambulance Service	§ 790.2			
16	716.64	Mortuary	§ 790.62			
17	716.65	Trade Shop	§ 790.124	P	€	

1	716.66	Storage	§ 790.117			
2	716.68	Fringe Financial	§ 790.111			
3		Service				
4		Tobacco				
5	716.69	Paraphernalia	§ 790.123	€		
6		Establishments				
7		Amusement Game				
8	716.69B	Arcade (Mechanical	§ 790.4			
9		Amusement				
10		Devices)				
11	716.69C	Neighborhood	§ 102.35(a)	P	P	P
12		Agriculture				
13	716.69D	Large-Scale Urban	§ 102.35(b)	€	€	€
14		Agriculture				
15	<i>Institutions and Non-Retail Sales and Services</i>					
16	716.70	Administrative	§ 790.106			
17		Service				
18	716.80	Hospital or Medical	§ 790.44			
19		Center				
20	716.81	Other Institutions,	§ 790.50	P	€	€
21		Large				
22	716.82	Other Institutions,	§ 790.51	P	P	P
23		Small				
24	716.83	Public Use	§ 790.80	€	€	€
25						

716.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
716.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
716.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>Generally, up to 1 unit per 600 sq. ft. lot area</i> <i>§ 207(c)</i>		
716.92	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i> <i>§ 208</i>		
716.92b	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>		
716.93	<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> <i>§ 135 (d)</i>		
716.94	<i>Off Street Parking, Residential</i>	<i>§§ 150, 153 – 157, 159 160, 204.5</i>	<i>Generally, 1 space for each dwelling unit</i> <i>§§ 151, 161(a) – (g)</i>		
716.95	<i>Community Residential Parking</i>	<i>§ 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>

***SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET NEIGHBORHOOD
COMMERCIAL DISTRICT***

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
-------------------------	--------------------------	-------------------------------

1	Code	Section	
2	Section		
3			INNER CLEMENT STREET LIQUOR LICENSES FOR BARS
4			Boundaries: Applicable to the Inner Clement Street Neighborhood
5			Commercial District
6			Controls:
7			(a) In order to allow wine and/or beer bars to seek an ABC license
8			type 42 so that wine and beer (but not hard spirits) may be served for
9			drinking on the premises, a bar use, as defined in §790.22, may be
10			permitted as a conditional use on the ground level if, in addition to the
11			criteria set forth in Section 303, the Planning Commission finds that:
12	§ 716.41	§ 790.22	(1) The bar function is operated as a wine and beer bar with an
13			ABC license type 42, which may include incidental food services; and
14			(2) The establishment maintains only an ABC license type 42. Other
15			ABC license types, except those that are included within the definition of
16			a Restaurant pursuant to § 790.91, are not permitted for those uses
17			subject to this Section.
18			(b) Subsequent to the granting of a conditional use authorization
19			under this Section, the Planning Commission may consider immediate
20			revocation of the previous conditional use authorization should an
21			establishment no longer comply with any of the above criteria for any
22			length of time.
23	§ 716.41	§ 790.22	INNER CLEMENT STREET EATING AND DRINKING USES
24	§ 716.42	§ 790.91	Boundaries: Applicable to the Inner Clement Street Neighborhood
25			Commercial District.

1		Controls: One additional eating and drinking use may be permitted as a
2		principal use in the Inner Clement Neighborhood Commercial District.
3		Any additional eating and drinking uses may be approved with a
4		conditional use authorization.
5		INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS
6		Boundaries: Applicable to the Inner Clement Street Neighborhood
7		Commercial District.
8		Controls: A Restaurant Use may only add ABC license types 47, 49 or 75
9		as a conditional use on the ground level if, in addition to the criteria set
10	§ 716.44	forth in Section 303, the Planning Commission finds that the restaurant
11	§ 790.91	is operating as a Bona Fide Eating Place, as defined in Section 790.142
12		of this Code. Should a restaurant fail to operate as a Bona Fide Eating
13		Place for any length of time, the conditional use authorization shall be
14		subject to immediate revocation.
15		MESSAGE ESTABLISHMENT
16		Controls: Massage shall generally be subject to Conditional Use
17		authorization. Certain exceptions to the Conditional Use requirement for
18	§ 716.54	§ 790.60,
19		§§ 29.1-29.32
20	Health Code	massage are described in Section 790.60(e). When considering an
21		application for a conditional use permit pursuant to this subsection, the
22		Planning Commission shall consider, in addition to the criteria listed in
23		Section 303(c), the additional criteria described in Section 303(n).
24		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
25	§ 716.68	(FFSRUD).
	§ 249.35	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).
--	--	---

* * * *

**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	1.8 to 1 § 124(a) (b)
717.21	<i>Use Size</i> <i>[Non Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
717.22	<i>Off Street Parking,</i> <i>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)
717.23	<i>Off Street Freight</i> <i>Loading</i>	§§ 150, 153 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
717.24	<i>Outdoor Activity Area</i>	§ 790.70	P if located in front; C if located elsewhere § 145.2
717.25	<i>Drive Up Facility</i>	§ 790.30	
717.26	<i>Walk Up Facility</i>	§ 790.140	P
717.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. — 11 p.m.; C 11 p.m. — 2 a.m.
717.30	<i>General Advertising Sign</i>	§§ 262, 602 604, 608, 609	
717.31	<i>Business Sign</i>	§§ 262, 602 604, 608, 609	P § 607.1(f) 2

717.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)		
No.	Zoning Category	§ References	Outer Clement Street Controls by Story		
		§ 790.118	1st	2nd	3rd+
717.36	Residential Conversion	§ 317	P		
717.37	Residential Demolition	§ 317	P	€	€
Retail Sales and Services					
717.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
717.41	Bar	§ 790.22	€ #		
717.43	Limited Restaurant	§ 790.90	€ #		
717.44	Restaurant	§ 790.91	€ #		
717.45	Liquor Store	§ 790.55	€		
717.46	Movie Theater	§ 790.64	P		
717.47	Adult Entertainment	§ 790.36			
717.48	Other Entertainment	§ 790.38	€		
717.49	Financial Service	§ 790.110	P		
717.50	Limited Financial Service	§ 790.112	P		
717.51	Medical Service	§ 790.114	P		
717.52	Personal Service	§ 790.116	P		
717.53	Business or Professional Service	§ 790.108	P		

1		§ 790.60,			
2	717.54	<i>Massage Establishment</i>	§§ 29.1 29.32		
3			<i>Health Code</i>		
4	717.55	<i>Tourist Hotel</i>	§ 790.46		
5	717.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C	C
6	717.57	<i>Automotive Gas Station</i>	§ 790.14		
7		<i>Automotive Service</i>			
8	717.58	<i>Station</i>	§ 790.17		
9	717.59	<i>Automotive Repair</i>	§ 790.15		
10	717.60	<i>Automotive Wash</i>	§ 790.18		
11		<i>Automobile Sale or</i>			
12	717.61	<i>Rental</i>	§ 790.12		
13	717.62	<i>Animal Hospital</i>	§ 790.6	C	
14	717.63	<i>Ambulance Service</i>	§ 790.2		
15	717.64	<i>Mortuary</i>	§ 790.62		
16	717.65	<i>Trade Shop</i>	§ 790.124	P	
17	717.66	<i>Storage</i>	§ 790.117		
18	717.68	<i>Fringe Financial Service</i>	§ 790.111		
19		<i>Tobacco Paraphernalia</i>			
20	717.69	<i>Establishments</i>	§ 790.123	C	
21		<i>Amusement Game Arcade</i>			
22	717.69	<i>(Mechanical Amusement</i>	§ 790.4		
23	B	<i>Devices)</i>			
24					
25	717.69	<i>Neighborhood</i>	§ 102.35(a)	P	P

1	€	Agriculture			
2	717.69	Large-Scale Urban			
3	Ø	Agriculture	§ 102.35(b)	€	€
4	<i>Institutions and Non-Retail Sales and Services</i>				
5	717.70	Administrative Service	§ 790.106		
6		Hospital or Medical			
7	717.80	Center	§ 790.44		
8	717.81	Other Institutions, Large	§ 790.50	P	€
9	717.82	Other Institutions, Small	§ 790.51	P	P
10	717.83	Public Use	§ 790.80	€	€
11		Medical Cannabis			
12	717.84	Dispensary	§ 790.141	P	
13	<i>RESIDENTIAL STANDARDS AND USES</i>				
14	717.90	Residential Use	§ 790.88	P	P
15					
16	717.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)	
17					
18	717.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208	
19					
20	717.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)	
21					
22	717.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or	
23					
24					
25					

			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 § 717.43 § 717.44	§ 790.34	OUTER CLEMENT STREET EATING AND DRINKING USES Boundaries: Applicable to the Outer Clement Street Neighborhood Commercial District. 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).

* * * *

***Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE***

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Upper Fillmore Street Controls</i>
<i>BUILDING STANDARDS</i>			
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
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
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			<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			<i>§§ 152, 161(b)</i>
11	718.24	<i>Outdoor Activity Area</i>	<i>P if located in front;</i>
12			<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>	
15			
16	718.27	<i>Hours of Operation</i>	<i>P 6 a.m. – 2 a.m.;</i>
17			<i>C 2 a.m. – 6 a.m.</i>
18	718.30	<i>General Advertising</i>	
19		<i>Sign</i>	
20	718.31	<i>Business Sign</i>	<i>P</i>
21			<i>§ 607.1(f) 2</i>
22	718.32	<i>Other Signs</i>	<i>P</i>
23			<i>§ 607.1(c) (d) (g)</i>

No.	Zoning Category	§ References	Upper Fillmore Street Controls by
------------	------------------------	---------------------	--

			Story		
		§ 790.118	1st	2nd	3rd+
718.36	<i>Residential Conversion</i>	§ 317	P	€	
718.37	<i>Residential Demolition</i>	§ 317	P	€	€
<i>Retail Sales and Services</i>					
718.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
718.41	<i>Bar</i>	§ 790.22	C #		
718.43	<i>Limited Restaurant</i>	§ 790.90	P #		
718.44	<i>Restaurant</i>	§ 790.91	C #		
718.45	<i>Liquor Store</i>	§ 790.55	€		
718.46	<i>Movie Theater</i>	§ 790.64	P		
718.47	<i>Adult Entertainment</i>	§ 790.36			
718.48	<i>Other Entertainment</i>	§ 790.38	€		
718.49	<i>Financial Service</i>	§ 790.110	P		
718.50	<i>Limited Financial Service</i>	§ 790.112	P		
718.51	<i>Medical Service</i>	§ 790.114	P	P	
718.52	<i>Personal Service</i>	§ 790.116	P	P	
718.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
718.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1 29.32	C #		

		<i>Health Code</i>			
718.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
718.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
718.57	<i>Automotive Gas Station</i>	§ 790.14			
718.58	<i>Automotive Service Station</i>	§ 790.17			
718.59	<i>Automotive Repair</i>	§ 790.15			
718.60	<i>Automotive Wash</i>	§ 790.18			
718.61	<i>Automobile Sale or Rental</i>	§ 790.12			
718.62	<i>Animal Hospital</i>	§ 790.6	€		
718.63	<i>Ambulance Service</i>	§ 790.2			
718.64	<i>Mortuary</i>	§ 790.62			
718.65	<i>Trade Shop</i>	§ 790.124	P		
718.66	<i>Storage</i>	§ 790.117			
718.68	<i>Fringe Financial Service</i>	§ 790.111			
718.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
718.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			

1	718.69C	<i>Neighborhood</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
2		<i>Agriculture</i>				
3	718.69D	<i>Large-Scale Urban</i>	§ 102.35(b)	<i>€</i>	<i>€</i>	<i>€</i>
4		<i>Agriculture</i>				
5	<i>Institutions and Non-Retail Sales and Services</i>					
6	718.70	<i>Administrative Service</i>	§ 790.106			
7		<i>Hospital or Medical</i>				
8	718.80	<i>Center</i>	§ 790.44			
9		<i>Other Institutions,</i>				
10	718.81	<i>Large</i>	§ 790.50	<i>P</i>	<i>€</i>	<i>€</i>
11		<i>Other Institutions,</i>				
12	718.82	<i>Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
13		<i>Public Use</i>				
14	718.83		§ 790.80	<i>€</i>	<i>€</i>	<i>€</i>
15		<i>Medical Cannabis</i>				
16	718.84	<i>Dispensary</i>	§ 790.141	<i>P</i>		
17		<i>Philanthropic</i>				
18	718.85	<i>Administrative</i>	§ 790.107	<i>P</i>	<i>P</i>	<i>P</i>
19		<i>Services</i>				
20	<i>RESIDENTIAL STANDARDS AND USES</i>					
21	718.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
22				<i>Generally, up to 1 unit per 600 sq. ft. lot</i>		
23	718.91	<i>Dwelling Unit Density</i>	§ 207	<i>area</i>		
24				<i>§ 207(c)</i>		
25	718.92	<i>Residential Density,</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq.</i>		

	<i>Group Housing</i>		<i>ft. lot area</i> <i>§ 208</i>
<i>718.92b</i>	<i>Residential Density,</i> <i>Homeless Shelters</i>	<i>§§ 102, 207.1,</i> <i>790.88(c)</i>	<i>Density limits per Section 208(a)</i>
<i>718.93</i>	<i>Usable Open Space</i> <i>{Per Residential Unit}</i>	<i>§§ 135, 136</i>	<i>Generally, either 80 sq. ft. if private, or</i> <i>100 sq. ft. if common</i> <i>§ 135(d)</i>
<i>718.94</i>	<i>Off-Street Parking,</i> <i>Residential</i>	<i>§§ 150, 153 – 157, 159 –</i> <i>160, 204.5</i>	<i>Generally, 1 space for each dwelling</i> <i>unit</i> <i>§§ 151, 161(a) (g)</i>
<i>718.95</i>	<i>Community Residential</i> <i>Parking</i>	<i>§ 790.10</i>	€ € €

SPECIFIC PROVISIONS FOR THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
<i>§ 718.41</i>	<i>§ 790.22</i>	<i>Boundaries: Applicable for the Upper Fillmore NCD.</i> <i>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</i> <i>§ 718.44</i>	<i>§ 790.90</i> <i>§ 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>

1		UPPER FILLMORE FORMULA RETAIL RESTAURANT AND
2		LIMITED RESTAURANT USES
3	§ 718.43	§ 790.90
4	§ 718.44	§ 790.91
5		Boundaries: Upper Fillmore NCD.
6		Controls: Formula Retail Restaurant and Limited Restaurant Uses
7		are NP.
8		MASSAGE ESTABLISHMENT
9		Controls: Massage shall generally be subject to Conditional Use
10	§ 718.54	authorization. Certain exceptions to the Conditional Use
11		requirement for massage are described in Section 790.60(c). When
12		considering an application for a conditional use permit pursuant to
13		this subsection, the Planning Commission shall consider, in addition
14		to the criteria listed in Section 303(c), the additional criteria
15		described in Section 303(n).
16		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
17		(FFSRUD).
18	§ 718.68	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is
19		not limited to, the Upper Fillmore Street Neighborhood Commercial
20		District.
21		Controls: Within the FFSRUD and its 1/4 mile buffer, fringe
22		financial services are NP pursuant to Section 249.35. Outside the
23		FFSRUD and its 1/4 mile buffer, fringe financial services are P
24		subject to the restrictions set forth in Subsection 249.35(e)(3).

* * * *

**Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING
CONTROL TABLE**

No.	Zoning Category	§ References	Haight Street Controls
<i>BUILDING STANDARDS</i>			
719.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys: § 261.1
719.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
719.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
719.13	Street Frontage	§ 145.1	Required
719.14	Awning	§ 136.1(a)	P
719.15	Canopy	§ 136.1(b)	P
719.16	Marquee	§ 136.1(c)	P
719.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
719.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)(b)
719.21	Use Size [Non Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above

			§ 121.2
719.22	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)
719.23	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)
719.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
719.25	Drive Up Facility	§ 790.30	
719.26	Walk Up Facility	§ 790.140	P
719.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
719.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	

719.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
719.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Haight Street Controls by Story		
		§ 790.118	1st	2nd	3rd+

719.36	Residential Conversion	§ 317	P		
719.37	Residential Demolition	§ 317	P	C	C
Retail Sales and Services					
719.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	C #	#
719.41	Bar	§ 790.22	#		
719.43	Limited Restaurant	§ 790.90	P	P	P
719.44	Restaurant	§ 790.91	#	#	#
719.45	Liquor Store	§ 790.55			
719.46	Movie Theater	§ 790.64	P		
719.47	Adult Entertainment	§ 790.36			
719.48	Other Entertainment	§ 790.38	C #	#	
719.49	Financial Service	§ 790.110	P		
719.50	Limited Financial Service	§ 790.112	P		

1	719.51	Medical Service	§ 790.114		€	
2	719.52	Personal Service	§ 790.116	P	€	
3	719.53	Business or	§ 790.108	P	€	
4		Professional Service				
5	719.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€ #		
6						
7						
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	§ 790.17			
12		Station				
13	719.59	Automotive Repair	§ 790.15	€		
14	719.60	Automotive Wash	§ 790.18			
15	719.61	Automobile Sale or	§ 790.12			
16		Rental				
17	719.62	Animal Hospital	§ 790.6	€		
18	719.63	Ambulance Service	§ 790.2			
19	719.64	Mortuary	§ 790.62			
20	719.65	Trade Shop	§ 790.124	P		
21	719.66	Storage	§ 790.117			
22	719.68	Fringe Financial	§ 790.111	#	#	#
23		Service				
24	719.69	Tobacco Paraphernalia	§ 790.123	€ #	€ #	€ #
25						

	<i>Establishments</i>				
	<i>Amusement Game</i>				
719.69B	<i>Arcade (Mechanical Amusement Devices)</i>	§ 790.4	P	P	
719.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
719.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
719.70	<i>Administrative Service</i>	§ 790.106			
719.80	<i>Hospital or Medical Center</i>	§ 790.44			
719.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
719.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
719.83	<i>Public Use</i>	§ 790.80	€	€	€
719.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
<i>RESIDENTIAL STANDARDS AND USES</i>					
719.90	<i>Residential Use</i>	§ 790.88	P	P	P
719.91	<i>Dwelling Unit Density</i>	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)		

719.92	Residential Density; Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208		
719.92b	Residential Density; Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
719.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
719.94	Off Street Parking; Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
719.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 719.40		Boundaries: The entire Haight Street Neighborhood Commercial District.
§ 719.41	§ 781.9	Controls: Retail establishments selling off sale or on sale alcoholic beverages are not permitted pursuant to Section 781.9.
§ 719.44		
§ 719.42	§ 781.9 § 790.22	HAIGHT STREET LIQUOR LICENSES FOR RESTAURANTS Boundaries: Applicable to the Height Street Neighborhood Commercial District and Height Street Alcohol Restricted Use Subdistrict. Controls: A Restaurant Use may only add ABC license types 47, 49 or 75

1		as a conditional use on the around level if, in addition to the criteria set
2		forth in Section 303, the Planning Commission finds that the restaurant is
3		operating as a Bona Fide Eating Place, as defined in Section 790.142 of
4		this Code. Should a restaurant fail to operate as a Bona Fide Eating Place
5		for any length of time, the conditional use authorization shall be subject to
6		immediate revocation.
7		HAIGHT STREET RESTAURANTS
8		<i>Boundaries:</i> Applicable to the Haight Street Neighborhood Commercial
9		District and Haight Street Alcohol Restricted Use Subdivision.
10		<i>Controls:</i> A Restaurant may be permitted as a conditional use on the
11	§ 719.44	ground level if, in addition to the criteria set forth in Section 303, the
12	§ 790.22 § 790.91	Planning Commission has approved no more than a total of 3 Restaurants
13		in accordance with this Section. Should a Restaurant permitted under this
14		Section cease operation and complete a lawful change of use to another
15		principally or conditionally permitted use, the Commission may consider a
16		new Restaurant in accordance with the terms of this Section.
17		Within the Haight Street Neighborhood Commercial District, that portion
18	§ 719.48	of an Other Entertainment use comprised of mechanical amusement game
19	§ 790.4 § 790.38	devices will be considered an Amusement Game Arcade Use, for the
20		purposes of the Planning Code.
21		MASSAGE ESTABLISHMENT
22	§ 719.54	<i>Controls:</i> Massage shall generally be subject to Conditional Use
23	§ 790.60, §§ 29.1 29.32	authorization. Certain exceptions to the Conditional Use requirement for
24	Health Code	massage are described in Section 790.60(c). When considering an
25		application for a conditional use permit pursuant to this subsection, the

		<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	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
720.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
720.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a), (e)
720.13	Street Frontage	§ 145.1	Required
720.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
720.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Hayes Street; portions of Octavia Street
720.13c	Street Frontage, Parking	§ 155(r)	NP: portions of Hayes Street and Octavia

	and Loading Access Restrictions		Street
720.14	Awning	§ 136.1(a)	P
720.15	Canopy	§ 136.1(b)	P
720.16	Marquee	§ 136.1(c)	P
720.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
720.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
720.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
720.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 166, 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

			<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; 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. 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(c) (d) (g)

<i>Hayes-Gough Transit Controls by Story</i>					
No.	Zoning Category	§ References			
		§ 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		<i>Business or Professional</i>				
20	720.53	<i>Service</i>	§ 790.108	€	P	€
21						
22			§ 790.60;			
23	720.54	<i>Massage Establishment</i>	§§ 29.1-29.32	€ #		
24			<i>Health Code</i>			
25	720.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€

1	720.56	Automobile Parking	§§ 156, 158.1, 160,	€	€	€
2			166, 790.8			
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		Tobacco Paraphernalia				
15	720.69	Establishments	§ 790.123	€		
16		Amusement Game Arcade				
17	720.69B	(Mechanical Amusement	§ 790.4			
18		Devices)				
19						
20	720.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
21		Large Scale Urban				
22	720.69D	Agriculture	§ 102.35(b)	€	€	€
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			

720.81	<i>Other Institutions, Large</i>	<i>§ 790.50</i>	<i>P</i>	<i>€</i>	<i>€</i>
720.82	<i>Other Institutions, Small</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>
720.83	<i>Public Use</i>	<i>§ 790.80</i>	<i>€</i>	<i>€</i>	<i>€</i>
720.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P</i>		
RESIDENTIAL STANDARDS AND USES					
720.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P, except € for front- ages listed in 145.1 (d)</i>	<i>P</i>	<i>P</i>
720.91	<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.</i>		

			§§ 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. § 208
720.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	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>			
--	----------------	----------------------------	--	--	--

SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
		<i>MESSAGE ESTABLISHMENT</i>
		<i>Controls:</i> <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(c).</i>
<i>§ 720.54</i>	<i>§ 790.60, §§ 29.1-29.32 Health Code</i>	<i>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>

		260, 261.1,	
		263.20,	
		270, 271	
721.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
721.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a), (e)
721.13	Street Frontage	§ 145.1	Required
721.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
721.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Market Street
721.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Market Street
721.14	Awning	§ 136.1(a)	P
721.15	Canopy	§ 136.1(b)	P
721.16	Marquee	§ 136.1(c)	P
721.17	Streetscape and Pedestrian Improvements	§ 138.1	Required

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
721.21	Use Size [Non Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
721.22	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
721.23	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)
721.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2

721.25	Drive Up Facility	§ 790.30			
721.26	Walk Up Facility	§ 790.140	P		
721.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.		
721.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609			
721.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2		
721.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c)(d)(g)		
No.	Zoning Category	§ References	Upper Market Street Controls by Story		
		§ 790.118	1st	2nd	3rd+
721.36	Residential Conversion	§ 317	€	€	
721.37	Residential Demolition	§ 317	€	€	€
721.38	Residential Division	§ 207.8	P	P	P
721.39	Residential Merger	§ 317	€	€	€
Retail Sales and Services					
721.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
721.41	Bar	§ 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	721.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 400 sq. ft.		

			lot area #
			§ 207(c)
721.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 140 sq. ft. lot area § 208
721.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)
721.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)
721.94	Off Street Parking, Residential	§§ 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	Community Residential Parking	§ 790.10	€ € €

SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7	Other Code	Zoning Controls
Code Section	Section	
§ 721.31	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
§ 721.32		Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD.

1		<i>Controls:</i> <i>Special restrictions and limitations for signs.</i>
2		UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS
3		<i>Boundaries:</i> <i>Applicable to the Upper Market Street Neighborhood</i>
4		<i>Commercial District.</i>
5		<i>Controls:</i> <i>A Restaurant Use may only add ABC license types 47, 49 or 75</i>
6		<i>as a conditional use on the around level if, in addition to the criteria set</i>
7	§ 721.44	<i>forth in Section 303 the Planning Commission finds that the restaurant is</i>
8	§ 790.91	<i>operating as a Bona Fide Eating Place, as defined in Section 790.142 of</i>
9		<i>this Code. Should a restaurant fail to operate as a Bona Fide Eating</i>
10		<i>Place for any length of time, the conditional use authorization shall be</i>
11		<i>subject to immediate revocation.</i>
12		MESSAGE ESTABLISHMENT
13	§ 790.60,	<i>Controls:</i> <i>Massage shall generally be subject to Conditional Use</i>
14	§§ 29.1-	<i>authorization. Certain exceptions to the Conditional Use requirement for</i>
15	§ 721.54	<i>massage are described in Section 790.60(e). When considering an</i>
16	29.32	<i>application for a conditional use permit pursuant to this subsection, the</i>
17	Health	<i>Planning Commission shall consider, in addition to the criteria listed in</i>
18	Code	<i>Section 303(c), the additional criteria described in Section 303(n).</i>
19		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
20		(FFSRUD).
21		<i>Boundaries:</i> <i>The FFSRUD and its 1/4 mile buffer includes, but is not</i>
22	§ 721.68	<i>limited to, the Upper Market Street Neighborhood Commercial District.</i>
23	§ 249.35	<i>Controls:</i> <i>Within the FFSRUD and its 1/4 mile buffer, fringe financial</i>
24		<i>services are NP pursuant to Section 249.35. Outside the FFSRUD and its</i>
25		<i>1/4 mile buffer, fringe financial services are P subject to the restrictions</i>

		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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>North Beach Controls</i>
<i>BUILDING STANDARDS</i>			
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
6			§ 124(a) (b)
7	722.21 Use Size [Nonresidential]	§ 790.130	P up to 1,999 sq. ft.;
8			C # 2,000 sq. ft. to 3,999 sq. ft.
9			NP 4,000 sq. ft. and above
10			§ 121.2
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.
15			§§ 152, 161(b)
16			
17	722.24 Outdoor Activity Area	§ 790.70	P if located in front;
18			C if located elsewhere
19			§ 145.2
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.
24			C 2 a.m.–6 a.m.
25	722.30 General Advertising Sign	§§ 262, 602–604,	

		608, 609	
722.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
722.32	Other Signs	§§ 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	Residential Conversion	§ 317	P		
722.37	Residential Demolition	§ 317	P	C	C
Retail Sales and Services					
722.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
722.41	Bar	§§ 780.3, 790.22	C #		
722.43	Limited Restaurant	§ 790.90	C #		
722.44	Restaurant	§§ 780.3, 790.91	C #		
722.45	Liquor Store	§ 790.55	C		
722.46	Movie Theater	§ 790.64	P		
722.47	Adult Entertainment	§ 790.36			
722.48	Other Entertainment	§ 790.38	C		
722.49	Financial Service	§ 790.110	C/NP #		
722.50	Limited Financial Service	§ 790.112	C/NP #		
722.51	Medical Service	§ 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</i>	§ 790.123	<i>€</i>		
21		<i>Establishments</i>				
22	722.69B	<i>Amusement Game Arcade</i>	§ 790.4			
23		<i>(Mechanical Amusement Devices)</i>				
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>

<i>Institutions and Non-Retail Sales and Services</i>					
722.70	<i>Administrative Service</i>	§ 790.106			
722.80	<i>Hospital or Medical Center</i>	§ 790.44			
722.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	<i>C</i>	<i>C</i>
722.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
722.83	<i>Public Use</i>	§ 790.80	<i>C</i>	<i>C</i>	<i>C</i>
722.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	<i>P</i>		
RESIDENTIAL STANDARDS AND USES					
722.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
722.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 400 sq. ft. lot area # § 207(c)</i>		
722.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 140 sq. ft. lot area § 208</i>		
722.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
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>		
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>		

			<p>parking spaces for each dwelling unit.</p> <p>§§ 145.1, 151.1, 166, 167</p> <p># if installing a garage in an existing residential building</p>		
722.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
§ 722.26	§ 790.140	<p>NORTH BEACH WALK UP FACILITIES</p> <p>Boundaries: North Beach NCD</p> <p>Controls: Walk-up automated bank teller machines (ATMs) are not permitted.</p>
§ 722.43 § 722.44	§ 780.3	<p>NORTH BEACH SPECIAL USE DISTRICT</p> <p>Boundaries: North Beach NCD.</p> <p>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:</p> <p>(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</p> <p>(2) a vacant space last occupied by a nonconforming use or a</p>

		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	<p>NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS</p> <p>Boundaries: North Beach NCD.</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>
§ 722.49 § 722.50 § 722.53	§ 781.6	<p>NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT</p> <p>Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01.</p> <p>Controls: Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story.</p>
§ 722.54	§ 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(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</p>

1		in Section 303(c), the additional criteria described in Section 303(n).
2		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
3		(FFSRUD)
4		Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
5		limited to, the North Beach Neighborhood Commercial District.
6	§ 722.68	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial
7	§ 249.35	services are NP pursuant to Section 249.35. Outside the FFSRUD and
8		its 1/4 mile buffer, fringe financial services are P subject to the
9		restrictions set forth in Subsection 249.35(c)(3).
10		ACCESSORY DWELLING UNITS
11		Boundaries: Within the boundaries of the North Beach NCD.
12		Controls: An "Accessory Dwelling Unit," as defined in Section 102 and
13	§ 722.91	meeting the requirements of Section 207(c)(4) is permitted to be
14	§ 207(c)(4)	constructed within an existing building zoned for residential use or
15		within an existing and authorized auxiliary structure on the same lot.
16		NORTH BEACH OFF STREET PARKING, RESIDENTIAL
17		Boundaries: North Beach NCD
18		Controls:
19	§§ 150,	A. Installing a garage in an existing residential building of four or
20	153-157,	more units requires a mandatory discretionary review by the Planning
21	§ 722.94	Commission; Section 311 notice is required for a building of less than
22	159-160,	four units. In approving installation of the garage, the Commission
23	204.5	shall find that:
24		(1) the proposed garage opening/addition of off street parking
25		will not cause the "removal" or "conversion of residential unit," as

		those terms are defined in Section 317 of this Code;
		(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;
		(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,
		(4) the garage would not front on a public right of way narrower
		than 41 feet, and
		(5) 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.

* * * *

**~~Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE~~**

No.	Zoning Category	§ References	Polk Street Controls
BUILDING STANDARDS			

1		§§ 102.12, 105, 106,	65 A, 80 A, 130 E
2	723.10 <i>Height and Bulk Limit</i>	250 – 252, 260, 270,	See Zoning Map
3		271	
4			<i>P up to 9,999 sq. ft.</i>
5	723.11 <i>Lot Size</i>	§§ 121.1, 790.56	C 10,000 sq. ft. & above
6	[Per Development]		§ 121.1
7			<i>Required at residential</i>
8	723.12 <i>Rear Yard</i>	§§ 130, 134, 136	levels only
9			§ 134(a) (e)
10	723.13 <i>Street Frontage</i>	§ 145.1	Required
11	723.14 <i>Awning</i>	§ 136.1(a)	P
12	723.15 <i>Canopy</i>	§ 136.1(b)	P
13	723.16 <i>Marquee</i>	§ 136.1(c)	P
14			
15	723.17 <i>Streetscape and Pedestrian</i>	§ 138.1	Required
16	Improvements		
17	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
18		§§ 102.9, 102.11,	2.5 to 1
19	723.20 <i>Floor Area Ratio</i>	123	§ 124(a) (b)
20			<i>P up to 2,499 sq. ft.;</i>
21	723.21 <i>Use Size</i>	§ 790.130	C 2,500 sq. ft. & above
22	[Non Residential]		§ 121.2
23			
24	723.22 <i>Off-Street Parking,</i>	§§ 150, 153 – 157,	Generally, none required if occupied floor
25	Commercial/Institutional	159 – 160, 204.5	area is less than 5,000 sq. ft.

			§§ 151, 161(g)
723.23	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)
723.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere
			§ 145.2
723.25	Drive Up Facility	§ 790.30	
723.26	Walk Up Facility	§ 790.140	P
723.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.
723.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
723.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
723.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

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					
	Other Retail Sales and Services [Not Listed Below]				
723.40		§ 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,	€ #		

		§§ 29.1 29.32			
		Health Code			
723.55	Tourist Hotel	§ 790.46	€	€	€
723.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
723.57	Automotive Gas Station	§ 790.14			
723.58	Automotive Service Station	§ 790.17			
723.59	Automotive Repair	§ 790.15	€		
723.60	Automotive Wash	§ 790.18			
723.61	Automobile Sale or Rental	§ 790.12			
723.62	Animal Hospital	§ 790.6	€		
723.63	Ambulance Service	§ 790.2			
723.64	Mortuary	§ 790.62			
723.65	Trade Shop	§ 790.124	P	€	
723.66	Storage	§ 790.117			
723.68	Fringe Financial Service	§ 790.111	#	#	#
723.69	Tobacco Paraphernalia Establishments	§ 790.123	NP #	NP #	NP #
723.69 B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
723.69	Neighborhood	§ 102.35(a)	P	P	P

1	€	Agriculture			
2	723.69	Large Scale Urban			
3	Ø	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
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
15					
16	723.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 400 sq. ft. lot area	
17				#	
18				§ 207(c)	
19	723.92	Residential Density,		Generally, up to 1 bedroom per 140 sq. ft. lot	
20		Group Housing	§§ 207, 208	area	
21				§ 208	
22	723.92	Residential Density,	§§ 102, 207.1,	Density limits per Section 208(a)	
23	b	Homeless Shelters	790.88(c)		
24	723.93	Usable Open Space	§§ 135, 136	Generally, either	
25		[Per Residential Unit]		60 sq. ft. if private, or	

			80 sq. ft. if common § 135(d)		
723.94	Off Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
723.95	Community Residential Parking	§ 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	<i>POLK STREET LIQUOR LICENSES FOR RESTAURANTS</i> <i>Boundaries:</i> Applicable to the Polk Street NCD. <i>Controls:</i> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is 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.
§ 723.54	§ 790.60, §§ 29.1— 29.32 Health Code	<i>MASSAGE ESTABLISHMENT</i> <i>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

		<p><i>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>§ 723.68</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 North of Market Residential Special Use District; and includes some properties within the Polk 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>
<p>§ 723.69</p>	<p>§ 186.1</p> <p>§ 788</p> <p>§ 790.123</p>	<p>Tobacco Paraphernalia Establishments—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.</p>
<p>§ 723.91</p>	<p>§ 207(c)(4)</p>	<p>ACCESSORY DWELLING UNITS</p>

		<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>
--	--	--

* * * *

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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Sacramento Street Controls</i>
<i>BUILDING STANDARDS</i>			
<i>724.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250 252, 260, 261.1, 270, 271</i>	<i>40 X Height Sculpting on Alleys: § 261.1</i>
<i>724.11</i>	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1</i>
<i>724.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at grade level and above § 134(a) (e)</i>
<i>724.13</i>	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
<i>724.14</i>	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
<i>724.15</i>	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
<i>724.16</i>	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
<i>724.17</i>	<i>Streetscape and</i>	<i>§ 138.1</i>	<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	1.8 to 1 § 124(a) (b)
724.21	<i>Use Size [Non Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
724.22	<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)
724.23	<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)
724.24	<i>Outdoor Activity Area</i>	§ 790.70	P
724.25	<i>Drive Up Facility</i>	§ 790.30	
724.26	<i>Walk Up Facility</i>	§ 790.140	P
724.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m.—12 a.m.; C 12 a.m.—6 a.m.
724.30	<i>General Advertising Sign</i>	§§ 262, 602—604, 608, 609	
724.31	<i>Business Sign</i>	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
724.32	<i>Other Signs</i>	§§ 262, 602—604, 608,	P

		609	§ 607.1(c) (d) (g)
--	--	-----	--------------------

No.	Zoning Category	§ References	Sacramento Street Controls by Story		
		§ 790.118	1st	2nd	3rd+

724.36	Residential Conversion	§ 317	P		
724.37	Residential Demolition	§ 317	P	€	€
Retail Sales and Services					
724.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	€	
724.41	Bar	§ 790.22			
724.43	Limited Restaurant	§ 790.90	P		
724.44	Restaurant	§ 790.91	€		
724.45	Liquor Store	§ 790.55	P		
724.46	Movie Theater	§ 790.64	P		
724.47	Adult Entertainment	§ 790.36			
724.48	Other Entertainment	§ 790.38	€		
724.49	Financial Service	§ 790.110	P		
724.50	Limited Financial Service	§ 790.112	P		
724.51	Medical Service	§ 790.114	#		
724.52	Personal Service	§ 790.116	€		
724.53	Business or Professional	§ 790.108	€		

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		<i>Tobacco Paraphernalia</i>			
19	724.69	<i>Establishments</i>	§ 790.123	€	
20		<i>Amusement Game Arcade</i>			
21	724.69B	<i>(Mechanical Amusement</i>	§ 790.4		
22		<i>Devices)</i>			
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)	€	€ €

	Agriculture				
<i>Institutions and Non-Retail Sales and Services</i>					
724.70	Administrative Service	§ 790.106			
724.80	Hospital or Medical Center	§ 790.44			
724.81	Other Institutions, Large	§ 790.50	P	€	€
724.82	Other Institutions, Small	§ 790.51	P	P	P
724.83	Public Use	§ 790.80	€	€	€
724.84	Medical Cannabis Dispensary	§ 790.141	P		
<i>RESIDENTIAL STANDARDS AND USES</i>					
724.90	Residential Use	§ 790.88	P	P	P
724.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		
724.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
724.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
724.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
724.94	Off Street Parking,	§§ 150, 153 – 157, 159 –	Generally, 1 space for each		

	<i>Residential</i>	<i>160, 204.5</i>	<i>dwelling unit</i>		
			<i>§§ 151, 161(a)(g)</i>		
<i>724.95</i>	<i>Community Residential</i>	<i>§ 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>
	<i>Parking</i>				

SPECIFIC PROVISIONS FOR THE SACRAMENTO STREET NEIGHBORHOOD

COMMERCIAL DISTRICT

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
<i>§ 724.38</i>	<i>§ 790.84</i>	<p><i>Boundaries:</i> Sacramento Street Neighborhood Commercial District</p> <p><i>Controls:</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:</p> <p>1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and</p> <p>2) No legally residing residential tenant will be displaced.</p>
<i>§ 724.51</i>	<i>§§ 145.1, 145.1(2)(A)1, 790.88, 790.108, 790.114</i>	<p><i>Boundaries:</i> Sacramento Street Neighborhood Commercial District</p> <p><i>Controls:</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.</p>
<i>§ 724.68</i>	<i>§ 249.35</i>	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><i>Boundaries:</i> The FFSRUD and its 1/4 mile buffer includes, but is</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>
--	--	--

* * * *

***Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE***

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Union Street Controls</i>
<i>BUILDING STANDARDS</i>			
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

725.15	Canopy	§ 136.1(b)	P
725.16	Marquee	§ 136.1(c)	P
725.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
725.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
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)
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)
725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
725.25	Drive-Up Facility	§ 790.30	
725.26	Walk-Up Facility	§ 790.140	P

725.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.		
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> § 607.1(f) 2		
725.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> § 607.1(c) (d) (g)		
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	Adult Entertainment	§ 790.36			
2	725.48	Other Entertainment	§ 790.38	€		
3	725.49	Financial Service	§ 790.110	P	€	
4	725.50	Limited Financial Service	§ 790.112	P		
5	725.51	Medical Service	§ 790.114	P	P	€
6	725.52	Personal Service	§ 790.116	P	P	€
7	725.53	Business or Professional Service	§ 790.108	P	P	€
8	725.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code			
9	725.55	Tourist Hotel	§ 790.46	€	€	€
10	725.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
11	725.57	Automotive Gas Station	§ 790.14			
12	725.58	Automotive Service Station	§ 790.17			
13	725.59	Automotive Repair	§ 790.15			
14	725.60	Automotive Wash	§ 790.18			
15	725.61	Automobile Sale or Rental	§ 790.12			
16	725.62	Animal Hospital	§ 790.6	€		

1	725.63	Ambulance Service	§ 790.2			
2	725.64	Mortuary	§ 790.62			
3	725.65	Trade Shop	§ 790.124	P	€	
4	725.66	Storage	§ 790.117			
5	725.68	Fringe Financial Service	§ 790.111			
6	725.69	Tobacco Paraphernalia	§ 790.123	€		
7		Establishments				
8		Amusement Game				
9	725.69B	Arcade (Mechanical	§ 790.4			
10		Amusement Devices)				
11						
12	725.69C	Neighborhood	§ 102.35(a)	P	P	P
13		Agriculture				
14						
15	725.69D	Large-Scale Urban	§ 102.35(b)	€	€	€
16		Agriculture				
17	<i>Institutions and Non-Retail Sales and Services</i>					
18	725.70	Administrative Service	§ 790.106			
19						
20	725.80	Hospital or Medical	§ 790.44			
21		Center				
22	725.81	Other Institutions, Large	§ 790.50	P	€	€
23	725.82	Other Institutions, Small	§ 790.51	P	P	P
24	725.83	Public Use	§ 790.80	€	€	€
25	725.84	Medical Cannabis	§ 790.141	P		

	<i>Dispensary</i>				
<i>RESIDENTIAL STANDARDS AND USES</i>					
725.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
725.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area</i> <i>§ 207(c)</i>		
725.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i> <i>§ 208</i>		
725.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
725.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either</i> <i>80 sq. ft if private, or</i> <i>100 sq. ft. if common</i> <i>§ 135(d)</i>		
725.94	<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>		
725.95	<i>Community Residential Parking</i>	§ 790.10	<i>€</i>	<i>€</i>	<i>€</i>

***SPECIFIC PROVISIONS FOR THE UNION STREET
NEIGHBORHOOD COMMERCIAL DISTRICT***

Article	Other	<i>Zoning Controls</i>
----------------	--------------	-------------------------------

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>

		<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>
--	--	---

* * * *

Table 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Valencia Street Transit Controls</i>
<i>BUILDING STANDARDS</i>			
<i>726.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.18, 270, 271</i>	<i>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</i>
<i>726.11</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>726.12</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>726.13</i>	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
<i>726.13a</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>

1	Street Frontage,		
2	726.13b Required Ground Floor	§ 145.4	Portions of Valencia Street, 16th Street,
3	Commercial		and 22nd Street
4	Street Frontage, Parking		
5	726.13c and Loading access	§ 155(r)	Requirements apply.
6	restrictions		
7	726.14 Awning	§ 136.1(a)	P
8	726.15 Canopy	§ 136.1(b)	P
9	726.16 Marquee	§ 136.1(c)	P
10			
11	726.17 Streetscape and	§ 138.1	Required
12	Pedestrian Improvements		
13	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
14	726.20 Floor Area Ratio	§§ 102.9, 102.11,	2.5 to 1 § 124(a)(b)
15		123	
16	726.21 Use Size	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. &
17	[Non Residential]		above
18			§ 121.2
19	726.22 Off Street Parking,	§§ 150, 151.1, 153—	None required. Limits set forth in Section
20	Commercial/Institutional	157, 159—160, 166,	151.1
21		204.5	
22	726.23 Off Street Freight	§§ 150, 153—155,	Generally, none required if gross floor
23	Loading	204.5	area is less than 10,000 sq. ft. §§ 152,
24			161(b)
25			

726.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>
726.25	<i>Drive-Up Facility</i>	§ 790.30	
726.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
726.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. — 2 a.m. C 2 a.m. — 6 a.m.</i>
726.30	<i>General Advertising Sign</i>	§§ 262, 602 — 604, 608, 609	
726.31	<i>Business Sign</i>	§§ 262, 602 — 604, 608, 609	<i>P § 607.1(f) 2</i>
726.32	<i>Other Signs</i>	§§ 262, 602 — 604, 608, 609	<i>P § 607.1(c) (d) (g)</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Valencia Street Transit Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
		§ 790.118			

726.36	<i>Residential Conversion</i>	§ 317	€		
726.37	<i>Residential Demolition</i>	§ 317	€	€	€
726.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
726.39	<i>Residential Merger</i>	§ 317	€	€	€

<i>Retail Sales and Services</i>					
<i>726.40</i>	<i>Other Retail Sales and Services {Not Listed Below}</i>	<i>§ 790.102</i>	<i>P</i>	<i>€</i>	
<i>726.41</i>	<i>Bar</i>	<i>§ 790.22</i>	<i>€</i>		
<i>726.43</i>	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P</i>		
<i>726.44</i>	<i>Restaurant</i>	<i>§ 790.91</i>	<i>P #</i>		
<i>726.45</i>	<i>Liquor Store</i>	<i>§ 790.55</i>			
<i>726.46</i>	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>		
<i>726.47</i>	<i>Adult Entertainment</i>	<i>§ 790.36</i>			
<i>726.48</i>	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>€</i>		
<i>726.49</i>	<i>Financial Service</i>	<i>§ 790.110</i>	<i>P</i>		
<i>726.50</i>	<i>Limited Financial Service</i>	<i>§ 790.112</i>	<i>P</i>		
<i>726.51</i>	<i>Medical Service</i>	<i>§ 790.114</i>	<i>P</i>	<i>€</i>	
<i>726.52</i>	<i>Personal Service</i>	<i>§ 790.116</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>726.53</i>	<i>Business or Professional Service</i>	<i>§ 790.108</i>	<i>P</i>	<i>€</i>	
<i>726.54</i>	<i>Massage Establishment</i>	<i>§ 790.60, §§ 29.1-29.32 Health Code</i>	<i>€ #</i>	<i>€ #</i>	
<i>726.55</i>	<i>Tourist Hotel</i>	<i>§ 790.46</i>	<i>€</i>	<i>€</i>	

1	726.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160,	€	€	€
2			166, 790.8			
3	726.57	<i>Automotive Gas Station</i>	§ 790.14			
4	726.58	<i>Automotive Service Station</i>	§ 790.17			
5						
6	726.59	<i>Automotive Repair</i>	§ 790.15	€		
7	726.60	<i>Automotive Wash</i>	§ 790.18			
8	726.61	<i>Automobile Sale or Rental</i>	§ 790.12			
9						
10	726.62	<i>Animal Hospital</i>	§ 790.6	€		
11	726.63	<i>Ambulance Service</i>	§ 790.2			
12	726.64	<i>Mortuary</i>	§ 790.62	€	€	
13	726.65	<i>Trade Shop</i>	§ 790.124	P	€	
14	726.66	<i>Storage</i>	§ 790.117			
15	726.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
16	726.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
17	726.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
18						
19	726.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
20						
21						
22						
23						
24						
25						

1	726.69D	Large-Scale Urban	§ 102.35(b)	€	€	€
2		Agriculture				
3	<i>Institutions and Non-Retail Sales and Services</i>					
4	726.70	Administrative Service	§ 790.106			
5						
6	726.80	Hospital or Medical	§ 790.44			
7		Center				
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						
12	726.84	Medical Cannabis	§ 790.141	P		
13		Dispensary				
14	<i>RESIDENTIAL STANDARDS AND USES</i>					
15	726.90		§§ 145.4, 790.88	P, except NP		
16				for frontages	P	P
17				listed in 145.4		
18	726.91	Dwelling Unit Density	§ 207	No density limit #		
19				§ 207(c)		
20	726.92	Residential Density,	§§ 207, 208	No density limit		
21		Group Housing				
22	726.92b	Residential Density,	§§ 102, 207.1,	Density limits per Section 208(a)		
23		Homeless Shelters	790.88(c)			
24	726.93	Usable Open Space	§§ 135, 136	Generally, either 80 sq. ft if private, or		
25						

	[Per Residential Unit]		100 sq. ft. if common § 135(d)
726.94	Off Street Parking, Residential	§§ 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. §§ 151.1, 166, 167, 145.1
726.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	€ € €

***SPECIFIC PROVISIONS FOR THE VALENCIA STREET
NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***

Article 7	Other	Zoning Controls
Code	Code	
Section	Section	
		MASSAGE ESTABLISHMENT
	§ 790.60,	Controls: Massage shall generally be subject to Conditional Use authorization.
	§§ 29.1-	Certain exceptions to the Conditional Use requirement for massage are described
§ 726.54	29.32	in Section 790.60(c). When considering an application for a conditional use
	Health	permit pursuant to this subsection, the Planning Commission shall consider, in
	Code	addition to the criteria listed in Section 303(c), the additional criteria described in
		Section 303(n).
		FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
§ 726.68	§ 249.35	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the
		Valencia Street Neighborhood Commercial Transit 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 ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 726.91	§ 207(c)(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(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.
[See Note 1 below.]		GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED Boundaries: Valencia Street from 15th Street to 24th Street. 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.

* * * *

~~Table 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~
~~ZONING CONTROL TABLE~~

No.	Zoning Category	§ References	24th Street – Mission Transit Controls
BUILDING STANDARDS			

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	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
727.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
727.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c)(d)(g)

No.	Zoning Category	§ References	24th Street – Mission Transit Controls by Story		
		§ 790.118	1st	2nd	3rd+

727.36	Residential Conversion	§ 317	€		
727.37	Residential Demolition	§ 317	€	€	€
727.38	Residential Division	§ 207.8	P	P	P
727.39	Residential Merger	§ 317	€	€	€
<i>Retail Sales and Services</i>					
727.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	P		
727.41	Bar	§ 790.22			
727.43	Limited Restaurant	§ 790.90	P		

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		
8	727.50	<i>Limited Financial Service</i>	§ 790.112	P		
10	727.51	<i>Medical Service</i>	§ 790.114	P	€	
11	727.52	<i>Personal Service</i>	§ 790.116	P	€	
13	727.53	<i>Business or Professional Service</i>	§ 790.108	P	€	
15	727.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€ #		
18	727.55	<i>Tourist Hotel</i>	§ 790.46	€	€	
19	727.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 166, 790.8	€	€	€
20	727.57	<i>Automotive Gas Station</i>	§ 790.14			
22	727.58	<i>Automotive Service Station</i>	§ 790.17			
24	727.59	<i>Automotive Repair</i>	§ 790.15	€		
25	727.60	<i>Automotive Wash</i>	§ 790.18			

727.61	<i>Automobile Sale or Rental</i>	§ 790.12			
727.62	<i>Animal Hospital</i>	§ 790.6	€		
727.63	<i>Ambulance Service</i>	§ 790.2			
727.64	<i>Mortuary</i>	§ 790.62			
727.65	<i>Trade Shop</i>	§ 790.124	P		
727.66	<i>Storage</i>	§ 790.117			
727.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
727.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
727.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
727.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
727.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
727.70	<i>Administrative Service</i>	§ 790.106			
727.80	<i>Hospital or Medical Center</i>	§ 790.44			
727.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€

727.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
727.83	<i>Public Use</i>	§ 790.80	€	€	€
727.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
<i>RESIDENTIAL STANDARDS AND USES</i>					
727.90	<i>Residential Use</i>	§§ 145.4, 790.88	P, except NP for front- ages listed in § 145.4	P	P
727.91	<i>Dwelling Unit Density</i>	§ 207	No density limit § 207(c)		
727.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	No density limit		
727.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
727.93	<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)		
727.94	<i>Off-Street Parking, Residential</i>	§§ 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 §§ 151, 161(a) (g), 166, 167, 145.1		

727.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	€	€	€
<i>SPECIFIC PROVISIONS FOR THE 24TH STREET MISSION DISTRICT</i>					
<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>			
§ 727.54	§ 790.60, §§ 29.1- 29.32 Health Code	 MESSAGE ESTABLISHMENT 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(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> 			
§ 727.68	§ 249.35	 FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) 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> 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> 			

* * * *

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	Height and Bulk Limit	§§ 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	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
728.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)-(e)
728.13	Street Frontage	§ 145.1	Required
728.14	Awning	§ 136.1(a)	P
728.15	Canopy	§ 136.1(b)	P
728.16	Marquee	§ 136.1(c)	P
728.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)-(b)
728.21	Use Size	§ 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
------------	------------------------	---------------------	---------------------------------

			<i>Controls by Story</i>		
		<i>§ 790.118</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

728.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>		
728.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
728.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	<i>§ 790.102</i>	<i>P #</i>	<i>C #</i>	
728.41	<i>Bar</i>	<i>§ 790.22</i>	<i>€</i>		
728.43	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P #</i>		
728.44	<i>Restaurant</i>	<i>§ 790.91</i>	<i>C #</i>		
728.45	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>€</i>		
728.46	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>		
728.47	<i>Adult Entertainment</i>	<i>§ 790.36</i>			
728.48	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>€</i>		
728.49	<i>Financial Service</i>	<i>§ 790.110</i>	<i>€</i>		
728.50	<i>Limited Financial Service</i>	<i>§ 790.112</i>	<i>€</i>		
728.51	<i>Medical Service</i>	<i>§ 790.114</i>	<i>€</i>	<i>P</i>	
728.52	<i>Personal Service</i>	<i>§ 790.116</i>	<i>P</i>	<i>€</i>	
728.53	<i>Business or Professional Service</i>	<i>§ 790.108</i>	<i>€</i>	<i>P</i>	<i>€</i>
728.54	<i>Massage Establishment</i>	<i>§ 790.60,</i> <i>§§ 29.1 29.32</i> <i>Health Code</i>	<i>C #</i>		
728.55	<i>Tourist Hotel</i>	<i>§ 790.46</i>	<i>€</i>	<i>€</i>	

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				
14		Establishments	§ 790.123	€		
15	728.69B	Amusement Game Arcade				
16		(Mechanical Amusement Devices)	§ 790.4			
17	728.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
18	728.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
19						
20	<i>Institutions and Non-Retail Sales and Services</i>					
21	728.70	Administrative Service	§ 790.106			
22	728.80	Hospital or Medical Center	§ 790.44			
23	728.81	Other Institutions, Large	§ 790.50	P	€	€
24	728.82	Other Institutions, Small	§ 790.51	P	P	P
25	728.83	Public Use	§ 790.80	€	€	€

728.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
728.90	Residential Use	§ 790.88	P	P	P
728.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area # § 207(c)		
728.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208		
728.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
728.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
728.94	Off Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
728.95	Community Residential Parking	§ 790.10	€	€	€

**~~SPECIFIC PROVISIONS FOR THE 24TH STREET—NOE VALLEY
NEIGHBORHOOD COMMERCIAL DISTRICT~~**

Article 7	Other Code	Zoning Controls
Code Section	Section	

1		ACCESSORY DWELLING UNITS
2		<i>Boundaries:</i> <i>Board of Supervisors District 8 as extant on July 1, 2015.</i>
3	§ 728.121	<i>Controls:</i> <i>An "Accessory Dwelling Unit," as defined in and meeting the</i>
4	§ 728.91	<i>requirements of Section 207(c)(4), is permitted to be constructed within</i>
5		<i>an existing building zoned for residential use or within an existing and</i>
6		<i>authorized auxiliary structure on the same lot.</i>
7		24TH STREET—NOE VALLEY SPECIALTY RETAIL USES
8	§ 303.1	<i>Boundaries:</i> <i>Only the area within the 24th Street—Noe Valley</i>
9	§ 728.40	<i>Neighborhood Commercial District. The controls shall not apply to</i>
10	§ 728.43	<i>NC-1 Districts or nonconforming uses within ¼ mile of this District</i>
11		<i>asset forth in Code §§ 710.10 and 186.</i>
12		<i>Controls:</i> <i>Formula Retail Limited Restaurants are NP.</i>
13		24th STREET—NOE VALLEY LIQUOR LICENSES FOR
14		RESTAURANTS
15		<i>Boundaries:</i> <i>Applicable to the 24th Street—Noe Valley Neighborhood</i>
16		<i>Commercial District.</i>
17		<i>Controls:</i> <i>A Restaurant Use may only add ABC license types 47, 49 or</i>
18	§ 728.44	<i>75 as a conditional use on the around level if, in addition to the criteria</i>
19	§ 790.91	<i>set forth in Section 303, the Planning Commission finds that the</i>
20		<i>restaurant is operating as a Bona Fide Eating Place, as defined in</i>
21		<i>Section 790.142 of this Code. Should a restaurant fail to operate as a</i>
22		<i>Bona Fide Eating Place for any length of time, the conditional use</i>
23		<i>authorization shall be subject to immediate revocation.</i>
24	§ 728.54	§ 790.60,
25		MASSAGE ESTABLISHMENT

	§§ 29.1 29.32 Health Code	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).
§ 728.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes portions of, but is not limited to, the 24th Street Noe Valley 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).

* * * *

Table 729. WEST PORTAL AVANUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	West Portal Avenue Controls
------------	------------------------	---------------------	------------------------------------

BUILDING STANDARDS			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250–252, 260, 270, 271	26-X

729.11	<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>
729.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at grade level and above</i> <i>§ 134(a) (e)</i>
729.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
729.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
729.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
729.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
729.17	<i>Streetscape and</i> <i>Pedestrian</i> <i>Improvements</i>	§ 138.1	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
729.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>1.8 to 1</i> <i>§ 124(a) (b)</i>
729.21	<i>Use Size</i> <i>[Nonresidential]</i>	§ 790.130	<i>P up to 2,499 sq. ft.;</i> <i>C 2,500 to 3,999 sq. ft.;</i> <i>NP 4,000 sq. ft. & above</i> <i>§ 121.2</i>
729.22	<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> <i>§§ 151, 161(g)</i>
729.23	<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)
729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
729.25	Drive-Up Facility	§ 790.30	
729.26	Walk-Up Facility	§ 790.140	P
729.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.
729.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
729.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
729.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	West Portal Avenue Controls by Story		
		§ 790.118	1st	2nd	3rd+

729.36	Residential Conversion	§ 317	P		
729.37	Residential Demolition	§ 317	P	C	C
Retail Sales and Services					
729.40	Other Retail Sales	§ 790.102	P	P	

	<i>and Services</i>				
	<i>[Not Listed Below]</i>				
729.41	<i>Bar</i>	§ 790.22	€		
729.43	<i>Limited Restaurant</i>	§ 790.90	€		
729.44	<i>Restaurant</i>	§ 790.91	€		
729.45	<i>Liquor Store</i>	§ 790.55	P		
729.46	<i>Movie Theater</i>	§ 790.64			
729.47	<i>Adult Entertainment</i>	§ 790.36			
729.48	<i>Other Entertainment</i>	§ 790.38			
729.49	<i>Financial Service</i>	§ 790.110			
729.50	<i>Limited Financial Service</i>	§ 790.112	P		
729.51	<i>Medical Service</i>	§ 790.114	€	P	
729.52	<i>Personal Service</i>	§ 790.116	P	P	
729.53	<i>Business or Professional Service</i>	§ 790.108	€ #	P	
729.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code			
729.55	<i>Tourist Hotel</i>	§ 790.46			
729.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8			
729.57	<i>Automotive Gas Station</i>	§ 790.14			
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>				

729.70	Administrative Service	§ 790.106			
729.80	Hospital or Medical Center	§ 790.44			
729.81	Other Institutions, Large	§ 790.50	€	€	
729.82	Other Institutions, Small	§ 790.51	P	P	
729.83	Public Use	§ 790.80	€	€	
729.84	Medical Cannabis Dispensary	§ 790.141	€		
RESIDENTIAL STANDARDS AND USES					
729.90	Residential Use	§ 790.88	P	P	
729.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		
729.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
729.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
729.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common		

			§ 135(d)		
729.94	Off Street Parking, Residential	§§ 150, 153 157, 159 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
729.95	Community Residential Parking	§ 790.10	€	€	
<p align="center"><i>SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT</i></p>					
Article 7	<i>Other</i>	<i>Zoning Controls</i>			
<i>Code Section</i>	<i>Code Section</i>				
§ 729.53		<p>Boundaries: The entire West Portal Neighborhood Commercial District.</p> <p>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 services and/or stock brokerages in the district, stock brokerages shall not be permitted.</p>			
§ 729.68	§ 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 West Portal 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).

* * * *

**Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Inner Sunset Controls
BUILDING STANDARDS			
730.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	40 X Height Sculpting on Alleys: § 261.1
730.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	Street Frontage	§ 145.1	Required
730.14	Awning	§ 136.1(a)	P
730.15	Canopy	§ 136.1(b)	P
730.16	Marquee	§ 136.1(c)	P
730.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			

1	730.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	1.8 to 1
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>

			§ 607.1(f)2
730.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

-

No.	Zoning Category	§ References	Inner Sunset Controls by Story		
		§ 790.118	1st	2nd	3rd+
730.36	<i>Residential Conversion</i>	§ 317	P		
730.37	<i>Residential Demolition</i>	§ 317	P	€	€
<i>Retail Sales and Services</i>					
730.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	P	€	
730.41	<i>Bar</i>	§ 790.22	€		
730.43	<i>Limited Restaurant</i>	§ 790.90	P		
730.44	<i>Restaurant</i>	§ 790.91	€		
730.45	<i>Liquor Store</i>	§ 790.55			
730.46	<i>Movie Theater</i>	§ 790.64	P		
730.47	<i>Adult Entertainment</i>	§ 790.36			
730.48	<i>Other Entertainment</i>	§ 790.38	€		
730.49	<i>Financial Service</i>	§ 790.110	P		
730.50	<i>Limited Financial Service</i>	§ 790.112	P		
730.51	<i>Medical Service</i>	§ 790.114	€	€	
730.52	<i>Personal Service</i>	§ 790.116	P	€	
730.53	<i>Business or Professional Service</i>	§ 790.108	P	€	
730.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C #		

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		<i>Tobacco Paraphernalia</i>				
15	730.69	<i>Establishments</i>	§ 790.123	€		
16		<i>Amusement Game Arcade</i>				
17	730.69B	<i>(Mechanical Amusement</i>	§ 790.4			
18		<i>Devices)</i>				
19						
20	730.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
21	730.69	<i>Large Scale Urban</i>				
22	D	<i>Agriculture</i>	§ 102.35(b)	€	€	€
23	<i>Institutions and Non-Retail Sales and Services</i>					
24	730.70	<i>Administrative Service</i>	§ 790.106			
25	730.80	<i>Hospital or Medical Center</i>	§ 790.44			

730.81	Other Institutions, Large	§ 790.50	P	€	€
730.82	Other Institutions, Small	§ 790.51	P	P	P
730.83	Public Use	§ 790.80	€	€	
730.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
730.90	Residential Use	§ 790.88	P	P	P
730.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		
730.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
730.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
730.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
730.94	Off Street Parking, Residential	§§ 150, 153 – 157, 159 – 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
730.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR THE INNER SUNSET

NEIGHBORHOOD COMMERCIAL DISTRICT		
Article 7	Other Code	Zoning Controls
Code Section	Section	
		MESSAGE ESTABLISHMENT
		Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for
§ 730.54	§ 790.60,	massage are described in Section 790.60(e). When considering an
	§§ 29.1-29.32	application for a conditional use permit pursuant to this subsection, the
	Health Code	Planning Commission shall consider, in addition to the criteria listed in
		Section 303(c), the additional criteria described in Section 303(n).
		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.
§ 730.68	§ 249.35	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).

* * * *

Table 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

NCT-3 ZONING CONTROL TABLE

No.	Zoning Category	§ References	NCT-3 Controls
<i>BUILDING STANDARDS</i>			

731.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20, 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; § 263.20
731.11	Lot Size [Per Development]	§§ 121.1, 790.56,	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
731.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
731.13	Street Frontage	§ 145.1	Required
731.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
731.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Market Street, Church Street
731.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
731.14	Awning	§ 136.1(a)	P
731.15	Canopy	§ 136.1(b)	P
731.16	Marquee	§ 136.1(c)	P
731.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			

1	731.20	Floor Area Ratio	§§ 102.9,	3.6 to 1
2			102.11, 123	§ 124 (a) (b)
3	731.21	Use Size	§ 790.130	P up to 5,999 sq. ft.;
4		[Non Residential]		C 6,000 sq. ft. & above
5				§ 121.2
6	731.22	Off Street Parking,	§§ 150, 153–	None required. For uses in Table 151 that are
7		Commercial/Institutional	157, 159–160,	described as a ratio of occupied floor area, P
8			204.5	up to 1 space per 1,500 feet of occupied floor
9				area or the quantity specified in Table 151,
10				whichever is less, and subject to the conditions
11				of Section 151.1(f); NP above. For retail
12				grocery stores larger than 20,000 square feet,
13				P up to 1:500, C up to 1:250 for space in
14				excess of 20,000 s.f. subject to conditions of
15				151.1(f); NP above. For all other uses, P up to
16				the quantity specified in Table 151, and
17				subject to the conditions of Section 151.1(f);
18				NP above.
19				§§ 151.1, 166, 145.1
20	731.23	Off Street Freight Loading	§§ 150, 153–	Generally, none required if gross floor area is
21			155, 204.5	less than 10,000 sq. ft.
22				§§ 152, 161(b)
23	731.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere
24				§ 145.2
25	731.25	Drive Up Facility	§ 790.30	

731.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
731.27	<i>Hours of Operation</i>	§ 790.48	<i>No Limit</i>
731.30	<i>General Advertising Sign</i>	§§ 262, 602– 604, 608, 609	
731.31	<i>Business Sign</i>	§§ 262, 602– 604, 608, 609	<i>P</i> § 607.1(f)3
731.32	<i>Other Signs</i>	§§ 262, 602– 604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

No.	Zoning Category	§ References	NCT-3 Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
731.36	<i>Residential Conversion</i>	§ 317	€	€	€
731.37	<i>Residential Demolition</i>	§ 317	€	€	€
731.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
731.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i>					
731.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	<i>P</i>
731.41	<i>Bar</i>	§ 790.22	<i>P</i>	<i>P</i>	–
731.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>	<i>P</i>	–
731.44	<i>Restaurant</i>	§ 790.91	<i>P</i>	<i>P</i>	–
731.45	<i>Liquor Store</i>	§ 790.55	–	–	–
731.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P</i>	–
731.47	<i>Adult Entertainment</i>	§ 790.36	€	€	–

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						

	<i>Amusement Devices)</i>				
731.69C	<i>Neighborhood Agriculture</i>	<i>§ 102.35(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
731.69D	<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>					
731.70	<i>Administrative Service</i>	<i>§ 790.106</i>	<i>€</i>	<i>€</i>	<i>€</i>
731.80	<i>Hospital or Medical Center</i>	<i>§ 790.44</i>	<i>€</i>	<i>€</i>	<i>€</i>
731.81	<i>Other Institutions, Large</i>	<i>§ 790.50</i>	<i>P</i>	<i>P</i>	<i>P</i>
731.82	<i>Other Institutions, Small</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>
731.83	<i>Public Use</i>	<i>§ 790.80</i>	<i>€</i>	<i>€</i>	<i>€</i>
731.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P #</i>	<i>-</i>	<i>-</i>
<i>RESIDENTIAL STANDARDS AND USES</i>					
731.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P, except € for frontages listed in 145.1 (d)</i>	<i>P</i>	<i>P</i>
731.91	<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</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
731.92	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
731.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)

731.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
731.94	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		
731.95	Community Residential Parking	§ 145.1, 166, 790.10	C	C	C

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

Article 7	Other Code	Zoning Controls
Code Section	Section	
§ 731.50 § 731.53	§ 790.108 § 790.112	LIMITED FINANCIAL SERVICE AND BUSINESS OR PROFESSIONAL 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 use and for a Business or Professional Service use on the 1st story.
§ 731.54	§ 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).
§ 731.68	§ 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 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(c)(3).</p>
§ 731.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NCT 3 District may only operate between the hours of 8 am and 10 pm.
§ 731.91	§ 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 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Pacific Avenue Controls
BUILDING STANDARDS			
732.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250–252, 260, 261.1, 270, 271	40 X Height Sculpting on Alleys:- § 261.1 See Zoning Map
732.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
732.12	Rear Yard	§§ 130, 134, 136	45% required at the first story and above and at all residential levels § 134(e)
732.13	Street Frontage	§ 145.1	Required
732.14	Awning	§ 136.1(a)	P
732.15	Canopy	§ 136.1(b)	P
732.16	Marquee	§ 136.1(c)	P
732.17	Street Trees		Required § 138.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
732.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
732.21	<i>Use Size</i> [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C# 2,000 sq. ft. & above § 121.2
732.22	<i>Off Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)
732.23	<i>Off Street Freight</i> <i>Loading</i>	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
732.24	<i>Outdoor Activity Area</i>	§ 790.70	P if located in front; C if located elsewhere § 145.2
732.25	<i>Drive Up Facility</i>	§ 790.30	
732.26	<i>Walk Up Facility</i>	§ 790.140	P
732.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. – 10 p.m.; C 10 p.m. – 2 a.m.
732.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	
732.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	P § 607.1(f) 2
732.32	<i>Other Signs</i>	§§ 262, 602 – 604,	P

		608, 609	§ 607.1(c) (d) (g)
--	--	----------	--------------------

-

No.	Zoning Category	§References	Pacific Avenue Controls by Story		
			1st	2nd	3rd+

-

732.36	Residential Conversion	§ 317	€	-	-
732.37	Residential Demolition	§ 317	€	-	-
Retail Sales and Services					
732.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	P	€	-
732.41	Bar	§ 790.22	-	-	-
732.43	Limited Restaurant	§ 790.90	P	-	-
732.44	Restaurant	§ 790.91	€	-	-
732.45	Liquor Store	§ 790.55	-	-	-
732.46	Movie Theater	§ 790.64	-	-	-
732.47	Adult Entertainment	§ 790.36	-	-	-
732.48	Other Entertainment	§ 790.38	-	-	-
732.49	Financial Service	§ 790.110	P	-	-
732.50	Limited Financial Service	§ 790.112	P	-	-

1	732.51	Medical Service	§ 790.114	€	€	-
2	732.52	Personal Service	§ 790.116	P	€	-
3	732.53	Business or Professional Service	§ 790.108	P	€	-
4	732.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	-	-	-
5	732.55	Tourist Hotel	§ 790.46	-	-	-
6	732.56	Automobile Parking	§§ 156, 160, 790.8	€	-	-
7	732.57	Automotive Gas Station	§ 790.14	-	-	-
8	732.58	Automotive Service Station	§ 790.17	-	-	-
9	732.59	Automotive Repair	§ 790.15	€	-	-
10	732.60	Automotive Wash	§ 790.18	-	-	-
11	732.61	Automobile Sale or Rental	§ 790.12	-	-	-
12	732.62	Animal Hospital	§ 790.6	-	-	-
13	732.63	Ambulance Service	§ 790.2	-	-	-
14	732.64	Mortuary	§ 790.62	-	-	-
15	732.65	Trade Shop	§ 790.124	€	-	-
16	732.66	Storage	§ 790.117	-	-	-

732.68	<i>Fringe Financial Service</i>	§ 790.111	<i>P #</i>	-	-
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)	<i>P</i>	<i>P</i>	<i>P</i>
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	<i>P</i>	<i>P</i>	<i>P</i>

732.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 1,000 sq. ft. lot area # § 207(e)</i>		
732.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area § 208</i>		
732.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
732.93	<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>		
732.94	<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>		
732.95	<i>Community Residential Parking</i>	§ 790.10	€	-	-

***SPECIFIC PROVISIONS FOR THE PACIFIC AVENUE
NEIGHBORHOOD COMMERCIAL DISTRICT***

Article 7	Other Code	Zoning Controls
Code Section	Section	
§ 732.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) <i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not</i>

		<p>limited to, the Pacific Avenue 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>
§ 732.91	§ 207(c)(4)	<p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Within the boundaries of the Pacific Avenue NCD.</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 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE***

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Upper Market Street Transit Controls</i>
<i>BUILDING STANDARDS</i>			
733.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	<p><i>Varies</i></p> <p><i>See Zoning Map:</i></p> <p><i>Height Sculpting on Alleys; § 261.1</i></p> <p><i>Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.20</i></p>
733.11	Lot Size	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.</i>

	[Per Development]		C 10,000 sq. ft. & above § 121.1
733.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a) (e)
733.13	Street Frontage	§ 145.1	Required
733.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
733.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Market Street; Church Street
733.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Market Street, Church Street
733.14	Awning	§ 136.1(a)	P
733.15	Canopy	§ 136.1(b)	P
733.16	Marquee	§ 136.1(c)	P
733.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
733.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
733.21	Use Size	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. &

	[Non Residential]		above § 121.2
733.22	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
733.23	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.
733.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
733.25	Drive Up Facility	§ 790.30	-

733.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
733.27	<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>
733.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609	<i>-</i>
733.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> <i>§ 607.1(f)(2)</i>
733.32	<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>Upper Market Street Transit Controls by Story</i>		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
		§ 790.118			
733.36	<i>Residential Conversion</i>	§ 317	<i>€</i>	<i>€</i>	<i>-</i>
733.37	<i>Residential Demolition</i>	§ 317	<i>€</i>	<i>€</i>	<i>€</i>
733.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
733.39	<i>Residential Merger</i>	§ 317	<i>€</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
733.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	<i>-</i>
733.41	<i>Bar</i>	§ 790.22	<i>€</i>	<i>-</i>	<i>-</i>

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		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	<i>Institutions and Non-Retail Sales and Services</i>					
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	€	€	€

733.84	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
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>
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>		
733.92	<i>Residential Density, Group</i>	<i>§§ 207, 208</i>	<i>No group housing density</i>		

1	Housing		limit by lot area. Density
2			restricted by physical
3			envelope controls of height,
4			bulk, setbacks, open space,
5			exposure and other
6			applicable controls of this
7			and other Codes, as well as
8			by applicable design
9			guidelines, applicable
10			elements and area plans of
11			the General Plan, and
12			design review by the
13			Planning Department.
14			§ 208
15	733.92b Residential Density,	§§ 102, 207.1, 790.88(c)	Density limits per Section
16	Homeless Shelters		208(a)
17			
18	733.93 Usable Open Space	§§ 135, 136	Generally, either 60 sq. ft. if
19	[Per Residential Unit]		private, or 80 sq. ft. if
20			common.
21			§ 135(d)
22			
23	733.94 Off Street Parking,	§§ 150, 153 157, 159 160, 204.5	None required. P up to 0.5;
24	Residential		C up to .75. Not permitted
25			above .75 cars for each
			dwelling unit.

			§ 151.1		
733.95	Community Residential Parking	§§ 145.1, 166, 790.10	€	€	€

<p align="center"><i>SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT</i></p>		
<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	
§ 733.31 § 733.32	§ 608.10	<p><i>UPPER MARKET STREET SPECIAL SIGN DISTRICT</i></p> <p><i>Boundaries:</i> Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD.</p> <p><i>Controls:</i> Special restrictions and limitations for signs.</p>
§ 733.44	§ 790.91	<p><i>UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS</i></p> <p><i>Boundaries:</i> Applicable to the Upper Market Street Neighborhood Commercial Transit District.</p> <p><i>Controls:</i> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is 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>

1	§ 733.48		Within the Upper Market Neighborhood Commercial Transit District,
2		§§ 790.4, 790.38	up to four mechanical amusement devices are considered an accessory
3			use and up to ten mechanical amusement devices will be considered an
4			Amusement Game Arcade use.
5			MASSAGE ESTABLISHMENT
6			Controls: Massage shall generally be subject to Conditional Use
7			authorization. Certain exceptions to the Conditional Use requirement
8		§ 790.60,	for massage are described in Section 790.60(c). When considering an
9	§ 733.54	§§ 29.1-29.32	application for a conditional use permit pursuant to this subsection,
10		Health Code	the Planning Commission shall consider, in addition to the criteria
11			listed in Section 303(c), the additional criteria described in Section
12			303(n).
13			FRINGE FINANCIAL SERVICE RESTRICTED-USE DISTRICT
14			(FFSRUD)
15			Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
16			limited to, the Upper Market Street NCT Neighborhood Commercial
17	§ 733.68	§ 249.35	District.
18			Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial
19			services are NP pursuant to Section 249.35. Outside the FFSRUD and
20			its 1/4 mile buffer, fringe financial services are P subject to the
21			restrictions set forth in Subsection 249.35(c)(3).
22			ACCESSORY DWELLING UNITS
23	§ 733.91	§ 207(c)(4)	Boundaries: Board of Supervisors District 8 extant on July 1, 2015.
24			Controls: An "Accessory Dwelling Unit," as defined in Section 102
25			

		<i>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>
--	--	--

* * * *

***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>
<i>BUILDING STANDARDS</i>			
<i>733A.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250 252, 260, 261.1, 270, 271</i>	<i>Height Sculpting on Alleys: § 261.1 Varies See Zoning Map.</i>
<i>733A.11</i>	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1</i>
<i>733A.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at grade level and above § 134(a)(e)</i>
<i>733A.13</i>	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
<i>733A.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>733A.13b</i>	<i>Street Frontage, Required Ground</i>	<i>§ 145.4</i>	<i>Portions of Geneva Avenue</i>

	Floor Commercial		
733A.13e	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Geneva Avenue
733A.14	Awning	§ 136.1(a)	P
733A.15	Canopy	§ 136.1(b)	
733A.16	Marquee	§ 136.1(c)	
733A.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
733A.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)(b)
733A.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
733A.22	Off Street Parking, Commercial/Institutional	§§ 150, 153–157, 159–160, 204.5	§§ 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 Section 151.1(f); NP above. For retail grocery stores larger

			<i>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.</i>
733A.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>
733A.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>
733A.25	<i>Drive Up Facility</i>	§ 790.30	
733A.26	<i>Walk Up Facility</i>	§ 790.140	<i>P</i>
733A.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m.– 11 p.m.; C 11 p.m.– 2 a.m.</i>
733A.30	<i>General Advertising Sign</i>	§§ 262, 602–604, 608, 609	
733A.31	<i>Business Sign</i>	§§ 262, 602–604, 608, 609	<i>P § 607.1(f)1</i>
733A.32	<i>Other Signs</i>	§§ 262, 602–604, 608, 609	<i>P § 607.1(c)(d)(g)</i>

-

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NCT-1 Controls by Story</i>
------------	------------------------	---------------------	--------------------------------

		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
--	--	-----------	------------	------------	-------------

733A.36	<i>Residential Conversion</i>	§ 317	<i>P</i>		
733A.37	<i>Residential Demolition</i>	§ 317	€	€	€
733A.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
733A.39	<i>Residential Merger</i>	§ 317	€	€	€

Retail Sales and Services

733A.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P #</i>		
733A.41	<i>Bar</i>	§ 790.22	<i>P #</i>		
733A.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>		
733A.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>		
733A.45	<i>Liquor Store</i>	§ 790.55	<i>P</i>		
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	<i>P</i>		
733A.51	<i>Medical Service</i>	§ 790.114	<i>P</i>		
733A.52	<i>Personal Service</i>	§ 790.116	<i>P</i>		
733A.53	<i>Business or Professional Service</i>	§ 790.108	<i>P</i>		

1		§ 790.60,			
2	733A.54	Massage Establishment	§§ 29.1-29.32		
3			Health Code		
4	733A.55	Tourist Hotel	§ 790.46		
5	733A.56	Automobile Parking	§§ 156, 160, 790.8	€	
6	733A.57	Automotive Gas Station	§ 790.14		
7	733A.58	Automotive Service Station	§ 790.17		
8	733A.59	Automotive Repair	§ 790.15		
9	733A.60	Automotive Wash	§ 790.18		
10	733A.61	Automobile Sale or Rental	§ 790.12		
11	733A.62	Animal Hospital	§ 790.6		
12	733A.63	Ambulance Service	§ 790.2		
13	733A.64	Mortuary	§ 790.62		
14	733A.65	Trade Shop	§ 790.124	P	
15	733A.66	Storage	§ 790.117		
16	733A.69	Tobacco Paraphernalia	§ 790.123	€	-
17		Establishments			-
18	733A.69B	Amusement Game Arcade	§ 790.4	-	-
19		(Mechanical Amusement Devices)			
20	733A.69C	Neighborhood Agriculture	§ 102.35(a)	P	P
21	733A.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€
22				€	€
23					
24					
25					

<i>Institutions and Non-Retail Sales and Services</i>					
733A.70	Administrative Service	§ 790.106			
733A.80	Hospital or Medical Center	§ 790.44			
733A.81	Other Institutions, Large	§ 790.50	P	€	
733A.82	Other Institutions, Small	§ 790.51	P	P	P
733A.83	Public Use	§ 790.80	€	€	€
733A.84	Medical Cannabis Dispensary	§ 790.141	P #		
<i>RESIDENTIAL STANDARDS AND USES</i>					
733A.90	Residential Use	§ 790.88	P, except € for frontages listed in 145.4	P	P
733A.91	Dwelling Unit Density	§ 207	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
733A.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
733A.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)

733A.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
733A.94	Off Street Parking, Residential	§§ 150, 153 – 157, 159 – 160, 204.5	P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. § 145.1, 151.1, 166, 167		
733A.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 733A.40		<i>Boundaries: All NCT-1 Districts.</i>
§ 733A.41		<i>Controls: P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.</i>

§ 733A.43		
§ 733A.44		Boundaries: All NCT-1 Districts. Controls: C 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.
§ 733A.84	§ 790.141	Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted.

* * * *

***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>
<i>BUILDING STANDARDS</i>			
734.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.18, 270, 271	See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X Height Sculpting on Alleys: § 261.1
734.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above

			§ 121.1
734.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
734.13	Street Frontage	§ 145.1	Required § 145.1
734.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor; 15 feet on floors above § 145.1
734.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Portions of Geneva Avenue; Portions of 22nd Street § 145.4
734.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply § 155(r) NP: Portions of Geneva Avenue; Portions of 22nd Street
734.14	Awning	§ 136.1(a)	P
734.15	Canopy	§ 136.1(b)	P
734.16	Marquee	§ 136.1(c)	P
734.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
734.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1

			§ 124(a) and (b)
			P up to 3,999 sq. ft.;
734.21	Use Size [Non-Residential]	§ 790.130	C 4,000 sq. ft. & above
			§ 121.2
734.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153- 157, 159-160, 204.5	None required. Limits set forth in Section 151.1.
734.23	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)
734.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
734.25	Drive Up Facility	§ 790.30	
734.26	Walk Up Facility	§ 790.140	P
734.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
734.30	General Advertising Sign		
734.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)(2)
734.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	NCT-2 Controls by Story		
		§ 790.118	1st	2nd	3rd+
734.36	<i>Residential Conversion</i>	§ 317	€	€	
734.37	<i>Residential Demolition</i>	§ 317	€	€	€
734.38	<i>Residential Division</i>	§ 207.8	P	P	P
734.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i>					
734.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	P	P	
734.41	<i>Bar</i>	§ 790.22	P		
734.43	<i>Limited Restaurant</i>	§ 790.90	P		
734.44	<i>Restaurant</i>	§ 790.91	P		
734.45	<i>Liquor Store</i>	§ 790.55	P		
734.46	<i>Movie Theater</i>	§ 790.64	P		
734.47	<i>Adult Entertainment</i>	§ 790.36			
734.48	<i>Other Entertainment</i>	§ 790.38	P		
734.49	<i>Financial Service</i>	§ 790.110	P	€	
734.50	<i>Limited Financial Service</i>	§ 790.112	P		
734.51	<i>Medical Service</i>	§ 790.114	P	P	
734.52	<i>Personal Service</i>	§ 790.116	P	P	

1	734.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
2			§ 790.60,			
3	734.54	<i>Massage Establishment</i>	§§ 29.1-29.32	C #		
4			<i>Health Code</i>			
5	734.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
6	734.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
7	734.57	<i>Automotive Gas Station</i>	§ 790.14	€		
8	734.58	<i>Automotive Service Station</i>	§ 790.17	€		
9	734.59	<i>Automotive Repair</i>	§ 790.15	€		
10	734.60	<i>Automotive Wash</i>	§ 790.18			
11	734.61	<i>Automobile Sale or Rental</i>	§ 790.12			
12	734.62	<i>Animal Hospital</i>	§ 790.6	€		
13	734.63	<i>Ambulance Service</i>	§ 790.2			
14	734.64	<i>Mortuary</i>	§ 790.62			
15	734.65	<i>Trade Shop</i>	§ 790.124	P	€	
16	734.66	<i>Storage</i>	§ 790.117			
17	734.69	<i>Tobacco Paraphernalia</i>	§ 790.123	€	-	-
18		<i>Establishments</i>				
19	734.69B	<i>Amusement Game Arcade</i>	§ 790.4	-	-	-
20		<i>(Mechanical Amusement Devices)</i>				
21	734.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
22						
23						
24						
25						

1	734.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
2	Institutions and Non-Retail Sales and Services					
3	734.70	Administrative Service	§ 790.106			
4	734.80	Hospital or Medical Center	§ 790.44			
5	734.81	Other Institutions, Large	§ 790.50	P	€	€
6	734.82	Other Institutions, Small	§ 790.51	P	P	P
7	734.83	Public Use	§ 790.80	€	€	€
8	734.84	Medical Cannabis Dispensary	§ 790.141	P #		
9	RESIDENTIAL STANDARDS AND USES					
10	734.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
11	734.91	Dwelling Unit Density	§ 207	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
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(e)	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 Residential Parking	§ 790.10	€	€	€

<i>SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS</i>					
<i>Article 7</i>	<i>Other</i>	<i>Zoning Controls</i>			
<i>Code</i>	<i>Code</i>				
<i>Section</i>	<i>Section</i>				
		MASSAGE ESTABLISHMENT			
	§ 790.60,	Controls: Massage shall generally be subject to Conditional Use authorization.			
	§§ 29.1-	Certain exceptions to the Conditional Use requirement for massage are described			
§ 734.54	29.32	in Section 790.60(c). When considering an application for a conditional use			
	Health	permit pursuant to this subsection, the Planning Commission shall consider, in			
	Code	addition to the criteria listed in Section 303(c), the additional criteria described			
		in Section 303(n).			
§ 734.84	Health	Medical cannabis dispensaries in NCT-2 District may only operate between the			
§	Code §	hours of 8 a.m. and 10 p.m.			
790.141	3308				

* * * *

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>
-------------------	-------------------------------	----------------------------	-------------------------------------

BUILDING STANDARDS			
735.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	See Zoning Map. Height Sculpting on Alleys: § 261.1
735.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
735.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
735.13	Street Frontage	§ 145.1	Required
735.13a	Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
735.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Sixth Street
735.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
735.14	Awning	§ 136.1(a)	P
735.15	Canopy	§ 136.1(b)	P
735.16	Marquee	§ 136.1(c)	P
735.17	Streetscape and Pedestrian Improvements	§ 138.1	Required

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
735.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a), (b)
735.21	Use Size [Non Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
735.22	Off Street Parking, Commercial/Institutional	§§ 150, 153-157, 159- 160, 204.5	None required. Limits set forth in Section 151.1.
735.23	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)
735.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
735.25	Drive-Up Facility	§ 790.30	
735.26	Walk-Up Facility	§ 790.140	P
735.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
735.30	General Advertising Sign		
735.31	Business Sign	§§ 262, 602-604, 608, P 609	§ 607.1(f)(2)
735.32	Other Signs	§§ 262, 602-604, 608, P	

		609	§ 607.1(c), (d), (g)
--	--	-----	----------------------

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>SoMa Transit Controls 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		

1	735.51	Medical Service	§ 790.114	P	P	
2	735.52	Personal Service	§ 790.116	P	P	
3	735.53	Business or Professional Service	§ 790.108	P	P	
4			§ 790.60,			
5	735.54	Massage Establishment	§§ 29.1 29.32	C #		
6			Health Code			
7						
8	735.55	Tourist Hotel	§ 790.46	€	€	€
9	735.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
10	735.57	Automotive Gas Station	§ 790.14	€		
11	735.58	Automotive Service Station	§ 790.17	€		
12	735.59	Automotive Repair	§ 790.15	€		
13						
14	735.60	Automotive Wash	§ 790.18			
15	735.61	Automobile Sale or Rental	§ 790.12			
16	735.62	Animal Hospital	§ 790.6	€		
17	735.63	Ambulance Service	§ 790.2			
18	735.64	Mortuary	§ 790.62			
19	735.65	Trade Shop	§ 790.124	P	€	
20	735.66	Storage	§ 790.117			
21						
22	735.69	Tobacco Paraphernalia	§ 790.123	€	-	-
23		Establishments				
24	735.69B	Amusement Game Arcade	§ 790.4	-	-	-
25						

	<i>(Mechanical Amusement Devices)</i>				
735.69C	<i>Neighborhood Agriculture</i>	<i>§ 102.35(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
735.69D	<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>					
735.70	<i>Administrative Service</i>	<i>§ 790.106</i>			
735.80	<i>Hospital or Medical Center</i>	<i>§ 790.44</i>			
735.81	<i>Assembly and Social Service</i>	<i>§ 790.50(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
735.82	<i>Other Institutions, Large, except Assembly and Social Service</i>	<i>§ 790.50(b) (c)</i>	<i>€</i>	<i>€</i>	<i>€</i>
735.83	<i>Other Institutions, Small</i>	<i>§ 790.51</i>	<i>P</i>	<i>P</i>	<i>P</i>
735.84	<i>Public Use</i>	<i>§ 790.80</i>	<i>P</i>	<i>P</i>	<i>P</i>
735.85	<i>Medical Cannabis Dispensary</i>	<i>§ 790.141</i>	<i>P #</i>		
<i>RESIDENTIAL STANDARDS AND USES</i>					
735.90	<i>Residential Use</i>	<i>§ 790.88</i>	<i>P, except € for frontages listed in 145.4</i>	<i>P</i>	<i>P</i>
735.90A	<i>Single Room Occupancy (SRO) Unit</i>	<i>§ 890.88</i>	<i>P</i>	<i>P</i>	<i>P</i>
735.91	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>No density limit § 207(c)</i>		
735.92	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No density limit</i>		

735.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
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>		
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>		
735.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

~~SPECIFIC PROVISIONS FOR SOMA NCT DISTRICTS~~

Article 7	Other	Zoning Controls
Code	Code	
Section	Section	
§ 735.54	§ 790.60, § 29.1 – 29.32	 MASSAGE ESTABLISHMENT 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>
§ 735.85	Health	Medical cannabis dispensaries in the SoMa NCT District may only operate

§ 790.141	Code § 3308	between the hours of 8 a.m. and 10 p.m.
-------------------------	---------------------------	--

* * * *

~~Table 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~
~~ZONING CONTROL TABLE~~

No.	Zoning Category	§ References	Mission Street Transit Controls
-----------------------	-----------------------------------	--------------------------------	---

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
736.13a	Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floor above
736.13b	Street Frontage, Required Ground	§ 145.4	Mission Street; Portions of 16th

	<i>Floor Commercial</i>		<i>Street; Portions of 22nd Street</i>
736.13e	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP along Mission St.
736.14	Awning	§ 136.1(a)	P
736.15	Canopy	§ 136.1(b)	P
736.16	Marquee	§ 136.1(c)	P
736.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
736.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
736.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
736.22	Off Street Parking, Commercial/Institutional	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1
736.23	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)
736.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere

			§ 145.2
736.25	<i>Drive Up Facility</i>	§ 790.30	NP
736.26	<i>Walk Up Facility</i>	§ 790.140	P
736.27	<i>Hours of Operation</i>	§ 790.48	No Limit
736.30	<i>General Advertising Sign</i>	§§ 262, 602 604, 608, 609	
736.31	<i>Business Sign</i>	§§ 262, 602 604, 608, 609	P § 607.1(f)3
736.32	<i>Other Signs</i>	§§ 262, 602 604, 608, 609	P § 607.1(e), (d), (g)

No.	Zoning Category	§ References	Mission Street Transit Controls by Story		
		§ 790.118	1st	2nd	3rd+

736.36	<i>Residential Conversion</i>	§ 317	€	€	€
736.37	<i>Residential Demolition</i>	§ 317	€	€	€
736.38	<i>Residential Division</i>	§ 207.8	P	P	P
736.39	<i>Residential Merger</i>	§ 317	€	€	€
Retail Sales and Services					
736.40	<i>Other Retail Sales and Services [Not Listed</i>	§ 790.102	P	P	P

1		Below				
2	736.41	Bar	§ 790.22	P	P	
3	736.43	Limited Restaurant	§ 790.90	P		
4	736.44	Restaurant	§ 790.91	P		
5	736.45	Liquor Store	§ 790.55			
6	736.46	Movie Theater	§ 790.64	P	P	
7	736.47	Adult Entertainment	§ 790.36	C	C	
8	736.48	Other Entertainment	§ 790.38	P	P	
9	736.49	Financial Service	§ 790.110	P	P	
10	736.50	Limited Financial Service	§ 790.112	P	P	
11	736.51	Medical Service	§ 790.114	P	P	P
12	736.52	Personal Service	§ 790.116	P	P	P
13	736.53	Business or Professional Service	§ 790.108	P	P	P
14	736.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #	C #	
15	736.55	Tourist Hotel	§ 790.46	C	C	C
16	736.56	Automobile Parking	§§ 156, 158.1, 160, 790.8	NP	NP	NP
17	736.57	Automotive Gas Station	§ 790.14	C		
18	736.58	Automotive Service Station	§ 790.17	C		
19	736.59	Automotive Repair	§ 790.15	C	C	

1	736.60	<i>Automotive Wash</i>	§ 790.18	€		
2	736.61	<i>Automobile Sale or Rental</i>	§ 790.12	€		
3	736.62	<i>Animal Hospital</i>	§ 790.6	€	€	
4	736.63	<i>Ambulance Service</i>	§ 790.2	€		
5	736.64	<i>Mortuary</i>	§ 790.62	€	€	€
6	736.65	<i>Trade Shop</i>	§ 790.124	P	€	€
7	736.66	<i>Storage</i>	§ 790.117	NP	NP	NP
8	736.68	<i>Fringe Financial</i>	§ 790.111	#	#	#
9	736.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
10	736.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
11	736.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
12	736.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
13	<i>Institutions and Non-Retail Sales and Services</i>					
14	736.70	<i>Administrative Service</i>	§ 790.106	€	€	€
15	736.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
16	736.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
17	736.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
18	736.83	<i>Public Use</i>	§ 790.80	€	€	€
19	736.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P#		
20	RESIDENTIAL STANDARDS AND USES					

1			<i>P, except</i>		
2			<i>C for</i>		
3	736.90	Residential Use	§ 790.88	frontages	P
4			listed in		P
5			145.4		
6			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.		
7					
8					
9					
10					
11					
12					
13					
14	736.91	Dwelling Unit Density			
15					
16			§§ 207(c), 207.6		
17					
18					
19					
20					
21					
22					
23	736.92	Residential Density, Group Housing			
24					
25					
			§§ 207, 208	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
736.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)
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)
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

736.95	Community Residential Parking	§ 145.1, 166, 790.10	€	€	€
--------	-------------------------------	-------------------------------------	---	---	---

SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 736.54	§ 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).
§ 736.68	§ 249.35	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. 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).
§ 736.84 §	Health Code § 3308	Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.

790.141		
---------	--	--

* * * *

**Table 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Ocean Avenue Transit Controls
-----	-----------------	--------------	-------------------------------

BUILDING STANDARDS			
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

	<i>Active Uses</i>		
737.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Portions of Ocean Avenue</i>
737.13e	<i>Street Frontage, Parking and Loading access restrictions</i>	<i>§ 155(r)</i>	<i>NP: Ocean Avenue</i>
737.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
737.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
737.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
737.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
737.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>2.5 to 1 § 124(a)(b)</i>
737.21	<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>
737.22	<i>Off Street Parking, Commercial/Institutional</i>	<i>§§ 150, 153 157, 159 160, 204.5</i>	<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>

			grocery stores larger than 20,000 square feet, <i>P</i> up to 1:500, <i>C</i> up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); <i>NP</i> above.
737.23	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)
737.24	Outdoor Activity Area	§ 790.70	<i>P</i> if located in front; <i>C</i> if located elsewhere § 145.2
737.25	Drive Up Facility	§ 790.30	
737.26	Walk Up Facility	§ 790.140	<i>P</i>
737.27	Hours of Operation	§ 790.48	<i>P</i> 6 a.m. – 2 a.m.; <i>C</i> 2 a.m. – 6 a.m.
737.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
737.31	Business Sign	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f) 2
737.32	Other Signs	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(c)(d)(g)

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Ocean Avenue</i>
------------	------------------------	---------------------	---------------------

			<i>Transit</i>		
			<i>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	<i>P</i>	<i>P</i>	<i>P</i>
737.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Retail Sales and Services</i>					
737.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	
737.41	<i>Bar</i>	§ 790.22	<i>P</i>		
737.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>		
737.44	<i>Restaurant</i>	§ 790.91	<i>P</i>		
737.45	<i>Liquor Store</i>	§ 790.55	<i>P</i>		
737.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>		
737.47	<i>Adult Entertainment</i>	§ 790.36			
737.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>		
737.49	<i>Financial Service</i>	§ 790.110	<i>P</i>	€	
737.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>		
737.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	

1	737.52	<i>Personal Service</i>	§ 790.116	P	P	
2	737.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
3	737.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C #		
6	737.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
8	737.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
10	737.57	<i>Automotive Gas Station</i>	§ 790.14	€		
11	737.58	<i>Automotive Service Station</i>	§ 790.17	€		
12	737.59	<i>Automotive Repair</i>	§ 790.15	€		
13	737.60	<i>Automotive Wash</i>	§ 790.18			
14	737.61	<i>Automobile Sale or Rental</i>	§ 790.12			
16	737.62	<i>Animal Hospital</i>	§ 790.6	€		
17	737.63	<i>Ambulance Service</i>	§ 790.2			
18	737.64	<i>Mortuary</i>	§ 790.62			
19	737.65	<i>Trade Shop</i>	§ 790.124	P	€	
20	737.66	<i>Storage</i>	§ 790.117			
22	737.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
23	737.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-

1	737.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	<i>P</i>	<i>P</i>	<i>P</i>
2	737.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	<i>€</i>	<i>€</i>	<i>€</i>
3	<i>Institutions and Non-Retail Sales and Services</i>					
4	737.70	<i>Administrative Service</i>	§ 790.106			
5	737.80	<i>Hospital or Medical Center</i>	§ 790.44			
6	737.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	<i>€</i>	<i>€</i>
7	737.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
8	737.83	<i>Public Use</i>	§ 790.80	<i>€</i>	<i>€</i>	<i>€</i>
9	737.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	<i>P #</i>		
10	<i>RESIDENTIAL STANDARDS AND USES</i>					
11	737.90	<i>Residential Use</i>	§ 790.88	<i>P, except € for frontages listed in 145.4</i>	<i>P</i>	<i>P</i>
12	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</i>		

			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
737.92	<i>Residential Density, Group Housing</i>	§§ 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
737.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)
737.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)
737.94	Off Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	P up to one car for each unit; NP above. § 145.1, 151.1, 166, 167
737.95	Community Residential Parking	§ 790.10	€ € €

<i>SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT</i>		
<i>Article 7</i>	<i>Other</i>	
<i>Code</i>	<i>Code</i>	<i>Zoning Controls</i>
<i>Section</i>	<i>Section</i>	
§ 737.54	§ 790.60, §§ 29.1–29.32 Health Code	<i>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).

1		<i>MEDICAL CANNABIS DISPENSARIES</i>
2		<i>Boundaries: Ocean Avenue Neighborhood Commercial Transit District</i>
3		<i>Controls:</i>
4		<i>(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of</i>
5		<i>another MCD use may be allowed as a conditional use; provided, however, that</i>
6		<i>any amendments to regulations governing the proximity of an MCD to another</i>
7		<i>MCD that are applicable to MCDs Citywide shall apply in the Ocean Avenue</i>
8		<i>NCT District and will supersede the conditional use requirement contained in this</i>
9		<i>Section 737.</i>
10		<i>(b) The Planning Commission shall approve the application and authorize the</i>
11		<i>conditional use if, in addition to the application's satisfying the requirements of</i>
12	§ 737.84 Health	<i>Planning Code Section 303, the facts presented establish that:</i>
13	§	<i>(1) the MCD will bring measurable community benefits and enhancements to</i>
14	790.141 3308	<i>the Ocean Avenue NCT District;</i>
15		<i>(2) the MCD has prepared a parking and transportation management plan</i>
16		<i>sufficient to address the anticipated impact of patients visiting the MCD; and</i>
17		<i>(3) the MCD has demonstrated a commitment to maintaining public safety by</i>
18		<i>actively engaging with the community prior to applying for the Conditional Use,</i>
19		<i>including adequate security measures in its operation of the business, and</i>
20		<i>designating a community liaison to deal effectively with current and future</i>
21		<i>neighborhood concerns.</i>
22		<i>(c) In addition to the above criteria, in regard to a Conditional Use</i>
23		<i>authorization application, the Planning Commission shall consider the existing</i>
24		<i>concentrations of MCDs within the District.</i>
25		<i>(d) Medical Cannabis Dispensaries in the Ocean Avenue NCT District may</i>

		<i>only operate between the hours of 8 a.m. and 10 p.m.</i>
--	--	---

* * * *

**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	<i>30 X & 40 X; additional 5' height allowed for ground floor active uses in 30 X and 40 X; See Zoning Map</i>
738.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1</i>
738.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and above and at all residential levels § 134(a)(e)</i>
738.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
738.13a	<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>
738.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Diamond Street; Chenery Street</i>

738.13e	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Diamond Street, Chenery Street
738.14	Awning	§ 136.1(a)	P
738.15	Canopy	§ 136.1(b)	P
738.16	Marquee	§ 136.1(c)	P
738.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
738.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
738.21	Use Size [Non Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
738.22	Off Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	None required. Limits set forth in § 151.1.
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)
738.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
738.25	Drive-Up Facility	§ 790.30	
738.26	Walk-Up Facility	§ 790.140	P

738.27	<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>
738.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	<i>P</i> <i>§ 607.1(e)(1)</i>
738.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	
738.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> <i>§ 607.1(e)(d)(g)</i>

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Glen Park Transit Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

738.36	<i>Residential Conversion</i>	§ 317	€	€	
738.37	<i>Residential Demolition</i>	§ 317	€	€	€
738.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
738.39	<i>Residential Merger</i>	§ 317	€	€	€
<i>Non-Retail Sales and Services</i>					
738.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	
738.41	<i>Bar</i>	§ 790.22	<i>P</i>		

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	C #		
13	738.55	Tourist Hotel	§ 790.46	€	€	€
14	738.56	Automobile Parking	§§ 790.8, 156, 160	€	€	€
15	738.57	Automotive Gas Station	§ 790.14	€		
16	738.58	Automotive Service Station	§ 790.17	€		
17	738.59	Automotive Repair	§ 790.15	€		
18	738.60	Automotive Wash	§ 790.18			

1	738.61	<i>Automobile Sale or Rental</i>	§ 790.12			
2	738.62	<i>Animal Hospital</i>	§ 790.6	€		
3	738.63	<i>Ambulance Service</i>	§ 790.2			
4	738.64	<i>Mortuary</i>	§ 790.62			
5	738.65	<i>Trade Shop</i>	§ 790.124	P	€	
6	738.66	<i>Storage</i>	§ 790.117			
7	738.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
8	738.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	🏠 § 790.4	-	-	-
9	738.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
10	738.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
11	<i>Institutions and Non-Retail Sales and Services</i>					
12	738.70	<i>Administrative Service</i>	§ 790.106			
13	738.80	<i>Hospital or Medical Center</i>	§ 790.44			
14	738.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
15	738.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
16	738.83	<i>Public Use</i>	§ 790.80	€	€	€
17	738.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P # 1		
18	<i>RESIDENTIAL STANDARDS AND USES</i>					
19	738.90	<i>Residential Use</i>	§ 790.88	P, except C for	P	P

			frontages listed in 145.4		
738.91	Dwelling Unit Density	§ 207	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		
738.92	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		
738.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
738.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common		
			§ 135(d)		
738.94	Off Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	P up to one car for each unit; NP above: § 151.1, 166, 167, 145.1		
738.95	Community Residential Parking	§ 790.10	€	€	€

SPECIFIC PROVISIONS FOR GLEN PARK NCT DISTRICT

Article 7	Other Code	Zoning Controls
Code	Section	
Section		
		MASSAGE ESTABLISHMENT
	§ 790.60,	Controls: Massage shall generally be subject to Conditional Use authorization.
	§§ 29.1-	Certain exceptions to the Conditional Use requirement for massage are
§ 738.54	29.32	described in Section 790.60(c). When considering an application for a
	Health Code	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).
		ACCESSORY DWELLING UNITS
		Boundaries: Board of Supervisors District 8 extant on July 1, 2015.
§ 738.91	§ 207(c)(4)	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.

* * * *

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>
------------	------------------------	---------------------	--------------------------------

<i>BUILDING STANDARDS</i>			
<i>739.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106,</i>	<i>Varies</i>

		250-252, 260, 261.1, 263.20, 270, 271	See Zoning Map. Additional 5 feet for commercial uses on the ground floor
739.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; € 10,000 sq. ft. & above § 121.1
739.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
739.13	Street Frontage	-	Active Frontage Required § 145.1; Generally Active Use Required § 145.4(c), unless exempted by Conditional Use
739.14	Awning	§ 136.1(a)	P
739.15	Canopy	§ 136.1(b)	P
739.16	Marquee	§ 136.1(c)	P
739.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			

739.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
739.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
739.22	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)
739.23	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)
739.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
739.25	Drive Up Facility	§ 790.30	-
739.26	Walk Up Facility	§ 790.140	P
739.27	Hours of Operation	§ 790.48	P 6 a.m.- 2 a.m.; C 2 a.m.- 6 a.m.
739.30	General Advertising Sign	§§ 262, 602-604, 608,	-

		609	
739.31	Business Sign	§§ 262, 602 604, 608, 609	P § 607.1(f) 2
739.32	Other Signs	§§ 262, 602 604, 608, 609	P § 607.1(e) (d) (g)

<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Noriega Street Controls by Story</i>
-------------	------------------------	---------------------	---

—		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
739.36	Residential Conversion	§ 317	P	€	-
739.37	Residential Demolition	§ 317	P	€	€
<i>Retail Sales and Services</i>					
739.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	P	P	-
739.41	Bar	§ 790.22	P	-	-
739.43	Limited Restaurant	§ 790.90	P #	-	-
739.44	Restaurant	§ 790.91	P #	-	-
739.45	Liquor Store	§ 790.55	P	-	-

1	739.46	Movie Theater	§ 790.64	P	-	-
2	739.47	Adult Entertainment	§ 790.36	-	-	-
3	739.48	Other Entertainment	§ 790.38	P	-	-
4	739.49	Financial Service	§ 790.110	P	€	-
5	739.50	Limited Financial Service	§ 790.112	P	-	-
6	739.51	Medical Service	§ 790.114	P	P	-
7	739.52	Personal Service	§ 790.116	P	P	-
8	739.53	Business or Professional Service	§ 790.108	P	P	-
9	739.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€	-	-
10	739.55	Tourist Hotel	§ 790.46	€	€	€
11	739.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
12	739.57	Automotive Gas Station	§ 790.14	€	-	-
13	739.58	Automotive Service Station	§ 790.17	€	-	-
14	739.59	Automotive Repair	§ 790.15	€	-	-
15	739.60	Automotive Wash	§ 790.18	-	-	-
16	739.61	Automobile Sale or Rental	§ 790.12	-	-	-

1	739.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
2	739.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
3	739.64	<i>Mortuary</i>	§ 790.62	-	-	-
4	739.65	<i>Trade Shop</i>	§ 790.124	P #	C #	-
5	739.66	<i>Storage</i>	§ 790.117	-	-	-
6	739.68	<i>Fringe Financial Service</i>	§ 790.111	P #	-	-
7	739.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
10	739.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
12	739.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
13	739.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
14	<i>Institutions and Non-Retail Sales and Services</i>					
15	739.70	<i>Administrative Service</i>	§ 790.106	-	-	-
16	739.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
17	739.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
18	739.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
19	739.83	<i>Public Use</i>	§ 790.80	€	€	€
20	739.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #	-	-
21	<i>RESIDENTIAL STANDARDS AND USES</i>					
22						
23						
24						
25						

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(c)	<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.

* * * *

***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>
-------------------	-----------------------------------	--------------------------------	--------------------------------------

BUILDING STANDARDS

740.10	<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>Additional 5 feet for commercial uses on the ground floor</i>
740.11	<i>Lot Size</i> <i>[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>
740.12	<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>
740.13	<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 Conditional Use</i>
740.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
740.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
740.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
740.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

740.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
740.21	<i>Use Size</i> [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
740.22	Off-Street Parking, <i>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)
740.23	<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)
740.24	<i>Outdoor Activity Area</i>	§ 790.70	P if located in front; C if located elsewhere § 145.2
740.25	<i>Drive-Up Facility</i>	§ 790.30	-
740.26	<i>Walk-Up Facility</i>	§ 790.140	P
740.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m.- 2 a.m.; C 2 a.m.- 6 a.m.

740.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
740.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f) 2
740.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Irving Street Controls by Story</i>
-------------	------------------------	---------------------	--

		§790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
740.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	€	-
740.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€
<i>Retail Sales and Services</i>					
740.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	-
740.41	<i>Bar</i>	§ 790.22	<i>P</i>	-	-
740.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>	-	-
740.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>	-	-

1	740.45	<i>Liquor Store</i>	§ 790.55	P	-	-
2	740.46	<i>Movie Theater</i>	§ 790.64	P	-	-
3	740.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
4	740.48	<i>Other Entertainment</i>	§ 790.38	P	-	-
5	740.49	<i>Financial Service</i>	§ 790.110	P	€	-
6	740.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
7	740.51	<i>Medical Service</i>	§ 790.114	P	P	-
8	740.52	<i>Personal Service</i>	§ 790.116	P	P	-
9	740.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
10	740.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€	-	-
11	740.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
12	740.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
13	740.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
14	740.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
15	740.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
16	740.60	<i>Automotive Wash</i>	§ 790.18	-	-	-

1	740.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
2	740.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
3	740.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
4	740.64	<i>Mortuary</i>	§ 790.62	-	-	-
5	740.65	<i>Trade Shop</i>	§ 790.124	P #	€ #	-
6	740.66	<i>Storage</i>	§ 790.117	-	-	-
7	740.68	<i>Fringe Financial Service</i>	§ 790.111	P #	-	-
8	740.69	<i>Tobacco Paraphernalia</i>	§ 790.123	€	-	-
9		<i>Establishments</i>				
10	740.69B	<i>Amusement Game Arcade</i>	§ 790.4	-	-	-
11		<i>(Mechanical Amusement</i>				
12		<i>Devices)</i>				
13	740.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
14	740.69D	<i>Large Scale Urban</i>	§ 102.35(b)	€	€	€
15		<i>Agriculture</i>				
16	<i>Institutions and Non-Retail Sales and Services</i>					
17	740.70	<i>Administrative Service</i>	§ 790.106	-	-	-
18	740.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
19	740.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
20	740.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P

740.83	<i>Public Use</i>	§ 790.80	€	€	€
740.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #	-	-
<i>RESIDENTIAL STANDARDS AND USES</i>					
740.90	<i>Residential Use</i>	§ 790.88	P	P	P
740.91	<i>Dwelling Unit Density</i>	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(e)		
740.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
740.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
740.93	<i>Usable Open Space {Per Residential Unit}</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
740.94	<i>Off Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
740.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

***SPECIFIC PROVISIONS FOR IRVING STREET
NEIGHBORHOOD COMMERCIAL DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 740.43 § 740.44	§ 303.1	Restaurants and Limited- Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are NP.
§ 740.65	§ 303.1	Trade shops are subject to Formula Retail controls.
§ 740.68	§ 790.111	Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 740.84	§ 790.141	Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.

* * * *

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>
------------	------------------------	---------------------	--------------------------------

BUILDING STANDARDS

<i>741.10</i>	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map. Additional 5 feet for commercial uses on the ground floor
<i>741.11</i>	<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
<i>741.12</i>	<i>Rear Yard</i>	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
<i>741.13</i>	<i>Street Frontage</i>	-	Active Frontage Required § 145.1; Generally Active Use Required § 145.4(c), unless exempted by Conditional Use
<i>741.14</i>	<i>Awning</i>	§ 136.1(a)	P
<i>741.15</i>	<i>Canopy</i>	§ 136.1(b)	P
<i>741.16</i>	<i>Marquee</i>	§ 136.1(c)	P
<i>741.17</i>	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	Required

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

741.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
741.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
741.22	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)
741.23	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)
741.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
741.25	Drive-Up Facility	§ 790.30	-
741.26	Walk-Up Facility	§ 790.140	P
741.27	Hours of Operation	§ 790.48	P 6 a.m.- 2 a.m.; C 2 a.m.- 6 a.m.

741.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
741.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f) 2
741.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(c) (d) (g)

-

-

<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Taraval Street Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

741.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	€	-
741.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	€	€
<i>Retail Sales and Services</i>					
741.40	<i>Other Retail Sales and Services {Not Listed Below}</i>	§ 790.102	<i>P</i>	<i>P</i>	-
741.41	<i>Bar</i>	§ 790.22	<i>P</i>	-	-
741.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>	-	-
741.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>	-	-
741.45	<i>Liquor Store</i>	§ 790.55	<i>P</i>	-	-

1	741.46	Movie Theater	§ 790.64	P	-	-
2	741.47	Adult Entertainment	§ 790.36	-	-	-
3	741.48	Other Entertainment	§ 790.38	P	-	-
4	741.49	Financial Service	§ 790.110	P	€	-
5	741.50	Limited Financial Service	§ 790.112	P	-	-
6	741.51	Medical Service	§ 790.114	P	P	-
7	741.52	Personal Service	§ 790.116	P	P	-
8	741.53	Business or Professional Service	§ 790.108	P	P	-
9	741.54	Massage Establishment	§ 790.60, §§ 29.1- 29.32 Health Code	€	-	-
10	741.55	Tourist Hotel	§ 790.46	€	€	€
11	741.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
12	741.57	Automotive Gas Station	§ 790.14	€	-	-
13	741.58	Automotive Service Station	§ 790.17	€	-	-
14	741.59	Automotive Repair	§ 790.15	€	-	-
15	741.60	Automotive Wash	§ 790.18	-	-	-

1	741.61	Automobile Sale or Rental	§ 790.12	-	-	-
2	741.62	Animal Hospital	§ 790.6	€	-	-
3	741.63	Ambulance Service	§ 790.2	-	-	-
4	741.64	Mortuary	§ 790.62	-	-	-
5	741.65	Trade Shop	§ 790.124	P #	€ #	-
6	741.66	Storage	§ 790.117	-	-	-
7	741.68	Fringe Financial Service	§ 790.111	P #	-	-
8	741.69	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
9	741.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
10	741.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
11	741.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
12	<i>Institutions and Non-Retail Sales and Services</i>					
13	741.70	Administrative Service	§ 790.106	-	-	-
14	741.80	Hospital or Medical Center	§ 790.44	-	-	-
15	741.81	Other Institutions, Large	§ 790.50	P	€	€
16	741.82	Other Institutions, Small	§ 790.51	P	P	P
17	741.83	Public Use	§ 790.80	€	€	€

1	741.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
2	<i>RESIDENTIAL STANDARDS AND USES</i>					
3	741.90	Residential Use	§ 790.88	P	P	P
4	741.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		
5	741.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
6	741.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
7	741.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
8	741.94	Off Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
9	741.95	Community Residential Parking	§ 790.10	€	€	€

<i>SPECIFIC PROVISIONS FOR TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT</i>		
<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 741.43 § 741.44	§ 303.1	Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Limited Restaurants are NP.
§ 741.43 § 741.44	§ 781.2	TARAVAL STREET RESTAURANT SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC 2 District between 12th and 36th Avenues as mapped on Sectional Maps SU05 and SU06. Controls: Restaurants and Limited restaurant are C; Formula Retail restaurants and Formula Retail Limited restaurant are NP.
§ 741.65	§ 303.1	Trade shops are subject to Formula Retail controls.
§ 741.68	§ 790.111	Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 741.84	§ 790.141 Health Code § 3308	Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.

* * * *

Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Judah Street Controls</i>
<i>BUILDING STANDARDS</i>			
742.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map. Additional 5 feet for commercial uses on the ground floor
742.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
742.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(c)
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

1	742.15	Canopy	§ 136.1(b)	P
2	742.16	Marquee	§ 136.1(c)	P
3	742.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	742.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
10	742.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
13	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)
17	742.23	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)
22	742.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2

1	742.25	<i>Drive-Up Facility</i>	§ 790.30	-
2	742.26	<i>Walk-Up Facility</i>	§ 790.140	P
3	742.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. 2 a.m.; € 2 a.m. 6 a.m.
4	742.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
5	742.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
6	742.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)

No.—	Zoning Category	§ References	Judah Street Controls by Story
------	-----------------	--------------	-----------------------------------

—		§ 790.118	1st	2nd	3rd+
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</i> <i>[Not Listed Below]</i>	§ 790.102	P	P	-
742.41	<i>Bar</i>	§ 790.22	P	-	-

1	742.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>	-	-
2	742.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>	-	-
3	742.45	<i>Liquor Store</i>	§ 790.55	<i>P</i>	-	-
4	742.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	-	-
5	742.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
6	742.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	-	-
7	742.49	<i>Financial Service</i>	§ 790.110	<i>P</i>	€	-
8	742.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>	-	-
9	742.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	-
10	742.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	-
11	742.53	<i>Business or Professional Service</i>	§ 790.108	<i>P</i>	<i>P</i>	-
12	742.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€	-	-
13	742.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
14	742.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
15	742.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
16	742.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-

1	742.59	Automotive Repair	§ 790.15	€	-	-
2	742.60	Automotive Wash	§ 790.18	-	-	-
3	742.61	Automobile Sale or Rental	§ 790.12	-	-	-
4	742.62	Animal Hospital	§ 790.6	€	-	-
5	742.63	Ambulance Service	§ 790.2	-	-	-
6	742.64	Mortuary	§ 790.62	-	-	-
7	742.65	Trade Shop	§ 790.124	P #	€ #	-
8	742.66	Storage	§ 790.117	-	-	-
9	742.68	Fringe Financial Service	§ 790.111	P #	-	-
10	742.69	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
11	742.69	Amusement Game Arcade (Mechanical	§ 790.4	-	-	-
12	B	Amusement Devices)				
13	742.69	Neighborhood Agriculture	§ 102.35(a)	P	P	P
14	€					
15	742.69	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
16	Đ					
17	<i>Institutions and Non-Retail Sales and Services</i>					
18	742.70	Administrative Service	§ 790.106	-	-	-
19	742.80	Hospital or Medical Center	§ 790.44	-	-	-
20	742.81	Other Institutions, Large	§ 790.50	P	€	€

742.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
742.83	<i>Public Use</i>	§ 790.80	<i>€</i>	<i>€</i>	<i>€</i>
742.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	<i>P #</i>	<i>-</i>	<i>-</i>
<i>RESIDENTIAL STANDARDS AND USES</i>					
742.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
742.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)</i>		
742.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area § 208</i>		
742.92 <i>b</i>	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>		
742.93	<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>		
742.94	<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>		

742.95	Community Residential Parking	§ 790.10	€	€	€
--------	-------------------------------	----------	---	---	---

SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 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.

* * * *

Table 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Folsom Street Controls</i>
------------	------------------------	---------------------	-------------------------------

BUILDING STANDARDS

743.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270,	65-X to 75-X. See Sectional Zoning Maps 1 and 7.
-------------------	----------------------------------	--	---

		271	Height sculpting required on narrow streets, § 261.1
743.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft. € 10,000 sq. ft. & above
743.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels
743.13a	Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
743.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	None
743.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
743.14	Awning	§ 136.1(a)	P
743.15	Canopy	§ 136.1(b)	P
743.16	Marquee	§ 136.1(c)	P
743.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
743.20	Floor Area Ratio	§§ 102.9, 102.11, 123, 124(a), 124(b)	2.5 to 1

1	743.21	Use Size	§§ 121.2, 790.130	P up to 3,999 sq. ft.;
2		[Non-Residential]		€ 4,000 sq. ft. & above
3	743.22	Off-Street Parking,	§§ 150, 151.1, 153-	None required. Limits set
4		Commercial/Institutional	157, 159-160, 166,	forth in Section 151.1
5			204.5	
6	743.23	Off-Street Freight Loading	§§ 150, 152-155,	Generally, none required if
7			161(b), 204.5	gross floor area is less than
8				10,000 sq. ft.
9	743.24	Outdoor Activity Area	§§ 145.2, 790.70	P at 1st and 2nd Floors if
10				located in front;
11				€ if located elsewhere
12	743.25	Drive-Up Facility	§ 790.30	NP
13	743.26	Walk-Up Facility	§§ 145.2(b), 790.140	P
14	743.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.;
15				€ 2 a.m. - 6 a.m.
16	743.30	General Advertising Sign	§§ 262, 602-604,	NP
17			608, 609	
18	743.31	Business Sign	§§ 262, 602-604,	P
19			607.1(f)(2), 608, 609	
20	743.32	Other Signs	§§ 262, 602-604,	P
21			607.1(c) (d) (g), 608,	
22			609	

<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Folsom Street Controls by Story</i>		
—		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

743.37	Residential Conversion	§§ 207.7, 317, 790.84	€	€	-
743.38	Residential Demolition	§§ 207.7, 317, 790.86	€	€	€
743.39	Residential Division	§§ 207.8, 317	€	€	€
<i>Retail Sales and Services</i>					
743.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	<i>P</i>	<i>P</i>	-
743.41	Bar	§ 790.22	<i>P</i>	-	-
743.43	Limited Restaurant	§ 790.90	<i>P up to 10,000 gsf per lot; NP above</i>	-	-
743.44	Restaurant	§ 790.91	<i>P up to 10,000 gsf per</i>	-	-

			<i>lot; NP above</i>		
<i>743.45</i>	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>€</i>	<i>-</i>	<i>-</i>
<i>743.46</i>	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>743.47</i>	<i>Adult Entertainment</i>	<i>§ 790.36</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>743.48</i>	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>743.49</i>	<i>Services, Professional; Services, Financial; Services, Medical</i>	<i>§§ 790.110, 790.114, 790.116</i>	<i>P when primarily open to the general public on a client- oriented basis</i>	<i>-</i>	<i>-</i>
<i>743.50</i>	<i>Limited Financial Service</i>	<i>§ 790.112</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>743.54</i>	<i>Massage Establishment</i>	<i>§ 790.60; §§ 29.1-29.32 Health Code</i>	<i>€</i>	<i>€</i>	<i>-</i>
<i>743.55</i>	<i>Tourist Hotel</i>	<i>§ 790.46</i>	<i>P up to 25 rooms per</i>	<i>P up to 25 rooms</i>	<i>P up to 25 rooms</i>

			<i>hotel; NP above</i>	<i>per hotel; NP above</i>	<i>per hotel; NP above</i>
<i>743.56</i>	<i>Automobile Parking</i>	<i>§§ 158.1, 160, 166, 790.8, 790.10</i>	-	-	-
<i>743.57</i>	<i>Automotive Gas Station</i>	<i>§ 790.14</i>	-	-	-
<i>743.58</i>	<i>Automotive Service Station</i>	<i>§ 790.17</i>	-	-	-
<i>743.59</i>	<i>Automotive Repair</i>	<i>§ 790.15</i>	<i>C with no ingress/ egress onto alleys, as defined in the Western SoMa Communi ty Plan, containin g RED or RED-MX Districts</i>	-	-

1	743.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
2	743.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
3	743.62	<i>Animal Hospital</i>	§ 790.6	P	-	-
4						
5	743.62a	<i>Animal Services</i>	§ 224(c)	P for grooming and daycare only. No 24 hour care.	-	-
6						
7						
8						
9						
10						
11						
12	743.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
13	743.64	<i>Mortuary</i>	§ 790.62	-	-	-
14	743.65	<i>Trade Shop</i>	§ 790.124	P	€	-
15	743.65a	<i>Light Manufacturing</i>	§ 790.54(a)	P	P	-
16	743.65b	<i>Wholesale Sales</i>	§ 790.54(b)	P	P	-
17	743.66	<i>Storage</i>	§ 790.117	-	-	-
18	743.68	<i>Fringe Financial</i>	§ 790.111	-	-	-
19	743.69e	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
20	743.69d	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
21						
22						
23						
24						
25						
	<i>Institutions and Non-Retail Sales and Services</i>					

1	743.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
2	743.81	<i>Assembly and Social Service</i>	§ 790.50(a)	€	€	-
3	743.82a	<i>Child Care</i>	§§ 790.50(b), 790.51(a)	P	P	-
4	743.82b	<i>Residential Care, Small</i>	§ 790.51(b)	-	€	€
5	743.82c	<i>Religious Facility</i>	§ 790.50(d)	-	-	-
6	743.82d	<i>Elementary School</i>	§ 217(f)	P	P	P
7	743.82e	<i>Secondary School</i>	§ 217(g)	P	P	P
8	743.82f	<i>Postsecondary School</i>	§ 217(h)	NP	NP	NP
9	743.84	<i>Public Use</i>	§ 790.80	€	€	€
10	743.85	<i>Medical Cannabis Dispensary</i>	§ 790.141	-	-	-
11	743.86	<i>Office</i>	§ 790.69	<i>P on first or second floor, but not both</i>		-
12	743.86A	<i>Office uses in Historic Buildings</i>	§§ 703.9, 790.69	P	P	P
13	RESIDENTIAL STANDARDS AND USES					
14	743.90	<i>Residential Use</i>	§§ 145.4, 790.88(a)	P	P	P
15	743.90a	<i>SRO Housing</i>	§§ 145.4, 823, 890.88(c)	P	P	P
16	743.90b	<i>Group Housing</i>	§§ 145.4, 790.88(b)	€, except	€	€

			<i>NP on lots with more than 25 ft of street frontage</i>		
<i>743.90e</i>	<i>Student Housing</i>	<i>§ 102.36</i>	<i>#C in newly constructed buildings; NP otherwise</i>		
<i>743.91</i>	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>No density limit § 207(c)</i>		
<i>743.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No density limit</i>		
<i>743.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>		
<i>743.93</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>		
<i>743.94</i>	<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	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	NP	-	-
--------	-------------------------------	--	----	---	---

SPECIFIC PROVISIONS FOR FOLSOM STREET NCT DISTRICTS

<i>Article Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 743.90e § 102.36	-	<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>

* * * *

Table 744. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Regional Commercial Controls</i>
-------------------	-------------------------------	----------------------------	--

BUILDING STANDARDS

744.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	55 X, 65 X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1
--------	-----------------------	--	--

1	744.11	<i>Lot Size</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 10,000 sq. ft.</i>
2		<i>{Per Development}</i>		<i>C above 10,000 sq. ft.</i>
3	744.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and</i>
4				<i>above and at all residential levels</i>
5	744.13a	<i>Street Frontage, Above-</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor,</i>
6		<i>Grade Parking Setback</i>		<i>15 feet on floors above</i>
7		<i>and Active Uses</i>		
8	744.13b	<i>Street Frontage,</i>	<i>§ 145.4</i>	<i>Requirements apply</i>
9		<i>Required Ground Floor</i>		
10		<i>Commercial</i>		
11	744.13c	<i>Street Frontage, Parking</i>	<i>§ 155(r)</i>	<i>Requirements apply</i>
12		<i>and Loading access</i>		
13		<i>restrictions</i>		
14	744.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
15	744.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
16	744.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
17	744.17	<i>Streetscape and</i>	<i>§ 138.1</i>	<i>Required</i>
18		<i>Pedestrian</i>		
19		<i>Improvements</i>		
20	<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
21	744.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123,</i>	<i>2.5 to 1</i>
22				

		124	
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)
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
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.
744.24	Outdoor Activity Area	§§ 145.2, 790.70	P at 1st and 2nd Floors if located in front; C if located elsewhere
744.25	Drive Up Facility	§ 790.30	NP
744.26	Walk Up Facility	§§ 145.2(b), 790.140	P
744.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
744.30	General Advertising Sign	§§ 262, 602-604, 608, 609	NP

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>		
—		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

744.37	<i>Residential Conversion</i>	§§ 207.7, 317, 790.84	€	€	-
744.38	<i>Residential Demolition</i>	§§ 207.7, 317, 790.86	€	€	€
744.39	<i>Residential Division</i>	§§ 207.8, 317	€	€	€
<i>Retail Sales and Services</i>					
744.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	-
744.41	<i>Bar</i>	§ 790.22	<i>P</i>	-	-

1			<i>P up</i>		
2			<i>to</i>		
3			<i>10,00</i>		
4	<i>744.43</i>	<i>Limited Restaurant</i>	<i>0 gsf</i>	-	-
5			<i>per</i>		
6			<i>lot;</i>		
7			<i>NP</i>		
8			<i>above</i>		
9			<i>P up</i>		
10			<i>to</i>		
11			<i>10,00</i>		
12	<i>744.44</i>	<i>Restaurant</i>	<i>0 gsf</i>	-	-
13			<i>per</i>		
14			<i>lot;</i>		
15			<i>NP</i>		
16			<i>above</i>		
17	<i>744.45</i>	<i>Liquor Store</i>	<i>€</i>	-	-
18	<i>744.46</i>	<i>Movie Theater</i>	<i>-</i>	-	-
19	<i>744.47</i>	<i>Adult Entertainment</i>	<i>-</i>	-	-
20	<i>744.48</i>	<i>Other Entertainment</i>	<i>-</i>	-	-
21	<i>744.49</i>	<i>Services, Professional; Services, Financial;</i>	<i>P</i>	-	-
22		<i>Services, Medical</i>	<i>when</i>		
23			<i>prima</i>		
24					
25					

			<i>rity</i>		
			<i>open</i>		
			<i>to the</i>		
			<i>gener</i>		
			<i>al</i>		
			<i>public</i>		
			<i>on a</i>		
			<i>client-</i>		
			<i>orient</i>		
			<i>ed</i>		
			<i>basis</i>		
744.50	<i>Limited Financial Service</i>	<i>§ 790.112</i>	-	-	-
744.54	<i>Massage Establishment</i>	<i>§ 790.60,</i> <i>§§ 29.1-29.32</i> <i>Health Code</i>	€	€	-
744.55	<i>Tourist Hotel</i>	<i>§ 790.46</i>	-	-	-
744.56	<i>Automobile Parking</i>	<i>§§ 158.1, 160,</i> <i>166, 790.8,</i> <i>790.10</i>	<i>€;</i> <i>subjee</i> <i>t to</i> <i>riteri</i> <i>a of</i> <i>See:</i> <i>158.1</i>	-	-

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

744.57	Automotive Gas Station	§ 790.14	-	-	-
744.58	Automotive Service Station	§ 790.17	-	-	-
744.59	Automotive Repair	§ 790.15	C with no ingres s/ egress onto alleys, as define d in the Weste rn SoMa Com- munit y Plan, contai ning RED or	-	-

			RED- MX Distri ets		
744.60	Automotive Wash	§ 790.18	-	-	-
744.61	Automobile Sale or Rental	§ 790.12	-	-	-
744.62	Animal Hospital	§ 790.6	-	-	-
744.62a	Animal Services	§ 224(c)	P for groom ing and dayca re only. No 24 hour care.	-	-
744.63	Ambulance Service	§ 790.2	-	-	-
744.64	Mortuary	§ 790.62	-	-	-
744.65	Trade Shop	§ 790.124	P	€	-
744.65a	Light Manufacturing	§ 790.54(a)	P	P	-
744.65b	Wholesale Sales	§ 790.54(b)	P	P	-

1	744.66	<i>Storage</i>	§ 790.117	-	-	-
2	744.67	<i>Commercial Storage</i>	§ 890.54(c)	P	€	-
3	744.68	<i>Fringe Financial</i>	§ 790.111	-	-	-
4	744.69e	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
5	744.69d	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
6	<i>Institutions and Non-Retail Sales and Services</i>					
7	744.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
8	744.81	<i>Assembly and Social Service</i>	§ 790.50(a)	€	€	€
9	744.82a	<i>Child Care</i>	§§ 790.50(b), 790.51(a)	P for 12 children or fewer. € for 13 children or more.		-
10	744.82b	<i>Residential Care, Small</i>	§ 790.51(b)	-	€	€
11	744.82c	<i>Religious Facility</i>	§ 790.50(d)	-	-	-
12	744.82d	<i>Elementary School</i>	§ 217(f)	P	P	P
13	744.82e	<i>Secondary School</i>	§ 217(g)	P	P	P
14	744.82f	<i>Postsecondary School</i>	§ 217(h)	NP	NP	NP
15	744.84	<i>Public Use</i>	§ 790.80	P	P	P

744.85	Medical Cannabis Dispensary	§ 790.141	-	-	-
744.86a	Office	§ 790.69	P on first or second floor, but not both	-	-
744.86b	Office uses in Historic Buildings	§§ 703.9, 790.69	P	P	P
RESIDENTIAL STANDARDS AND USES					
744.90	Residential Use	§§ 145.4, 790.88(a)	P	P	P
744.90a	SRO Housing	§§ 145.4, 823, 890.88(c)		P	P
744.90b	Group Housing	§§ 145.4, 790.88(b)	€, except NP on lots with more than 25 ft of street frontage	€	€

744.90e	<i>Student Housing</i>	§§ 145.4, 401		-	-
744.91	<i>Dwelling Unit Density</i>	§ 207	<i>No density limit</i> § 207(c)		
744.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>No density limit</i>		
744.93	<i>Usable Open Space</i> <i>[Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80</i> <i>sq. ft. if private, or</i> <i>100 sq. ft. if</i> <i>common—</i>		
744.94	<i>Off-Street Parking, Residential</i>	§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5	<i>None required.</i> <i>P-up to 0.5 parking</i> <i>spaces per unit;</i> <i>C-up to 0.75 parking</i> <i>spaces per unit—</i>		
744.95	<i>Community Residential Parking</i>	§§ 145.1, 151.1(f), 155(r), 158.1, 166, 790.10	C; subjec t to criteri a of See. 158.1	-	-

* * * *

Table 745. EXCELSIOR OUTER MISSION STREET

NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Excelsior Outer Mission Street Controls</i>
------------	------------------------	---------------------	--

<i>BUILDING STANDARDS</i>			
<i>745.10</i>	<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>
<i>745.11</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>745.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above: § 134(a)(1)(C)</i>
<i>745.13a</i>	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
<i>745.13b</i>	<i>Street Frontage, Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required</i>
<i>745.14</i>	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
<i>745.15</i>	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
<i>745.16</i>	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
<i>745.17</i>	<i>Streetscape and Pedestrian</i>	<i>§ 138.1</i>	<i>Required</i>

	<i>Improvements</i>		
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
<i>745.20</i>	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1</i> <i>§ 124(a)(b)</i>
<i>745.21</i>	<i>Use Size</i> <i>[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>
<i>745.22</i>	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	<i>§§ 145.1, 150, 151.1,</i> <i>153-157, 159-160,</i> <i>204.5</i>	<i>None required. Limits set forth in</i> <i>Section 151.1.</i>
<i>745.23</i>	<i>Off-Street Freight Loading</i>	<i>§§ 150, 153-155,</i> <i>161(b), 204.5</i>	<i>Generally, none required if gross</i> <i>floor area is less than 10,000 sq. ft.</i>
<i>745.24</i>	<i>Outdoor Activity Area</i>	<i>§§ 145.2, 790.70</i>	<i>P if located in front;</i> <i>C if located elsewhere</i>
<i>745.25</i>	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	-
<i>745.26</i>	<i>Walk-Up Facility</i>	<i>§§ 145.2(b), 790.140</i>	<i>P</i>
<i>745.27</i>	<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>
<i>745.30</i>	<i>General Advertising Sign</i>	<i>§§ 262, 602-604, 608,</i> <i>609</i>	-
<i>745.31</i>	<i>Business Sign</i>	<i>§§ 262, 602-604,</i> <i>607.1(f)(3), 608, 609</i>	<i>P</i>

745.32	Other Signs	§§ 262, 602-604, 607.1(c)-(d)-(g), 608, 609	P
--------	-------------	---	---

No.—	Zoning Category	§ References	Excelsior Outer Mission Street Controls by Story
------	-----------------	--------------	--

—		§ 790.118	1st	2nd	3rd+
745.38	Residential Conversion	§§ 317, 790.84	€	€	€
745.39	Residential Demolition	§§ 317, 790.86	€	€	€
<i>Retail Sales and Services</i>					
745.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	P #	P #	P #
745.41	Bar	§ 790.22	P	P	-
745.43	Limited Restaurant	§ 790.90	P	P	-
745.44	Restaurant	§ 790.91	P	P	-
745.45	Liquor Store	§ 790.55	NP #	-	-
745.46	Movie Theater	§ 790.64	P	P	-
745.47	Adult Entertainment	§ 790.36	€	€	-

1	745.48	<i>Other Entertainment</i>	§ 790.38	P	P	-
2	745.49	<i>Financial Service</i>	§ 790.110	P	P	-
3	745.50	<i>Limited Financial Service</i>	§ 790.112	P	P	-
4	745.51	<i>Medical Service</i>	§ 790.114	P	P	P
5	745.52	<i>Personal Service</i>	§ 790.116	P	P	P
6	745.53	<i>Business or Professional Service</i>	§ 790.108	P	P	P
7						
8	745.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€	€	-
9	745.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
10	745.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 790.8	€	-	-
11	745.57	<i>Automobile Gas Station</i>	§ 790.14	€	-	-
12	745.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
13	745.59	<i>Automotive Repair</i>	§ 790.15	€	€	-
14	745.60	<i>Automotive Wash</i>	§ 790.18	€	-	-
15	745.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
16	745.62	<i>Animal Hospital</i>	§ 790.6	€	€	-
17	745.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
18	745.64	<i>Mortuary</i>	§ 790.62	€	€	€

1	745.65	Trade Shop	§ 790.124	P	P	P
2	745.66	Storage	§ 790.117	€	€	€
3	745.68	Fringe Financial Services	§ 790.111	#	-	-
4	745.69	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
5	745.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	€	-	-
6	745.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
7	745.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
8	Institutions and Non-Retail Sales and Services					
9	745.70	Administrative Service	§ 790.106	€	€	€
10	745.80	Hospital or Medical Center	§ 790.44	€	€	€
11	745.81	Other Institutions, Large	§ 790.50	P	P	P
12	745.82	Other Institutions, Small	§ 790.51	P	P	P
13	745.83	Public Use	§ 790.80	€	€	€
14	745.84	Medical Cannabis Dispensary	§ 790.141	P #	P #	P #
15	RESIDENTIAL STANDARDS AND USES					
16	745.90	Residential Use	§ 790.88	P, except € for frontages listed in	P	P

			145.1(d)		
745.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)</i>		
745.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i>		
745.93	<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>		
745.94	<i>Off-Street Parking, Residential</i>	§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5	<i>P up to one car for each unit; NP above</i>		
745.95	<i>Community Residential Parking</i>	§§ 145.1, 166, 790.10	€	-	-

***SPECIFIC PROVISIONS FOR THE EXCELSIOR OUTER MISSION STREET
NEIGHBORHOOD COMMERCIAL DISTRICT***

<i>Article 7 Code</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
----------------------------------	----------------------------------	-------------------------------

1	<i>Section</i>		
2			OFF SALE LIQUOR ESTABLISHMENTS
3			Boundaries: Excelsior Outer Mission Street Neighborhood
4			Commercial District.
5			Controls:
6			(a) New Liquor Store uses with Type 20 or Type 21 ABC
7			licenses are not permitted in the district; provided, however, that
8			any use within the District with an existing Type 20 or Type 21
9			ABC license may obtain a new license, if required by the ABC,
10			after it has been closed temporarily for repair, renovation,
11			remodeling, or reconstruction.
12			(b) Liquor Store uses may relocate within the district with
13	§ 745.40	§ 790.55	conditional use authorization.
14	§ 745.45	§ 790.102 (a), (b)	(c) General Grocery, Specialty Grocery, and Liquor Store
15			uses with off sale alcohol licenses shall observe the following
16			good neighbor policies:
17			—(1) Liquor establishments shall provide outside lighting in a
18			manner sufficient to illuminate street and sidewalk areas and
19			adjacent parking, as appropriate to maintain security, without
20			disturbing area residences;
21			—(2) Advertisements in windows and clear doors are not
22			permitted, and no more than 25 percent of the square footage of
23			the windows and clear doors of liquor establishments shall bear
24			signage of any sort, and all signage shall be placed and
25			

		<p><i>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.</i></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>§ 790.141</p>	<p>Health Code</p> <p>§ 3308</p>	<p>MEDICAL CANNABIS DISPENSARIES</p> <p>Boundaries: Excelsior Outer Mission Street Neighborhood Commercial District.</p> <p>Controls:</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</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><i>requirement contained in this Section 745.</i></p> <p><i>—(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:</i></p> <p><i>—(1) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,</i></p> <p><i>—(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients,</i></p> <p><i>—(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 neighborhood concerns.</i></p> <p><i>—(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.</i></p> <p><i>—(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.</i></p> <p><i>—(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.</i></p>
--	--	---

* * * *

***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>	<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>
<i>746.11</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>746.12</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) and (e)</i>
<i>746.13</i>	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
<i>746.13a</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>746.13b</i>	<i>Street Frontage,</i>	<i>§ 145.4</i>	<i>Required along Divisadero Street</i>

	<i>Required Ground Floor Commercial</i>		<i>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>
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
746.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>2.5 to 1 § 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.; C 4,000 sq. ft. & above</i>
746.22	<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>
746.23	<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>
746.24	<i>Outdoor Activity Area</i>	<i>§§ 145.2(a), 790.70</i>	<i>P if located in front; C if located elsewhere</i>
746.25	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	<i>-</i>
746.26	<i>Walk-Up Facility</i>	<i>§§ 145.2(b), 790.140</i>	<i>P if recessed 3 ft.;</i>

			<i>C if not recessed</i>
<i>746.27</i>	<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>
<i>746.30</i>	<i>General Advertising Sign</i>	<i>§§ 262, 602-604, 608, 609</i>	-
<i>746.31</i>	<i>Business Sign</i>	<i>§§ 262, 602-604, 607.1(f)(2), 608, 609</i>	<i>P</i>
<i>746.32</i>	<i>Other Signs</i>	<i>§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609</i>	<i>P</i>

<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Divisadero Street Controls by Story</i>		
—	-	<i>§ 790.118</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

<i>746.36</i>	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>	<i>C</i>	-
<i>746.37</i>	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>C</i>	<i>C</i>
<i>746.38</i>	<i>Residential Division</i>	<i>§ 207.8</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>746.39</i>	<i>Residential Merger</i>	<i>§ 317</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Retail Sales and Services</i>					
<i>746.40</i>	<i>Other Retail Sales and Services</i>	<i>§ 790.102</i>	<i>P #</i>	<i>P #</i>	-

1		<i>[Not Listed Below]</i>				
2	746.41	<i>Bar</i>	§ 790.22	<i>P</i>	<i>P #</i>	-
3	746.43	<i>Limited Restaurant</i>	§ 790.90	<i>P</i>	<i>P #</i>	-
4	746.44	<i>Restaurant</i>	§ 790.91	<i>P</i>	<i>P #</i>	-
5	746.45	<i>Liquor Store</i>	§ 790.55	<i>NP</i> <i>#</i>	-	-
6	746.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P #</i>	-
7	746.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
8	746.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	<i>P #</i>	-
9	746.49	<i>Financial Service</i>	§ 790.110	<i>€</i>	-	-
10	746.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>	-	-
11	746.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	-
12	746.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	-
13	746.53	<i>Business or Professional Service</i>	§ 790.108	<i>P</i>	<i>P</i>	-
14	746.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.32 <i>Health Code</i>	<i>€</i>	-	-
15	746.55	<i>Tourist Hotel</i>	§ 790.46	<i>€</i>	<i>€</i>	<i>€</i>
16	746.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	<i>€</i>	-	-

1	746.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
2	746.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
3	746.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
4	746.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
5	746.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
6	746.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
7	746.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
8	746.64	<i>Mortuary</i>	§ 790.62	-	-	-
9	746.65	<i>Trade Shop</i>	§ 790.124	P	P #	-
10	746.66	<i>Storage</i>	§ 790.117	-	-	-
11	746.68	<i>Fringe Financial Services</i>	§ 790.111	NP #	-	-
12	746.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
13	746.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
14	746.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
15	746.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
16	<i>Institutions and Non-Retail Sales and Services</i>					
17	746.70	<i>Administrative Service</i>	§ 790.106	-	-	-

1	746.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
2	746.81	<i>Other Institutions, Large</i>	§ 790.50	<i>P</i>	<i>€</i>	<i>€</i>
3	746.82	<i>Other Institutions, Small</i>	§ 790.51	<i>P</i>	<i>P</i>	<i>P</i>
4	746.83	<i>Public Use</i>	§ 790.80	<i>€</i>	<i>€</i>	<i>€</i>
5	746.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	<i>P #</i>	-	-
6	746.85	<i>Philanthropic Administrative Service</i>	§ 790.107	-	<i>P #</i>	-
7	RESIDENTIAL STANDARDS AND USES					
8	746.90	<i>Residential Use</i>	§ 790.88	<i>P</i>	<i>P</i>	<i>P</i>
9	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</i>		

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

			<i>by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6</i>
<i>746.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207.1, 208, 790.88(b)</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</i>

			<i>and area plans of the General Plan, and design review by the Planning Department.</i> § 208
746.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)
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
746.95	Community Residential Parking	§ 790.10	€ - -

~~SPECIFIC PROVISIONS FOR THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~

Article 7	Other	Zoning Controls
Code	Code	
Section	Section	

1	§ 746.41		
2	§ 746.43		
3	§ 746.44		A Bar, Restaurant, Limited Restaurant, Movie Theater, Other
4	§ 746.46	-	Entertainment, Trade Shop, or Philanthropic Administrative Service use is
5	§ 746.48		permitted on the Second Story of existing buildings which have had no
6	§ 746.65		immediately prior second-story Residential Use.
7	§ 746.85		
8			
9			—(a) Liquor Stores are not permitted within the Divisadero Street NCD.
10			Liquor Store uses which become inactive for more than 180 days may not
11			be reestablished. A lawfully existing Liquor Store may relocate within the
12			district with Conditional Use authorization;
13			—(b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores
14			shall comply with the following Good Neighbor requirements:
15			—(1) The business operator shall maintain the main entrance to the
16	§ 746.40	-	building and all sidewalks abutting the subject property in a clean and
17	§ 746.45		sanitary condition in compliance with the Department of Public Works
18			Streets and Sidewalk Maintenance Standards. In addition the operator shall
19			be responsible for daily monitoring of the sidewalk within a one-block
20			radius of the subject business to maintain the sidewalk free of litter
21			associated with the business during business hours in accordance with
22			Article 1 Section 34 of the San Francisco Police Code.
23			—For information about compliance, contact Bureau of Street Use and
24			Mapping, Department of Public Works.
25			—(2) The business operator shall provide outside lighting in a manner

		<p>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>
§ 746.68	§ 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, properties within the Divisadero Street NCD.</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>
§ 746.84	<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 a.m. and 10 p.m.</p>

* * * *

Table 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Fillmore Street Transit Controls
<i>BUILDING STANDARDS</i>			
<i>747.10</i>	<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>
<i>747.11</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>747.12</i>	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at residential levels § 134(a) and (e)</i>
<i>747.13</i>	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
<i>747.13a</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>747.13b</i>	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required along Fillmore Street from Bush Street to McAllister Street</i>
<i>747.14</i>	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>

747.15	Canopy	§ 136.1(b)	P
747.16	Marquee	§ 136.1(c)	P
747.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
747.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) and (b)
747.21	Use Size [Non-Residential]	§§ 121.2, 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above
747.22	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
747.23	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.
747.24	Outdoor Activity Area	§§ 145.2(a), 790.70	P if located in front; C if located elsewhere
747.25	Drive-Up Facility	§ 790.30	-
747.26	Walk-Up Facility	§§ 145.2(b), 790.140	P if recessed 3 ft.; C if not recessed
747.27	Hours of Operation	§ 790.48	No limit
747.30	General Advertising Sign	§§ 262, 602-604, 608,	-

		609	
747.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 609	P
747.32	Other Signs	§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609	P

No.	Zoning Category	§ References	Fillmore Street Transit Controls by Story		
—	-	§ 790.118	1st	2nd	3rd+

747.36	Residential Conversion	§ 317	P	NP	NP
747.37	Residential Demolition	§ 317	P	€	€
747.38	Residential Division	§ 207.8	P	P	P
747.39	Residential Merger	§ 317	€	€	€
Retail Sales and Services					
747.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	P
747.41	Bar	§ 790.22	P	P	-
747.43	Limited Restaurant	§ 790.90	P	P	-

1	747.44	<i>Restaurant</i>	§ 790.91	<i>P</i>	<i>P</i>	-
2	747.45	<i>Liquor Store</i>	§ 790.55	-	-	-
3	747.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P</i>	-
4	747.47	<i>Adult Entertainment</i>	§ 790.36	<i>€</i>	<i>€</i>	-
5	747.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	<i>P</i>	-
6	747.49	<i>Financial Service</i>	§ 790.110	<i>P</i>	<i>P</i>	-
7	747.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>	<i>P</i>	-
8	747.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	<i>P</i>
9	747.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	-
10	747.53	<i>Business or Professional Service</i>	§ 790.108	<i>P</i>	<i>P</i>	<i>P</i>
11	747.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.32 Health Code	<i>€</i>	<i>€</i>	-
12	747.55	<i>Tourist Hotel</i>	§ 790.46	<i>€</i>	<i>€</i>	<i>€</i>
13	747.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	<i>€</i>	-	-
14	747.57	<i>Automotive Gas Station</i>	§ 790.14	<i>€</i>	-	-
15	747.58	<i>Automotive Service Station</i>	§ 790.17	<i>€</i>	-	-
16	747.59	<i>Automotive Repair</i>	§ 790.15	<i>€</i>	<i>€</i>	-

1	747.60	<i>Automotive Wash</i>	§ 790.18	€	-	-
2	747.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
3	747.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
4	747.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
5	747.64	<i>Mortuary</i>	§ 790.62	€	€	€
6	747.65	<i>Trade Shop</i>	§ 790.124	P	€	€
7	747.66	<i>Storage</i>	§ 790.117	€	€	€
8	747.68	<i>Fringe Financial Services</i>	§ 790.111	NP #	-	-
9	747.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
10	747.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
11	747.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
12	747.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
13	<i>Institutions and Non-Retail Sales and Services-</i>					
14	747.70	<i>Administrative Service</i>	§ 790.106	€	€	€
15	747.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
16	747.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
17	747.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P

747.83	Public Use	§ 790.80	€	€	€
747.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
747.85	Philanthropic Administrative Service	§ 790.107	-	P	-
<i>RESIDENTIAL STANDARDS AND USES</i>					
747.90	Residential Use	§ 790.88	P	P	P
747.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	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. § 207.4, 207.6		
747.92	Residential Density, Group Housing	§§ 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.		
			§ 208		
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)		
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		
747.95	Community Residential Parking	§ 790.10	€	€	€

~~SPECIFIC PROVISIONS FOR THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~

Article 7 Code	Other Code	Zoning Controls
---	-------------------------------------	----------------------------

<i>Section</i>	<i>Section</i>	
§ 747.68	§ 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, properties within the Fillmore Street NCD.</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>
§ 747.84	§ 790.141 Health Code § 3308	<p>Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</p>

<p style="text-align: center;">* * * *</p> <p style="text-align: center;"><i>Table 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT</i></p> <p style="text-align: center;"><i>ZONING CONTROL TABLE</i></p>			
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Japantown Controls</i>
<i>BUILDING STANDARDS</i>			
748.10	Height and Bulk Limit	§§ 102, 105, 106, 250-252,	Generally 50-X, and 65-A along Fillmore Street. In the 50-X

		260, 261.1, 261.3, 263.20, 270, 271	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.
748.11	Lot Size {Per Development}	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. and above
748.12	Rear Yard	§§ 130, 134, 136	Required at residential levels § 134(a) and (e)
748.13	Street Frontage	§ 145.1	Required

1	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>
2				
3				
4	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>
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15	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</i>
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

			<i>Sutter Street.</i>
748.14	<i>Awning</i>	§§ 102, 136.1(a)	<i>P</i>
748.15	<i>Canopy</i>	§§ 102, 136.1(b)	<i>P</i>
748.16	<i>Marquee</i>	§§ 102, 136.1(c)	<i>P</i>
748.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i>			
748.20	<i>Floor Area Ratio</i>	§§ 102, 123	3.6 to 1 § 124(a) and (b)
748.21	<i>Use Size [Non-Residential]</i>	§§ 121.2, 790.130	<i>P up to 2,499 sq. ft.; C 2,500 sq. ft. & above</i>
748.22	<i>Off-Street Parking, Non-residential</i>	§§ 145.1, 150, 151.1, 153-157, 159-160, 161(g), 204.5	<i>None required. Maximum permitted as set forth in Section 151.1</i>
748.23	<i>Off-Street Freight Loading</i>	§§ 150, 152, 153	<i>Generally, none required if gross</i>

		155, 161(b), 204.5	floor area is less than 10,000 sq. ft.
748.24	<i>Outdoor Activity Area</i>	§§ 145.2(a), 790.70	P if located in front; C if located elsewhere
748.25	<i>Drive Up Facility</i>	§ 790.30	NP
748.26	<i>Walk-Up Facility</i>	§ 790.140	P
748.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. — 2 a.m. C 2 a.m. — 6 a.m.
748.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	NP
748.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	P #
748.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(e), (d), and (g), 608,	P

			609	
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Japantown Controls by Story</i>	
—		§ 790.118	<i>1st</i>	<i>2nd</i> <i>3rd+</i>

<i>748.38</i>	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>748.39</i>	<i>Residential Demolition</i>	<i>§ 317</i>	<i>P</i>	<i>€</i>	<i>€</i>
<i>Retail Sales and Services</i>					
<i>748.40</i>	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	<i>§ 790.102</i>	<i>P</i>	<i>P</i>	<i>€</i>
<i>748.41</i>	<i>Bar</i>	<i>§ 790.22</i>	<i>P #</i>	<i>€ #</i>	<i>€</i> <i>#</i>
<i>748.43</i>	<i>Limited Restaurant</i>	<i>§ 790.90</i>	<i>P #</i>	<i>P #</i>	<i>€</i> <i>#</i>
<i>748.44</i>	<i>Restaurant</i>	<i>§ 790.91</i>	<i>P #</i>	<i>P #</i>	<i>€</i> <i>#</i>
<i>748.45</i>	<i>Liquor Store</i>	<i>§ 790.55</i>	<i>P</i>	<i>€</i>	-
<i>748.46</i>	<i>Movie Theater</i>	<i>§ 790.64</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>748.47</i>	<i>Adult Entertainment</i>	<i>§ 790.36</i>	-	-	-
<i>748.48</i>	<i>Other Entertainment</i>	<i>§ 790.38</i>	<i>P #</i>	<i>P #</i>	<i>€</i> <i>#</i>

1	748.49	<i>Financial Service</i>	§ 790.110	<i>P #</i>	<i>€ #</i>	<i>€ #</i>
2						
3	748.50	<i>Limited Financial Service</i>	§ 790.112	<i>€</i>	<i>P</i>	<i>P</i>
4						
5	748.51	<i>Medical Service</i>	§ 790.114	<i>€</i>	<i>P</i>	<i>P</i>
6	748.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	<i>€</i>
7		<i>Business or Professional</i>				
8	748.53	<i>Service</i>	§ 790.108	<i>€</i>	<i>P</i>	<i>P</i>
9						
10			§ 790.60			
11	748.54	<i>Massage Establishment</i>	§§ 29.1-29.33	<i>€</i>	<i>€</i>	<i>€</i>
12			<i>Health Code</i>			
13	748.55	<i>Tourist Hotel</i>	§ 790.46	<i>€</i>	<i>€</i>	<i>€</i>
14						
15	748.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	<i>€</i>	<i>€</i>	<i>€</i>
16						
17	748.57	<i>Automotive Gas Station</i>	§ 790.14	-	-	-
18	748.58	<i>Automotive Service Station</i>	§ 790.17	<i>€</i>	-	-
19	748.59	<i>Automotive Repair</i>	§ 790.15	<i>€</i>	-	-
20						
21	748.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
22	748.61	<i>Automobile Sale or Rental</i>	§ 790.12	<i>€</i>	-	-
23	748.62	<i>Animal Hospital</i>	§ 790.6	<i>€</i>	-	-
24	748.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
25						

1	748.64	<i>Mortuary</i>	§ 790.62	-	-	-
2						
3	748.65	<i>Trade Shop</i>	§ 790.124	P #	P #	P #
4						
5	748.66	<i>Storage</i>	§ 790.117	-	-	-
6	748.68	<i>Fringe Financial Services</i>	§ 790.111	-	-	-
7		<i>Tobacco Paraphernalia</i>				
8	748.69a	<i>Establishments</i>	§ 790.123	€	-	-
9						
10		<i>Amusement Game Arcade</i>				
11	748.69b	<i>(Mechanical Amusement Devices)</i>	§ 790.4	P #	P #	P #
12						
13	748.69c	<i>Neighborhood Agriculture</i>	§ 102	P	P	P
14	748.69d	<i>Large Scale Urban Agriculture</i>	§ 102	€	€	€
15	<i>Institutions and Non-Retail Sales and Services</i>					
16						
17	748.70	<i>Administrative Service</i>	§ 790.106	-	€	€
18	748.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
19	748.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
20	748.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
21	748.83	<i>Public Use</i>	§ 790.80	€	€	€
22						
23	748.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	-	-	-
24						
25	748.85	<i>Philanthropic Administrative</i>	§ 790.107	€	P	P

	<i>Service</i>				
<i>RESIDENTIAL STANDARDS AND USES</i>					
748.90	Residential Use	§ 790.88	P	P	P
748.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area		
748.92	Residential Density, Group Housing	§§ 207.1, 208, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area		
748.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
748.94	Off-Street Parking, Residential	§§ 150, 151.1, 153-157, 159-160	None required. P up to .75 cars per unit, C up to 1.00 cars per unit, NP above		
748.95	Community Residential Parking	§ 790.10	€	€	€

<i>SPECIFIC PROVISIONS FOR THE JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT</i>		
<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code</i>	<i>Section</i>	
<i>Section</i>		

1 2 3 4 5 6 7 8 9 10 11	§ 748.31	-	Business signs are also subject to the guidelines in the "Commission Guide for Formula Retail."
12 13 14 15 16 17 18 19 20 21 22 23 24 25	§§ 748.38-748.95	-	The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.
	§ 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.
	§ 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.

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

1
2 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
3 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
4 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
5 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
6 additions, and Board amendment deletions in accordance with the “Note” that appears under
7 the official title of the ordinance.

8
9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By: _____
12 JUDITH A. BOYAJIAN
13 Deputy City Attorney
14 n:\legana\as2016\1600365\01090869.docx