

Executive Summary Planning Code Text Amendment

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Project Name:	Article 7: Phase 2 of the Planning Code Reorganization
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Initiated by:	Planning Department
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Recommendation:	Recommend Approval with Modifications

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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; 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 buy 1974 it consisted of 134 pages and 20 zoning Districts. By 1996, the Code had gone though 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 Easter 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 conational 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 organization 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 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 thought 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 fined 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 Instillation, 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	Р	С	С	
Child Care Facility	§102	Р	Р	Р	
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	С	С	С	
Residential Care Facility	§102	Р	Р	Р	

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 numerus 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 form 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.

- 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 Specially 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 askes 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. <u>Require ground floor commercial in NBSUD – Amend Section 145.4.</u>

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 <u>or in the North Beach Special Use District (Sec 780.3)</u>."

<u>Question</u>: 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. <u>Change language in NBNCD chart and in Sec. 722.1 clarifying that</u> <u>ADUs are now prohibited from displacing ground floor commercial</u> <u>uses</u>.

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. <u>Amend Section 155(r)(2) to add the following to the list of streets</u> 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:

<u>North Beach Special Use District – See Subsection (f)</u>

(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. <u>Prohibit PUDs in the North Beach Special Use District – Amend</u> 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. <u>Add to NBSUD (Sec. 780.3) -- Prohibit the consolidation of existing</u> storefronts on ground floor within the NBSUD.
- 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. <u>Delete Sec. 780.3(c) from NBSUD</u> (former Sup. Christensen's special rezoning for Rossi Market/Mama's).
- 9. <u>Prohibit Large Scale Urban Agriculture in the NBNCD</u>.
- 10. <u>Prohibit Kennels in NBNCD</u> [Allow Animal Hospitals with CU and other pet facilities]

- 11. <u>Prohibit hours of operation from 2 a.m. to 6 a.m. in the NBNCD</u> (now allowed with CUA)
- 12. <u>Amend Sec. 186.1(d)(1) to re-establish 18-month abandonment period for</u> 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* <u>790.91</u>, 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

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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 neighborhoodserving 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 vards 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

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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.*

Exhibit C



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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:

<u>NC-3</u>

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.

Page111, 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 APLICABLE 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 CATGORY.

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

МЕМО

1650 Mission St

DATE:	September 16, 2016	Suite 400 San Francisco, CA 94103-2479
то:	George Wooding, Midtown Terrace Homeowners Association & President of CSFN	Reception: 415.558.6378
	Marlayne Morgan, Cathedral Hill Neighbors Association & 1st Vice President of CSFN	Fax: 415.558.6409
	Rose Hillson, Jordan Park Improvement Association and Delegate to CSFN	Planning Information: 415.558.6377
	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	
	TO: FROM:	 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

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. <u>The term "Dwelling Unit" is defined in Section 102 of this Code.</u> 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. Page111, 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":

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).

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 CATGORY.

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, <u>management, clerical,</u> <u>accounting, legal, consulting, insurance, real estate brokerage, and travel services.</u>

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, <u>architectural</u>, 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.



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October 17, 2016

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

<u>sent via email</u>

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 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: <u>http://library.amlegal.com/nxt/gateway.dll/California/planning/planningcode-interpretations?f=templates\$fn=default.htm\$3.0}.</u> 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.

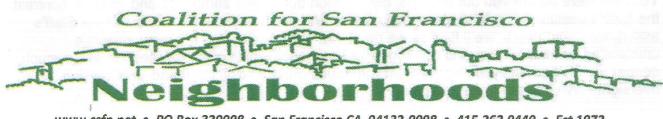
AnMarie Rodgers, Senior Policy Advisor SFPlanning 415-558-6395

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

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)



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November 8, 2016

NOV 0 8 2016

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

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,

D. S. Wasshing.

/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

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Inge Horton
<u>Starr, Aaron (CPC)</u>
Comments re Code Reorganization Art.7
Friday, January 06, 2017 10:36:50 AM
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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: <u>Starr, Aaron (CPC)</u> Sent: Wednesday, January 04, 2017 1:14 PM To: <u>ingehor@pacbell.net</u> Subject: Code Reorganization Page

Inge,

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



FILE NO.

ORDINANCE NO.

1

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

2

3 Ordinance amending the Planning Code to reorganize Article 7 and to update, correct, 4 clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the 5 6 Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting 7 permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial 8 9 Districts: require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; 10 11 prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., 12 and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and 13 14 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 15 Drinking Controls for the North Beach SUD; requiring Conditional Use for Bars and 16 17 Principally Permitting Restaurants in the Broadway NCD; affirming the Planning 18 Department's determination under the California Environmental Quality Act; and 19 making findings of consistency with the General Plan and the eight priority policies of 20 Planning Code Section 101.1, and adopting findings of public convenience, necessity, 21 and welfare under Planning Code Section 302. 22

- 23
- 24 25

Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in <u>single-underline italics Times New Roman font</u>. Deletions to Codes are in <u>strikethrough italics Times New Roman font</u>. Board amendment additions are in <u>double-underlined Arial font</u>. Board amendment deletions are in <u>strikethrough Arial font</u>.

NOTE:

Asterisks (* * * *) indicate the omission of unchanged Code 1 subsections or parts of tables. 2 3 Be it ordained by the People of the City and County of San Francisco: 4 Section 1. Findings. 5 6 (a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources 7 8 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 9 affirms this determination. 10 On _____, the Planning Commission, in Resolution No. _____, 11 (b) 12 adopted findings that the actions contemplated in this ordinance are consistent, on balance, 13 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 14 the Board of Supervisors in File No. _____, and is incorporated herein by reference. 15 16 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning 17 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 18 reasons herein by reference. 19 20 Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1, 21 121.2, 121.4, 121.7, 134, 145.1,145.2, 145.4, 155, 177, 178, 186.1, 201, 202, 202.1, 202.2, 22 23 202.3, 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, 24 25

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:

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SEC. 102. DEFINITIONS.

5 For the purposes of this Code, certain words and terms used herein are defined as set 6 forth in this and the following sections. Additional definitions applicable to Article 7, Neighborhood 7 Commercial Districts, and to Article 9, Mission Bay Districts, are set forth in Section 790. Additional 8 definitions applicable to Signs are set forth in Section 602. Additional definitions applicable to 9 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 10 11 set forth in Section 890. Additional definitions applicable only to the North Beach Neighborhood 12 Commercial District and the North Beach Special Use District are set forth in Sections 780.3. 13 Additional definitions applicable only to the Bernal Heights Special Use District are set forth in 14 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set 15 forth in Section 996. All words used in the present tense shall include the future. All words in 16 the plural number shall include the singular number, and all words in the singular number shall 17 include the plural number, unless the natural construction of the wording indicates otherwise. 18 The word "shall" is mandatory and not directory. Whenever any of the following terms is used 19 it shall mean the corresponding officer, department, board or commission or its successor of 20 the City and County of San Francisco, State of California, herein referred to as the City: 21 Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director 22 of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be 23 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 24 25 officer or department.

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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	<u>703(d) and 803.2(b)(C) of this Code.</u>
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.

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* * * *

Automotive Service Station. A Retail Automotive Use that provides motor fuels and 4 5 lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, 6 rebuilding, or installation of power train components, reconditioning of badly worn or damaged 7 motor vehicles, collision service, or full body paint spraying) and services that remain 8 incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than 9 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 10 services for automobiles including, but not limited to, accessory towing, if the number of 11 12 towing vehicles does not exceed one, and all towed vehicles stored on the premises are 13 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. 14

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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

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* * * *

2	Entertainment, General. A Retail Entertainment, Arts and Recreation Use that provides
3	entertainment or leisure pursuits to the general public including dramatic and musical
4	performances where alcohol is not served during performances, billiard halls, bowling alleys,
5	skating rinks, and mini-golf and game arcades, when conducted within a completely enclosed
6	building, and which is adequately soundproofed or insulated so as to confine incidental noise
7	to the premises.
8	* * * *
9	Entertainment, Arts and Recreation, Non-Commercial. A subcategory of Entertainment, Arts and
10	Recreation Uses that includes Open Recreation Area and Passive Outdoor Recreation.
11	
12	Entertainment, Arts and Recreation, Retail. A subcategory of Entertainment, Arts and Recreation
13	Uses that includes Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime
14	Entertainment, Outdoor Entertainment, and Sports Stadium.
15	
16	Entertainment, Arts and Recreation Use. A Use Category that includes Amusement Game
17	Arcade, Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime
18	Entertainment, Open Recreation Area, Outdoor Entertainment, Passive Outdoor Recreation
19	and Sports Stadiums. Adult Business is not included in this definition, except for the purposes
20	of Development Impact Fee Calculation as described in Article <u>4</u> Four.
21	* * * *
22	Grocery, General. A Retail Sales and Services Use that:
23	(a) Offers a diverse variety of unrelated, non-complementary food and non-food
24	commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,
25	frozen foods, household products, and paper goods;

1	(b)	May provide beer, wine, and/or liquor sales for consumption off the premises	
2	with a Califo	ornia Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or	
3	type 21 (off-	sale general) that occupy less than 15% of the Occupied Floor Area of the establishment	
4	(including all	l areas devoted to the display and sale of alcoholic beverages) within the accessory use	
5	limits as set f	<i>Forth in Section 703.2 (b)(1)(C)(vi)</i> ;	
6	(c)	May prepare Prepares minor amounts of or no food on site for immediate	
7	consumption	n; <i>and</i>	
8	(d)	Markets the majority of its merchandise at retail prices;- and	
9	(e)	May have a Limited Restaurant use within the accessory use limits as set forth in Section	
10	703.2(b)(1)(C	C)(iii). Such businesses s hall operate with the specified conditions in Section	
11	202.2(a)(1).		
12	(f)	Such businesses Rrequires Conditional Use authorization for conversion of a	
13	General Gro	ocery use greater than 5,000 square feet, pursuant to Section 202.3 and 303(1).	
14			
15	Grocery, Sp	pecialty. A Retail Sales and Services Use that:	
16	(a)	Offers specialty food products such as baked goods, pasta, cheese, confections,	
17	coffee, mea	t, seafood, produce, artisanal goods, and other specialty food products, and may	
18	also offer ac	ditional food and non-food commodities related or complementary to the specialty	
19	food produc	ts;	
20	(b)	May provide beer, wine, and/or liquor sales for consumption off the premises	
21	with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or		
22	type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the		
23	<u>establishmen</u>	t (including all areas devoted to the display and sale of alcoholic beverages) within the	
24	accessory use	e limits as set forth in Section 703.2(b)(1)(C)(vi);	
25			

- 1 (c) <u>May prepare</u> <u>Prepares</u> minor amounts <u>of</u> or no food on site for immediate
- 2 consumption <u>off-site with no seating permitted</u>; and
 - (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 <u>that provide food or drink per subsections (b) and (c)</u>
- 6 <u>*above*</u> shall operate with the specified conditions in Section 202.2(a)(1).
- 7

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- 8 Hours of Operation. <u>A commercial Use Characteristic limiting</u> <u>*Tt*</u>he permitted hours during</u>
- 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, *<u>Nighttime Entertainment, General Entertainment</u>, and <u>Other</u> Entertainment Uses, as*
- 12 defined in this Sections in Section of the Code, shall apply pursuant to provisions in Section
- 13 $303(\underline{p})(\underline{c})(5)$, when such uses are permitted as \underline{cC} onditional \underline{uL} ses. 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 * *
- Liquor Store. A Retail Sales and Service Use that sells beer, wine, or distilled spirits to a
 customer in an open or closed container for consumption off the premises and that needs a
 State of California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)
 or type 21 (off-sale general) This classification shall not include retail uses that:
- (<u>a</u>+) are both (<u>1</u>a) classified as a General Grocery, a Specialty Grocery, or a
 Restaurant-Limited, and (<u>2</u>b) have a <u>gG</u>ross <u>fF</u>loor <u>aA</u>rea devoted to alcoholic beverages that
 is within the applicable accessory use limits for the use district in which it is located, <u>and or</u>
 (<u>b</u>) have both (<u>1</u>a) a Non-residential Use Size of greater than 10,000 gross square
 feet and (2b) a gross floor area devoted to alcoholic beverages that is within accessory use

limits as set forth in Section 204.2<u>3 or Section 703(d) of this Code, depending on the zoning</u>
 district in which the use is located.

3

4 (c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, 783, and 784,
5 the retail uses explicitly exempted from this definition as set forth above shall only apply to
6 General Grocery and Specialty Grocery stores that exceed 5,000 square feet in size *shall that*7 *do* not:

8 (<u>1</u>*a*) sell any malt beverage with an alcohol content greater than 5.7 percent 9 by volume; any wine with an alcohol content of greater than 15 percent by volume, except for 10 "dinner wines" that have been aged two years or more and maintained in a corked bottle; or 11 any distilled spirits in container sizes smaller than 600 milliliters;

- 12 (2b) devote more than 15 percent of the gross square footage of the
 13 establishment to the display and sale of alcoholic beverages; and
- 14 (<u>3</u>e) sell single servings of beer in container sizes 24 ounces or smaller.
 15 * * * *
- 16 Mobile Food Facility. <u>A Retail Sales and Service Use as defined in Public Works Code Section</u>
- 17 <u>184.80. Any vehicle or pushcart used in conjunction with a commissary or other permanent food</u>
- 18 *facility upon which food is sold or distributed at retail. Mobile Food Facility does not include a*
- 19 *<u>"Transporter" used to transport packaged food from a food facility or other approved source to the</u>*
- 20 *consumer. A Mobile Food Facility does not include any use that sells goods, wares, or merchandise*
- 21 other than food or drink intended for human consumption. For the purposes of the Planning Code, a
- 22 <u>Mobile Food Facility that is a temporary Use is regulated as an intermittent activity, per Section 205.4;</u>
- 23 <u>a Mobile Food Facility that exceeds the limitations set forth in Section 205.4 is considered a</u>
- 24 <u>Restaurant or Limited Restaurant Use, as defined in this Section 102, and is regulated as such by the</u>
- 25 <u>Use controls for the respective zoning district.</u> Mobile Food Facilities shall comply with the good

<u>Section 202.2(a)(1)</u> . * * * * Principal (or Principally Permitted) Use. A Use permitted as of right in each established district
* * * * Principal (or Principally Permitted) Use. A Use permitted as of right in each established district
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, <i>Homeless Shelters</i> , 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 <i>or off the premises and which has seating. <i>It may have a</i></i>
Take-Out Food use aAs a minor and incidental use, it may serve such foods to customers for off-site
consumption. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises
(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 the premises as an a Accessory U se as set forth in Sections 204.3 or 703.2(b)(1)(C)(v) 4 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 *it* 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 780.3(b). It shall not provide on-site beer and/or wine sales for consumption on the premises, 10 but may provide off-site beer and/or wine sales for consumption off the premises with a 11 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 202.2(a)(1). 16 * * 17 18 Retail Sales and Service, General. A Retail Sales and Service Use that provides goods and/or services to the general public and that is not listed as a separate Retail Sales and 19

20 Service Use in this Section of the Code. <u>*This use includes, but is not limited to the sale or provision*</u>

- 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 <u>of any R District;</u>

Planning Commission BOARD OF SUPERVISORS

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.		
11			
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, <u>Trade Office,</u> Wholesale Sales, <u>and</u> Wholesale Storage , and Trade Office .		
23			
24	Sales and Services, Retail. A Commercial Use $C_{\underline{c}}$ ategory that includes $\#\underline{U}$ ses that involve		
25	the sale of goods, typically in small quantities, or services directly to the ultimate consumer or		

1 end user with some space for retail service on site, excluding Retail Entertainment Arts and 2 Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business, 3 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 4 5 Store, Kennel, Liquor Store, Massage Establishment, Chair and Foot Massage, Mobile Food 6 Facility, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited 7 Restaurant, General Retail Sales and Service, Financial Services, Fringe Financial Service, 8 Limited Financial Services, Health Services, *Motel, Personal Services*, Instructional Services, 9 <u>Personal Service</u>, Retail Professional Services, Self-Storage, <u>Take-Out Food</u> Facility, Tobacco 10 Paraphernalia Establishment Store, and Trade Shop. * * * * 11 12 Service, Philanthropic Administrative. An Institutional Community #Use that provides 13 executive, management, administrative, and clerical services and support related to 14 philanthropic activities that serve non-profit institutions and organizations; such philanthropic 15 activities may include funding and support of educational, medical, environmental, cultural, 16 and social services institutions and organizations. Such *#Uses*: 17 (a) may not be located on the fF ist fS tory of buildings where the most recent prior $#\underline{U}$ se was any $#\underline{U}$ se other than \underline{R} esidential or Θ Office; and 18 may be located in a single undivided space not physically separated from a 19 (b) 20 <u>rR</u>esidential <u>#U</u>se; provided that: 21 (H)any Residential Conversion above the #First sStory, associated with, or 22 following commencement of such HUse, shall be considered a eConditional HUse requiring 23 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 24 25 approval as provided in Section 317.

* * * *

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 <u>eC</u>onditional <u>#U</u>ses <u>subject</u>
 to the provisions set forth in Sections 316 through 316.8 of this Code.

3			
4	District	Lot Size Limits	
5	NC-1, NCT-1		
6	Broadway		
7	Castro Street		
8	Inner Clement Street		
9	Inner Sunset		
10	Outer Clement Street		
11	Upper Fillmore Street		
12	Haight Street	5,000 sq. ft.	
13	North Beach		
14	Sacramento Street		
15	Union Street		
16	24th Street Mission		
17	24th Street Noe Valley		
18	West Portal Avenue		
19 20	Glen Park		
20	NC-2, NCT-2, Ocean Ave.		
22	NC-3, NCT-3, Mission Street		
23	SoMa, RCD, Folsom Street	10,000 sq. ft.	
24	Hayes Gough,		
25	Upper Market Street		

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

1	Folsom Street	
2	Hayes-Gough	
3	Japantown	
4	Mission Street	
5	<u>NC-2, NCT-2</u>	
6	<u>NC-3, NCT-3</u>	
7	<u>Ocean Avenue</u>	
8	Pacific Avenue	
9	Polk Street	
10	Regional Commercial District	
11	<u>SoMa</u>	
12	Upper Market Street	
13	Valencia Street	
14	<u>NC-S</u>	<u>Not Applicable</u>
15		
16	(b) Design Review Criteria. In addition	to the criteria of Section 303(c) of this Code,
17	the City Planning Commission shall consider th	ne extent to which the following criteria are met:
18	(1) The mass and facade of the proposed structure are compatible with the	
19	existing scale of the district.	
20	(2) The facade of the proposed structure is compatible with design features	
21	of adjacent facades that contribute to the positive visual quality of the district.	
22	SEC. 121.2. <u>NON-RESIDENTIAL</u> USE SIZE LIMITS <u>IN</u> (NON-RESIDENTIAL),	
23	NEIGHBORHOOD COMMERCIAL <u>AND NEIG</u>	HBORHOOD COMMERCIAL TRANSIT
24	DISTRICTS.	
25		

(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*<u>C</u>onditional *uUses 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.

6

i Beach :o Street :i c Avenue	2,000 sq. ft.
	2,000 sq. ft.
i <u>c Avenue</u>	
ye 11venue	
Clement Street	
Sunset	
r Clement Street	
r Fillmore Street	
ht Street	
Street	2,500 sq. ft.
umento Street	
n Street	
Street Mission NCT	
Street-Noe Valley	
Portal Avenue	
, NCT-1	
lway	3,000 sq. ft.
s-Gough NCT	
9 5 1 4	: Street Street Mission NCT Street-Noe Valley Portal Avenue -NCT-1 Iway

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

- 23
- 24
- 25

1	<u>Divisadero Street</u> Folsom Street	
2	<u>Glen Park</u>	
	Irving Street	
3	<u>Judah Street</u> NC-2, NCT-2	<u>4,000 sq. ft.</u>
4	<u>Noriega Street</u>	
5	<u>Ocean Avenue</u> <u>SoMa</u>	
6	<u>Taraval Street</u>	
7	Excelsior Outer Mission Street	
	<u>Fillmore Street</u> NC-3, NCT-3	<u>6,000 sq. ft.</u>
8	<u>NC-S</u>	
9	<u>Mission Street</u>	
10	Regional Commercial District	<u>10,000 sq. ft.</u>
11		
12 13	* * * *(b) In order to protect an	nd maintain a scale of development appropriate to each
14	district, <u>#N</u> on <u>-#R</u> esidential <u>#U</u> ses +	<i>which that exceed the square footage stated in the table</i>
15	below shall not be permitted, exce	ept <u>in the following circumstances:</u> that in the North Beach
16	Neighborhood Commercial District to	his Subsection 121.2(b) shall not apply to a Movie Theater use as
17	defined in Section 790.64 and except	that
18	(1) <i>iI</i> n the Castro	Street Neighborhood Commercial District, a Child Care
19	Facility, School, Post-Secondary Edu	cational Institution, Religious Institution, Social Service or
20	Philanthropic Facility, Community F	acility, or a Residential Care Facility as defined in Section 102 of
21	this Code that is operated by a non-p	<u>rofit and is neighborhood-serving certain Large Institutions</u> may
22	by Conditional Use Authorization ex	ceed this Subsection 121.2(b) <i>as described in the Specific</i>
23	Provisions for Section 715.21 with Co	onditional Use authorization.
24	(2) In the Regiona	l Commercial District, Schools and Childcare Facilities as defined
25	in Section 102 may exceed this Subse	ction 121.2(b) with Conditional Use authorization.

1 The use area shall be measured as the gG ross fF loor aA rea for each individual nN on-

2 <u>*r*R</u>esidential use.

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

- 12 **DISTRICTS.**
- 13 * * * *

14 In the Chinatown Visitor Retail District, the $\frac{U}{2}$ se $\frac{sS}{2}$ ize limit shall not apply to <u>a</u>

15 Restaurants as defined in Section 790.91.

¹⁶ SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON

17 **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:

25

1	Street or District	Lot Frontage Limit				
2	Hayes, from Franklin to Laguna	50 feet				
3	RED and RED-MX	50 feet				
4	Church Street, from Duboce to 16th Street	100 feet				
5	Divisadero Street NCT except for the east	100 feet				
6	and west blocks between Oak and Fell,					
7	Fillmore Street NCT, Folsom Street NCT,					
8	RCD, WMUG, WMUO, and SALI					
9	Market, from Octavia to Noe	150 feet				
10	Ocean Avenue in the Ocean Avenue NCT	See <u>S</u> ubsection (e)				
11	Inner and Outer Clement NCDs	50 feet				
12	North Beach NCD and SUD*	<u>25 feet*</u>				
13	NC-2 districts on Balboa Street between 2nd	50 feet				
14	Avenue and 8th Avenue, and between 32nd					
15	Avenue and 38th Avenue					
16	*For lots that do not have street frontage, the merg	ger would not result in a lot with a width greater than				
17	<u>25 feet.</u>					
18	SEC. 134. REAR YARDS, R, NC, C, SPD, M	, MUG, WMUG, MUO, MUR, UMU, RED, RED-				
19	MX, RSD, <i>SLR,</i> SLI AND SSO DISTRICTS.					
20	* * * *					
21	(a) Basic Requirements. The basic	c rear yard requirements shall be as follows for				
22	the districts indicated:					
23	(1) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-3, RC-4, NC Districts other					
24	than the Pacific Avenue NC District, C, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-					

²⁵ **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.

7

* * *

8 (B) NC-2, NCT-2, Ocean Avenue, Castro Street, Divisadero Street 9 <u>NCT, Excelsior-Outer Mission Street</u>, Inner Clement Street, Upper Fillmore Street, Judah Street, Noriega Street, North Beach, Taraval Street, Union Street, Valencia Street, 24th 10 Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts. Rear 11 12 yards shall be provided at the second story, and at each succeeding story of the building, and 13 at the *fF*irst *sS*tory if it contains a dD welling uUnit. * * * * 14

(C) RC-3, RC-4, NC-3, NCT-3, Broadway, Fillmore Street NCT, 15 Hayes-Gough NCT, SoMa NCT, Mission Street NCT, Polk Street, Pacific Avenue, C, M, 16 17 SPD, RSD, SLR, SLI, SSO, MUR, MUG, MUO, and UMU Districts. Rear yards shall be 18 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 19 20 between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are 21 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 22 23 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. 24

25

1	(D) Upper Market NCT <i>and Upper Market NCD</i> . 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 $\frac{R}{R}$ esidential $\frac{W}{U}$ ses 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 dD welling dD welling dD int, 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 <u><i>nN</i></u> on- <u><i>rR</i></u> esidential <u><i>HU</i></u> ses in UMU Districts shall have
22	a minimum floor-to-floor height of 17 feet, as measured from grade.
23	(B) Ground floor <u><i>n</i>N</u> on- <u><i>r</i>R</u> esidential <u><i>u</i>U</u> ses in all C-3, <u><i>C-M</i></u> , NCT, DTR,
24	Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO
25	

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

3 * * * *

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

5 The following provisions governing *oO*utdoor *aA*ctivity *aA*reas 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, oOutdoor aActivity 9 aAreas, as defined in Section 790.70 of this Code, in NC Districts shall be regulated below, except in the Outer Clement Street Neighborhood Commercial District, where *o*Outdoor *a*Activity 10 11 aAreas shall be a *principal Principally p*Permitted μU se if they existed prior to 1985. These 12 provisions shall not apply to those *#Uses* excepted from the requirement for location in an 13 enclosed building, as set forth in Section 703.2(b) of this Code. 14 An Θ over the operated by a e Commercial #Use is permitted as a (a) pPrincipal *HU*se if located outside a building and contiguous to the front property line of the lot 15 16 on which the *e*Commercial *u*Use is located. 17 In NC-S Districts, an Θ outdoor a Activity a Area is permitted as a pPrincipal #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.
- (b) An *oQ*utdoor *aA*ctivity *aA*rea which does not comply with the provisions of
 Paragraph 1 of this *Ss*ubsection (*b*) is permitted as a *cC*onditional *uU*se, *subject to the provisions set forth in Sections 316 through 316.8 of this Code*.

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

1	(1) The nature of the activity operated in the \underline{O} utdoor \underline{A} ctivity \underline{A} rea is
2	compatible with surrounding uses;
3	(2) The operation and design of the θO utdoor aA ctivity aA rea does not
4	significantly disturb the privacy or affect the livability of adjoining or surrounding residences;
5	(3) The <u><i>h</i>H</u> ours of θO peration of the activity operated in the θO utdoor
6	aActivity aArea 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	<u>Special Use District.</u>
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 <u>Automotive</u> # <u>U</u> ses oriented to motor vehicles except for
22	<u>AA</u> utomobile <u>Sale</u> or <u>Rental</u> 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;
25	

1	(2)	Shall include <i>pPublic <u>Facilities</u> uses as defined in Section 102 and a Public</i>
2	<u>Uses as defined in S</u>	ection 890.80, except for #Utility iInstallations; and
3	(3)	Shall not include Residential Care Facilities as defined in Sections 102,
4	790.50, 790.51, and	890.50
5		
6		
7		
8		
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		le 145.4	
Reference for Commercial <u>, <i>Neighborhood</i> <i>Commercial</i>, and Residential- Commercial Districts</u>	Neighborhood Commercial	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	<u>102</u> 790.22	Bar
N/A	N/A	890.23	Business Goods and Equipment Sales and Repair Service
<u>102</u>		<u>N/A</u>	Chair and Foot Massage
102	<u>N/A</u>	N/A	Child Care Facility
102	<u>N/A</u>	N/A	Community Facility
102	790.34	<u>102</u> 790.34	Eating and Drinking Use
102	<u>N/A</u>	N/A	Entertainment, General
N/A	790.38	890.37	Entertainment, Other
<u>102</u>		<u>N/A</u>	<u>Grocery, General</u>
<u>102</u>		<u>N/A</u>	<u>Grocery, Specialty</u>
102	N/A	890.39	Gift Store-Tourist Oriented

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

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

- 14
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16

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

17

18

(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:

25

* * * *

* * * *

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

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

	Neighborhood Commercial Districts (NC)		
(Also see Article 7) General Neighborhood Commercial Districts (Defined in Sec.702 <u>(a)(1)</u> .1)			
NC-1	Neighborhood Commercial Cluster District (Defined in Sec. 710)		
NC-2	Small-Scale Neighborhood Commercial District (Defined in Sec. 711)		
NC-3	Moderate-Scale Neighborhood Commercial District (Defined in Sec. 712)		
NC-S	Neighborhood Commercial Shopping Center District (Defined in Sec. 713)		
	Named Neighborhood Commercial Districts (Defined in Sec. 702 <u>(a)(1)</u> -1)		
Broadwa	y Neighborhood Commercial District (Defined in Sec. 714.1)		
Castro Street Neighborhood Commercial District (Defined in Sec. 715 ./)			
Inner Cle	ement Street Neighborhood Commercial District (Defined in Sec. 716)		
Outer Cl	ement Street Neighborhood Commercial District (Defined in Sec. 717)		
Excelsio	r Outer Mission Neighborhood Commercial District (Defined in Sec.7 <u>20</u> 45.1)		
Upper Fi	Ilmore Street Neighborhood Commercial District (Defined in Sec. 718.1)		
Haight S	treet Neighborhood Commercial District (Defined in Sec. 719 ./)		
Irving Str	eeet <u>North Beach</u> Neighborhood Commercial District (Defined in 7 <u>22</u> 40.1)		
Judah Street Polk Street Neighborhood Commercial District (Defined in Sec. 72342.1)			
Upper Market <u>Sacramento Street Neighborhood</u> Commercial District (Defined in Sec. 7 <u>24</u> 1.1)			
Noriega <u>Union</u> Street Neighborhood Commercial District (Defined in Sec. 7 <u>25</u> 39.1)			
North Beach 24th Street - Noe Valley Neighborhood Commercial District (Defined in Sec.			
72 <u>8</u> 2.1)			

Pacific West Portal Avenue Neighborhood Commercial District (Defined in Sec. 72932.1)			
Polk Street	Polk Street Inner Sunset Neighborhood Commercial District (Defined in Sec. 7 <u>30</u> 23.1)		
Sacrament	<i>o <u>Street Pacific Avenue</u></i> Neighborhood Commercial District (Defined in Sec. 72 <u>6</u> 4.1)		
Inner Suns	et <u>Noriega Street</u> Neighborhood Commercial District (Defined in Sec. 73 <u>10.1</u>)		
Faraval Sti	reet- <u>Irving Street</u> Neighborhood Commercial District (Defined in 7 <u>3241.1</u>)		
24th Street 7 <u>33</u> 28.1)	-Noe Valley <u>Taraval Street</u> Neighborhood Commercial District (Defined in Sec.		
Union Stre	et Judah Street Neighborhood Commercial District (Defined in Sec. 7 <u>3425.1</u>)		
Japantown	Neighborhood Commercial District (Defined in Sec. 721)		
	Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 <u>(a)(2)</u> -1)		
NCT-1	Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> 33A.1)		
NCT-2	Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>51</u> 34.1)		
NCT-3	Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> 31.1)		
Named Neighborhood Commercial Transit (NCT) Districts (Defined in Sec. 702(<u>a)(2)-1)</u>			
<i>Divisadero Street <u>Hayes- Gough</u> NCT (Defined in Sec. 7<u>61</u>46)</i>			
Fillmore_Valencia Street NCT (Defined in Sec. 76247)			
<i>Folsom-24th</i> Street <u>- <i>Mission</i></u> NCT (Defined in Sec. 7 <u>6343.1)</u>			
Glen Park Upper Market Street NCT (Defined in Sec. 7 <u>64</u> 38.1)			

1	Hayes Gough <u>SoMa</u> NCT (Defined in Sec. 7 <u>53</u> 20.1)
2	Upper Market Mission Street NCT (Defined in Sec. 7 <u>54</u> 33.1)
3	Mission Street Ocean Avenue NCT (Defined in Sec. 7 <u>55</u> 36.1)
4 5	<i>Ocean Avenue</i> <u>Glenn Park</u> NCT (Defined in Sec. 7 <u>56</u> 37.1)
6	Regional Commercial District Folsom Street NCT (Defined in Sec. 7 <u>57</u> 44)
7	<i>SoMa NCT <u>Regional Commercial District</u> (</i> Defined in Sec. 7 <u>58</u> 35.1)
8	24th- <u>Divisadero</u> Street — <u>Mission</u> -NCT (Defined in Sec. 7 <u>59</u> 27.1)
9	Valencia <u>Fillmore</u> Street NCT (Defined in Sec. 7 <u>60</u> 26.1)
10 11	* * * *
12	SEC. 202. USES PERMITTED BY THIS CODE.
13	(a) The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for
14	the use districts of the City, as established by Section 201 of this Code and as shown on the
14	Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105.
	The <i>#Uses permitted under this Code shall consist of the following:</i>
16 17	(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
18	herein and elsewhere in this Code.
19	(2) Conditional #Uses, as defined in Section 102 of this Code; and permitted in each
20	established district when authorized by the Planning Commission under Section 303 of this Code,
21	where listed for that class of districts in Articles 2, 7, 8, and 9 and as regulated herein and elsewhere in
22	this Code.
23	(3) Accessory #Uses, as defined in Section 102 of this Code for such permitted
24 25	principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section

703.2(b)(1)(C), Section 803.3(b)(1)(C), Section 903(a)(3), and Section 986 of this Code. Any <u>uU</u>se not
 qualified <u>under such sections</u> as an <u>aA</u>ccessory <u>uU</u>se shall be classified as a <u>pP</u>rincipal <u>Use</u> or
 <u>eC</u>onditional <u>uU</u>se.

- 4 * * * *
- (e) All uses, buildings and features shall comply with all controls set forth for the district in 5 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 Principal Uses. Following the most restrictive control, the applicant must obtain Conditional Use 11 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.*
- 24
- 25

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 <u>1st: First Story and below.</u>

* *

- 9 <u>2nd: Second Story</u>
- 10 <u>*3rd+ Third Story and above*</u>
- 11 * * * *

12 SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

- 13
- (f) **Residential Uses.** The Residential μU ses listed below shall be subject to the
- 14 (f) **Residential Uses.** The Residential
 15 corresponding conditions:
 - (1)**Senior Housing.** In order to qualify as *Senior Housing, as defined in Section* 16 17 <u>102 of this Code</u>, 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 Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall 19 apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any 20 21 Senior Housing development specifically designed for and occupied by senior citizens must also be consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and 22 23 Housing Act, California Government Code Sections 12900-12996. * * * 24
 - 25

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 dD welling #Units. Any sSenior eCitizen hHousing dD evelopment 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 sSenior eCitizen hHousing dDevelopment 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 *eC*itizen *h*Housing *d*Development because 9 it was not originally developed or put to use or occupancy by senior citizens.

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

13

14 (ii) **Occupancy.** Each proposed *dD* welling *HU* nit 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 requirement that the covenants, conditions, and restrictions shall set forth limitations on 19 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 dD welling HU nit may be required to be a senior citizen and that each other resident in the same dD welling 22 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 whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That 25

limitation may be less exclusive but shall at least require that the persons commencing any
occupancy of a *dD*welling *#U*nit include a senior citizen who intends to reside in the unit as his
or her primary residence on a permanent basis. The application of the rules set forth in this
Section and in State law may result over time in less than all of the *dD*wellings being actually
occupied by a senior citizen.

6

* * * *

* *

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

12

13 (E) **Density.** For the purpose of qualifying for and receiving additional 14 density at a density ratio or number of *dD* welling *HU* nits not exceeding twice the number of 15 *dD*welling *#U*nits otherwise permitted, the project sponsor shall enter into a contract with the City acknowledging that the additional density received under Section $207(c)(3) \frac{209.1(m) \text{ or } (o)}{(o)}$ 16 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 contracts must be reviewed and approved by the Mayor's Office of Housing and approved as 19 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 Housing and Community Development (MOHCD). Any contract that involves less than 100% 22 23 *percent* affordable housing in the residential portion, may be executed by either the Director of MOHCD the Mayor's Office of Housing or, after review and comment by the MOHCD Mayor's 24 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 following conditions: 3 * * * 4 S.E.W. projects shall provide a PDR Business Plan in accordance 5 (D) 6 with the requirements of Section 210.3C of this Code $\frac{219.1(c)(9)}{c}$. * * 7 SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL 8 9 **GROCERY USE.** Notwithstanding any other provision of this Article, a change in use or demolition of a 10 General Grocery use, as defined set forth in Section 102 and as further defined in Section 790.102, 11 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. SEC. 202.5. CONVERSION OF AUTOMOTIVE SERVICE STATIONS. 15 * * * 16 17 (f) Demolition and Tank Removal. * * * 18 19 (2)Notwithstanding S_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 service station from the property before or after the expiration or termination of the lease, and 22 23 the lease has expired or terminated or will do so within 60 days, the lessee may cease operation of the service station as permitted or required in the lease. Nothing in this provision, 24 however, shall relieve the property owner from continued use of property as an Automotive 25

1 Service Station as defined by Sections 102 790.17 and 890.18 of this Code or the 2 requirements of S_s ubsection (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; or (b) appropriate, incidental, and subordinate to any such use; and (c) in the case of Internet Services 10 Exchange as defined in Section 102, which use does not exceed 25,000 gross square feet of floor area 11 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. SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS. 22 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 102-790.88(b) and (c) and 890.88(b) and (c) of this Code, shall be as follows: 25

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* * * *

* * * *

- 2 SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.
- 3 4

Table 209.1ZONING CONTROL TABLE FOR RH DISTRICTS

5							
6	Zoning Category	Ş	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
7	Refe						
8	RESIDENTIAL STANDARDS AND US	ES					
9	* * * *						
	Residential Uses		Γ	Γ			
10						P up to t	wo units per
11						lot, if the	e second unit
12						is 600 s	quare feet or
13				P up to one unit per lot. C	o to one		up to one unit
14					С		
15				up te	up to one		0 square feet
				unit per		of lot are	ea, with no
16	Desidential Density, Dwalling Units		One				an three units
17	Residential Density, Dwelling Units (<u>0)</u> § 207	unit per		0 squar	per lot.	
18	(7)		lot.	feet	of lot	P up to t	wo units per
19				area	i, with n	D ·	o to one unit
20				mor	e than		
21				thre	e units		0 square feet
22				per	lot.	of lot are	ea.
						P up to t	hree units
23						per lot.	C up to one
24						unit per	1,000 square
25				<u> </u>			.,

				fe	eet of lot a	rea.
* * * *						
NON-RESIDENTIAL STANDARDS AN	ND USES					
* * * *						
Sales and Service Category						
Retail Sales and Service Uses <u>*</u>	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C (4)	C (4)
Mobile Food Facility	§ 102	P (5)	P (5)	P (5)	P (5)	P (5)
Mortuary	§ 102	C (<u>5)(6)</u>	C (<u>5)(6)</u>	C <u>(5)(6)</u>	C <u>(5)(6)</u>	C <u>(5)(6)</u>
Non-Retail Sales and Service*	§ 102	NP	NP	NP	NP	NP
* * * *		-		-	-	
* Not listed below.						
(1) P for Limited Commercial Uses p	per § 136.1(a)) only; ot	herwis	e NP.		
(2) C required for 15 or more childre	₽n.					
(3) C required for 7 or more persons	3.					
(4) C for 5 or fewer guest rooms or s	suites of room	ns; NP fo	r 6 or r	nore gue	est rooms.	
(5) Use must be located on a parcel that	t contains a H e	əspital or	a Post-	Secondar	y Education	nal
Institution, additional operating restrict	tions apply.					
(5) (6) Must be located on a landma	rk site, and w	here the	site is	within a	Height and	d Bulk
District of 40 feet or less, and where	a columbariu	um use h	as law	fully and	continuou	sly

25 operated since the time of designation.

1 (6) (7) Construction of Accessory Dwelling Units may be permitted pursuant to Section

2 207(c)(4).

3	Table 209.2 ZONING CONTROL TABLE FOR RM DISTRICTS								
4		201		L TABLE FOR		5			
5	Zoning Category	ş	RM-1	RM-2	RM-3	RM-4			
6		References							
7	* * * * RESIDENTIAL ST	ANDARDS	ANDUSES						
8	* * * *								
9									
10	Residential Uses								
11 12 13	Residential Density, Dwelling Units <u>(7) (8)</u>	§ 207	per 800	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. <u>(8)</u> (9)			
14			iot area.	iot area.					
15 16 17 18 19 20 21	Senior Housing	§§ 102, 202.2(f)	P up to twice the number of dwelling units otherwise permitted as a pP rincipal $#U$ se 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 pP rincipal $#U$ se in the district and meeting all requirement of Section § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.						
22 23 24 25	Residential Density, Group Housing	§ 208	one bedroom	one bedroom		P <u>(6)(7),</u> Up to one bedroom for every 70 square			

1			square feet of	square feet of	square feet of	feet of
2			lot area.	lot area.	lot area.	
4		§§ 102, 208	Р	Р	Р	Р
5 6 7	NON-RESIDEN	TIAL STAN	DARDS AND U	ISES		
8 9 10 11	Retail Sales and Service Uses <u>*</u>	§ 102	NP	NP	NP	NP
12	Hotel	§ 102	NP	NP	NP	С
13 14	Mobile Food Facility	§ 102	P (5)	P (5)	P (5)	P (5)
15 16	Mortuary	§ 102	C <u>(5)</u> (6)	C <u>(5)</u> (6)	C <u>(5)</u> (6)	C <u>(5)</u> (6)
17	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

18

19 * Not listed below.

- 20 (1) P for Limited Commercial Uses per § 136.1(a) only, otherwise NP.
- 21 (2) C required for 15 or more children.
- 22 (3) C required for 7 or more persons.
- 23 (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.
- 24 (5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational
- 25 *Institution, additional operating restrictions apply.*

1	(5) (6) Must be located on a landmark site, and where the site is within a Height and Bulk Dist
---	---

- 2 40 feet or less, and where a columbarium use has lawfully and continuously operated since th
- 3 of designation.
- 4 (6) (7) C required if the Group Housing is affiliated with and operated by a Hospital or an
- 5 Institutional Educational Use as defined in Section 102.
- 6 (7) (8) Construction of Accessory Dwelling Units may be permitted pursuant to Section
 7 207(c)(4).
- 8 (8) (9) For purposes of this calculation, a Dwelling Unit in this district containing no more
- 9 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 aDwelling Unit.
- 12
- 13
- 14

Table 209.3 ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

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

÷ +

Outdoor Activity Area	§ 102	P (1)	P (1)			
Walk-up Facility	§ 102	Р	Р			
Waterborne Commerce	§ 102	NP	NP			
* * * *		1				
(4) C required if located on the se	econd floor or above	<u>e</u> . NP above second floor.	.			
* * * *						
Tak ZONING CONTROL T	ble 210.1 ABLE FOR C-2 DI	STRICTS				
Zoning Category		§ References	C-2			
NON-RESIDENTIAL STANDARDS A	AND USES					
* * * *						
Commercial Use Characteristics						
Drive-up Facility	§	102	Р			
Formula Retail	§	§ 102 <u>, <i>303.1</i></u>	Р			
<u>Maritime Use</u>	<u>§</u>	<u>102</u>	<u>P</u>			
Open Air Sales	§	102	NP			
Outdoor Activity Area	§	102	Р			
Walk-up Facility	Walk-up Facility					
Waterborne Commerce	102	₽				
* * * *						
	Table 210.2					
ZONING CONTROL TABLE FOR C-3 DISTRICTS						

Zoning Category	§ References	C-3-0	C-3-O(SD)	C-3-R	C-3-G	C-3-S			
NON-RESIDENTI									
* * * *									
Commercial Use	Characterist	ics	1						
Drive-up Facility	§ 102	NP	NP	NP	NP	NP			
Formula Retail	§§ 102, 303.1	Р	Р	Р	P (6)	Р			
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
Open Air Sales	§ 102	Р	Р	Р	Р	Р			
Outdoor Activity Area	§ 102	Р	Р	Р	Р	Р			
Walk-up Facility	§ 102	Р	Р	Р	Р	Р			
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-RESIDENTI	NON-RESIDENTIAL STANDARDS AND USES								

Commercial Use Cl	naracteristics								

	-					
1	Drive-up Facility	§ 102	Р	Р	Р	Р
2		§§ 102,				
3	Formula Retail	303.1, 786	P (17)	Р	Р	P (17)
4						
5	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
6	Open Air Sales	§ 102	Р	Р	Р	Р
7	Outdoor Activity					
8	Area	§ 102	Ρ	Р	Р	Р
9						
0	Small Enterprise	§§ 102,	NP	Р	Р	NP
1	Workspace	202.2(g)	INF	F	F	INF
2	Walk-up Facility	§ 102	Р	Р	Р	Р
3						
4	Waterborne	§ 102	NP	NP	NP	P
5	Commerce	о 				
6	* * * *					

* * * *

Table 210.4
ZONING CONTROL TABLE FOR M DISTRICTS

	Zoning Category	§ References	M-1	M-2				
20	NON-RESIDENTIAL STANDARDS AND USES							
21	* * * *							
22	Commercial Use Characteristics							
23	Drive-up Facility	§ 102	С	С				
24 25	Formula	§§ 102,	P (2)	P (2)				

1	Retail	303.1,					
2		786					
3 4 5 6 7 8 9 10 11 11 12 13	<u>Maritime</u> <u>Use</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>			
	Open Air Sales	§ 102	Р	Р			
	Outdoor Activity Area	§ 102	Ρ	Р			
	Walk-up Facility	§ 102	Р	Р			
14 15	Waterborne Commerce	§ 102	₽	₽			
16 17	* * **						
18	SEC. 231. LIMITED CORNER COMMERCIAL USES IN RTO AND RM DISTRICTS.						
19 20	(b)	(b) Location. Uses permitted under this section must be located:					
21		()	completely within an RTO, RTO-M, RM-3, or R	M-4 District;			
22			on or below the ground floor; and				
23	6 .1		n RTO Districts, on a <u>eC</u> orner <u>-IL</u> ot <u>as defined by</u>				
24	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]						
25							

1 (4) in RM-3, RM-4 and RTO-M Districts, on a eCorner ILot as defined in Section 2 102.15, with no part of the use extending more than 100 feet in depth from said corner. 3 (c) Permitted Uses. Any use is permitted which complies with the most restrictive use limitations for the *fF*irst *sS*tory and below of an NC-1 District, as set forth in Sections 4 5 710.10 through 710.95 of this Code. 6 (d) **Use Size.** No more than 1,200 *occupied* square feet of *Occupied Floor Area of* 7 commercial area in a RTO District and no more than 2,500 occupied square feet of 8 eCommercial Use area in a RM-3, RM-4 or RTO-M District shall be allowed per eCorner Lot, 9 except those lots which occupy more than one corner on a given block and which may provide an additional 1,200 occupied square feet of Occupied Floor Area of eCommercial Use area per 10 additional corner, so long as the commercial space is distributed equitably throughout 11 12 appropriate parts of the parcel or project. 13 SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT. 14 * * * 15 **Controls.** The following controls apply to projects meeting the criteria of 16 (d) 17 subsection (c) and to any subsequent alterations or changes of use in a building approved 18 under this Section. * * 19 20 (4)All subsequent changes of use shall require Conditional Use 21 authorization from the Planning Commission. The only *n*Non-*r*Residential *u*Uses that may be 22 permitted in the space initially approved for a grocery store shall include Trade Shop (*Planning*) 23 Code Section 790.124), Institutional Uses, excluding Medical Cannabis Dispensaries, and 24 Philanthropic Administrative Services Other Institutions, Large (Planning Code Section 790.50), 25 Other Institutions, Small (Planning Code Section 790.51), and Public Use (Planning Code Section

1	790.80) , exc	790.80) , except that <i>Other <u>General</u></i> Retail Sales and Services <u>, (<i>Planning Code Section</i> 790.102)</u>						
2	<u>Pharmacy, o</u>	Pharmacy, or Specialty Grocery uses may be permitted provided that no individual tenant						
3	occupies m	occupies more than 3,000 square feet of gG ross fF loor aA rea.						
4	* *	* * * *						
5	SEC. 249.40A. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.							
6	* *	* * * *						
7	(C)	Con	Controls.					
8		For t	he enti	re Special Use District, all provisions of the Planning Code shall				
9	continue to	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. <u>102</u> 790.22 ;				
14			(C)	Liquor <u>s</u> tores, as defined in Sec. <u>102</u> 790.55 ;				
15			(D)	Amusement arcades, as defined in Sec. 890.4;				
16			(E)	Restaurants, as defined in Sec. <u>102</u> 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 sa	me teri	ms and conditions as provided for in Section 419 et seq.				
25								

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

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

1

(3)

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

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

- 11 (D) **Single Screen Movie Theaters.** A single screen *mM*ovie *t* heater 12 shall be permitted to serve alcoholic beverages, provided that (i) such use *is defined as a movie* 13 theater in Section 790.64 of this Code and contains only a single screen and auditorium, (ii) only beer and wine are offered for consumption, and (iii) such beer and wine are: (*aa*)*a*. only 14 15 consumed on the premises and primarily in the main theater auditorium, (bb)b. only sold and 16 consumed by ticketholders and only immediately before and during performances, and $\frac{(cc)}{c}$. 17 only offered in conjunction with the screening of films and not as an independent element of 18 the establishment that is unrelated to the viewing of films.
- 19 (2) The following uses shall be eligible for liquor licenses transferred from20 within the district:
- (A) General Groceries *as defined in Section 790.102 (a) of this Code* or
 Specialty Groceries, *as defined in Section 790.102 (b)* that are 5,000 square feet or smaller *so long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set forth in Section 703.2(b)(1)(C)(vi)*. Such use shall require a Conditional Use authorization and
 shall be limited to a Type 20 Liquor License for Specialty Groceries and General Groceries,

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

(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 within13 the SUD.

14

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* * *

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

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24 SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.

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Planning Commission BOARD OF SUPERVISORS

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

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

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

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

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

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

11

* * *

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

17

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

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

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

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- 18

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

19

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

23

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

25 BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

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

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

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

(a) In the 26-40-X Height and Bulk District, as designated on Sectional Map <u>HT</u>13H
of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height
shall be permitted as a <u>eC</u>onditional <u>#U</u>se only upon approval by the <u>City</u> Planning
Commission <u>according to the provisions in Section 316 through 316.8 of this Code</u>. 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, 713.1, 780.1 and 251 of this Code hereof.

8 SEC. 260. HEIGHT LIMITS: MEASUREMENT.

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

13 * *

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

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

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

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

6

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SEC. 303. CONDITIONAL USES.

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

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

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

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

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

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

procedures as a new <u>eC</u>onditional <u>#U</u>se. Such procedures shall also apply to applications for
 modification or waiver of conditions set forth in prior stipulations and covenants relative
 thereto continued in effect by the provisions of Section 174 of this Code.

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

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

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

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

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

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

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

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

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

20

21

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

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

1 (1)Preservation of a Movie Theater use is no longer economically (A)2 viable and cannot effect a reasonable economic return to the property owner. For purposes of 3 defining "reasonable economic return," the Planning Commission shall be guided by the 4 criteria for Fair Return on Investment set forth in Section 102; and The change in use or demolition of the Movie Theater use will not 5 (2)(B)6 undermine the economic diversity and vitality of the surrounding District; and 7 (C)The resulting project will preserve the architectural integrity of (3)8 important historic features of the movie theater use affected. 9 (k) Relocation of Existing General Advertising Signs pursuant to a General Advertising Sign Company Relocation Agreement. 10 Before the Planning Commission may consider an application for a 11 (1) 12 eConditional μU se to relocate an existing lawfully permitted gG eneral aA dvertising sS ign as 13 authorized by Section 611 of this Code, the applicant sign company must have: * * * * 14 (2)The Department, in its discretion, may review in a single *e*Conditional 15 #Use application all signs proposed for relocation by a <u>#G</u>eneral <u>#A</u>dvertising <u>Sign</u> company or 16 17 may require that one or more of the signs proposed for relocation be considered in a separate 18 application or applications. Prior to the Commission's public hearing on the application, the Department shall have verified the completeness and accuracy of the gGeneral aAdvertising 19 20 *sS*ign company's sign inventory. * * * * 21 (4)22 In addition to applicable criteria set forth in subsection (c) above, the 23 Planning Commission shall consider the size and visibility of the signs proposed to be located 24 as well as the following factors in determining whether to approve or disapprove a proposed

25 relocation:

1 * * * 2 (B) The factors set forth in this S_s ubsection (k)(4)(B) shall weigh 3 against the Commission's approval of the proposed relocation: 4 (iv) The proposed relocation site is within, adjacent to, or visible 5 6 from a zoning district where gGeneral aAdvertising sSigns are prohibited.7 (6)The Planning Commission may adopt additional criteria for relocation of 8 gGeneral aAdvertising sSigns that do not conflict with this Section 303(k) or Section 611 of this Code. 9 * * * * 10 Change in Use or Demolition of General Grocery Store Uses. 11 (I) 12 (H)With respect to a change in use or demolition of General Grocery Store 13 USE as defined in Sections 102, 703.2(b)(1)(B)(iii), 803.2(b)(1)(B)(iv) or 803.3 (b)(1)(B)(iii) of this 14 *Code* which use exceeds 5,000 gross square feet *pursuant to Section 202.3 of this Code*, in 15 addition to the criteria set forth in *Ssubsections* (c) and (d) above, the Commission shall make the following findings: 16 17 (1)(A)Preservation of a General Grocery *Store* use is no longer 18 economically viable and cannot effect a reasonable economic return to the property owner. The Commission may disregard the above finding if it finds that the change in use or 19 20 replacement structure in the case of demolition will contain a <u>gG</u>eneral <u>gG</u>rocery store that is of 21 a sufficient size to serve the shopping needs of nearby residents and offers comparable 22 services to the former general general generation for purposes of defining "reasonable 23 economic return," the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section 102; and 24

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 (H)With respect to Massage Establishments that are subject to Conditional 6 Use authorization, as defined in Sections 102, 790.60, and 890.60 of this Code, in addition to the 7 criteria set forth in \underline{Ss} ubsection (c) above, the Commission shall make the following findings: 8 (1)(A)Whether the applicant has obtained, and maintains in good 9 standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the San Francisco Health Code; 10 11 (2)Whether the use's façade is transparent and open to the public. (B)12 Permanent transparency and openness are preferable. Elements that lend openness and 13 transparency to a façade include: 14 active street frontage of at least 25 feet in length where 75% (A)(i)percent of that length is devoted to entrances to commercially used space or windows at the 15 16 pedestrian eye-level; 17 *(B)* (ii)windows that use clear, untinted glass, except for 18 decorative or architectural accent; 19 (iii) any decorative railings or decorative grille work, other than (C)20 wire mesh, which is placed in front of or behind such windows, should be at least 75% percent 21 open to perpendicular view and no more than six feet in height above grade; 22 (3)(C)Whether the use includes pedestrian-oriented lighting. Well lit 23 establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage 24 25 use are encouraged:

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 with double doors that can be opened only from the inside and security cameras. 4 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 Busines, Nighttime Entertainment, General Entertainment and Other Entertainment uses, such use or feature shall: 10 * * * 11 12 (2)Notwithstanding the above, the Planning Commission may authorize a 13 eC onditional μU 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 control. 16 (3)17 The action of the Planning Commission approving a *eC*onditional *#Use* 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 promote, protect, and maintain a scale of development that is appropriate to each district and 21 compatible with adjacent buildings, new construction or significant enlargement of existing 22 23 buildings on lots of the same size or larger than the square footage stated in Table 209.4 under Large Project Review shall be permitted only as eConditional #Uses subject to the 24 provisions set forth in this Section of this Code. 25

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- 2 SEC. 303.1. FORMULA RETAIL USES.
- 3 (a) **Findings.**
- 4 * * * *

(9)Neighborhood Commercial Districts are intended to preserve the unique 5 6 gualities of a district while also serving the daily needs of residents living in the immediate 7 neighborhood; however, community members have reported loss of daily needs uses due to 8 inundation of formula retailers that target larger citywide or regional audiences. The City 9 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 10 *f*Formula *r*Retail establishments are neither mutually exclusive nor completely overlapping. 11 * * 12

(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:

- 17 (1) Bar;
- 18 (2) Drive-up Facility;
- 19 (3) Eating and Drinking Use;
- 20 (4) Liquor Store;
- 21 (5) _Sales and Service, Other Retail *and Retail Sales and Service, General*;
- 22 (6) Restaurant;
- 23 (7) Limited-Restaurant;
- 24 (8) Take-Out Food;
- 25 (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	automate	ed 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 <u>:-</u>
13	(20)	<u>General Grocery;</u>
14	<u>(21)</u>	Specialty Grocery;
15	<u>(22)</u>	Pharmacy;
16	<u>(23)</u> .	<i>Iewelry Store</i> ;
17	<u>(24)</u>	Tourist Oriented Gift Store; and
18	<u>(25)</u>	Non-Auto Vehicle Sales or Rental.
19	(d) Conditional Use Criteria. With regard to a <u>eConditional <u>#U</u>se authorization</u>
20	application	on for a Formula Retail use, the Planning Commission shall consider, in addition to
21	the criter	ia set forth in Section 303, the criteria below and the Performance-Based Design
22	Guideline	es adopted by the Planning Commission to implement the criteria below.

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1 (e) Conditional Use Authorization Required. A Conditional Use Authorization 2 shall be required for a Formula Retail use in the following zoning districts unless explicitly 3 exempted: (1) All Neighborhood Commercial Districts in Article 7; 4 (2) 5 All Mixed Use-General Districts in Section 840; 6 (3) All Urban Mixed Use Districts in Section 843; 7 All Residential-Commercial Districts as defined in Section 209.3206.3; (4) 8 Japantown Special Use District as defined in Section 249.31; (5)9 (6)(5) Chinatown Community Business District as defined in Section 810.1; (7) (6) Chinatown Residential/Neighborhood Commercial District as defined in 10 812.4; 11 (8) (7) Western SoMa Planning Area Special Use District as defined in 823; 12 13 (9) Residential Transit-Oriented Districts as defined in 206.4 and 206.5; 14 (10) (8) Limited Commercial Conforming Use/Non-Conforming Uses in RH, RM, RTO, RH-RM-RTO and RED Districts, as permitted by Sections 186, 186.3, and 231; 15 (11) (9) Third Street Formula Retail Restricted Use District, as defined in Section 16 786; 17 18 (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. 19 20 Neighborhood Notification and Design Review. Any application for a Formula 21 (g) 22 Retail use as defined in this section shall be subject to the notification and review procedures 23 of <u>S</u>ubsections 312(d) and (e) of this Code. A <u>e</u>Conditional <u>#U</u>se hearing on an application for a Formula Retail use may not be held less than 30 calendar days after the date of mailed 24 notice. 25

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* * * *

2 Change of Use. Changes of Formula Retail establishments are generally (i) 3 described below, except that a change of a Formula Retail use that is also a nonconforming use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail 4 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 intensification of use pursuant to Subsection 178(c) are required to obtain Conditional Use 10 authorization and shall meet the Commission's adopted Performance-Based Design 11 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 *Hh*earing 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 <u>S</u>ubsection (*j*), as set forth in Section 360 of this Code. (k) Accessory Uses. Conditional #Use authorization shall be required for all

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

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

24 (2) Automated teller machines located within another use that are not visible25 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.

3

SEC. 306.3. NOTICE OF HEARINGS.

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

5 *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, <u>eC</u>onditional

uUse or a *vVariance* shall be given by the Zoning Administrator as follows:

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

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

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

20

21

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

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* * * *

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

12

SEC. 306.10. MULTIPLE LANGUAGE REQUIREMENT FOR NOTICES.

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

20

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

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

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

3

(g) Exceptions from Certain Specific Code Standards through Administrative
Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use
Districts. The Zoning Administrator may allow complete or partial relief from rear yard, open
space and wind and shadow standards as authorized in the applicable sections of this Code,
when modification of the standard would result in a project better fulfilling the criteria set forth

which are applicable to *V ariances, as set forth in Sections 306.1 through 306.5 and 308.2.

in the applicable section. The procedures and fee for such review shall be the same as those

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12 SEC. 308. APPEALS.

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13 In the case of any amendment, eC onditional #Use or *V ariance 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 *V ariance) 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.

(a) **Right of Appeal.** The action of the Planning Commission, in disapproving in
whole or in part an amendment to the Planning Code initiated by application as described in
Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in
part an application for *e*<u>C</u>onditional *#<u>U</u>se authorization as described in Sections 303 and 304,
<i>and* Sections 306 through 306.5, *and Sections 316 through 316.6* of this Code, shall be subject to
appeal to the Board of Supervisors in accordance with this Section. An action of the

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

3 (b) **Notice of Appeal.** Any appeal under this Section shall be taken by filing written notice of appeal with the Board of Supervisors within 30 days after the date of action by the 4 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 *eC* onditional *#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 concern in the matter to warrant a hearing by the Board of Supervisors. For the purposes of 10 11 this Section, the property affected shall be calculated as follows:

12 (1) When a proposed amendment or eC onditional uU se 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 eC onditional 15 uU se, 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*<u>C</u>onditional *#U*se 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*<u>C</u>onditional *#U*se 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 eC onditional #Use, such property

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

3 (4)Wherever a property is held in joint owner-ship, the signatures of joint owners shall be calculated as representing affected property in direct proportion to the amount 4 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 ownership attributable to that owner shall be calculated in terms of a ratio of the floor area and 10 land area in which that owner has exclusive, joint and common rights to the total floor area 11 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.

Notwithstanding any other provision of this Code, the procedures set forth in this Article
3 (Sections 301 through 309 *and Sections 316 through 316.6* of this Code) shall not apply to
Article 10, Preservation of Historical, Architectural and Aesthetic Landmarks; the procedures
applicable to Article 10 are included therein.
SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, AND EASTERN

23 **NEIGHBORHOODS MIXED USE DISTRICTS.**

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1 (b) Applicability. Except as indicated herein, all building permit applications for 2 demolition, new construction, the removal of an authorized or unauthorized *residential Dwelling* 3 *#Unit, changes in use to a Formula <i>P 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 4 5 notification and review procedures required by *Ssubsection* 312(d). Subsection 312(f) 6 regarding demolition permits and approval of replacement structures shall apply to all NC, and 7 Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section, addition to a 8 building of the features listed in Section 136(c)(1) through 136(c)(24) and 136(c)(26) shall not 9 be subject to notification under this Section.

(c) Changes of Use. In NC Districts, all building permit applications for a change of
 use to <u>or the establishment of an Adult Business, a</u> Bar <u>as defined in Sections 102 and 790.22</u>, <u>Child-</u>

12 Care Facility, General Entertainment, Group Housing, Limited Restaurant, a Liquor Store, as defined

13 *in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small*

14 Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a

15 Restaurant *as defined in Sections 102 and 790.91*, *a*-Massage Establishment *as defined in Sections*

16 *102 and 790.60*, *Nighttime Entertainment, an* Outdoor Activity Area *as defined in Section 790.70, an*

17 Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial Service

18 *use as defined in Sections 102 and 790.111*, *Post-Secondary Educational Institution, Private*

19 <u>Community Facility, Public Community Facility, Religious Institution, Residential Care Facility,</u>

20 <u>School</u>, Tobacco Paraphernalia Establishments as defined in Sections 102 and 790.123, or <u>Trade</u>

21 <u>School</u> Group Housing as defined in Sections 102 and 790.88(b) shall be subject to the provisions

of $S_{\underline{s}}$ ubsection 312(d); provided, however, that a change of use from a Restaurant to a

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

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

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

1 <u>312(d).</u> In addition, any accessory massage use in the Ocean Avenue Neighborhood

- 2 Commercial Transit District shall be subject to the provisions of $S_{\underline{s}}$ ubsection 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 <u>provisions of subsection 312(d)</u>. For the purposes of this <u>S</u>ubsection (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.

*

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- * *
- 12 (g) Wireless Telecommunications Services Facility as Accessory Use,
- Notification and Review Required. Building permit applications for new construction of a
 <u>#W</u>ireless <u>#T</u>elecommunications <u>#S</u>ervices <u>#F</u>acility as an <u>#A</u>ccessory <u>#U</u>se under Article 7 or 8
 of the Planning Code in all NC, RED, or Eastern Neighborhoods Mixed Use Districts shall be
 subject to the notification and review procedures required by this Section.
- 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	<u>SEC. 316.6. APPEAL.</u>
25	

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. SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL 4 5 DISTRICTS. * * * 6 7 Identifying Signs. Identifying Signs, as defined in Section 602, shall be (c) 8 permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the 9 limits set forth below. * * 10 One Sign identifying a shopping center or shopping mall shall be 11 (2) 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 uUse listed in zoning categories .40 through .70 in Section 703.2 (a) in an NC District shall be considered a Business Sign and subject to 14 15 Section 607.1(f) of this Code. Such Signs may be Nonilluminated, Indirectly Illuminated, or Directly Illuminated during the hours of operation of the businesses in the shopping center or 16 shopping mall. 17 18 Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702, 19 702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 720, 721, 722, 726, 727, 731, 732, 733, 20 21 734, 735, 736, 737, 738, 743, 744, 746, 747, 780.1, 780.2, 780.3, 781.1, 781.4, 781.5, 781.6, 781.7, 781.9, 784, 787, 788, 801.2, 803.3, 803.8, 803.9, and 825, adding Sections 750, 751, 22 23 752, 761, 762, 763, 764, and new Zoning Control Tables 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 24 25

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.

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

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.

- (b) To establish a zoning system which will accommodate all classes of
 Neighborhood Commercial Districts including general districts for citywide area groupings and
 individual districts which are tailored to the unique characteristics of specific areas.
- 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) <u>Neighborhood Commercial and Neighborhood Commercial Transit Districts.</u> The
- 22 *following Neighborhood Commercial (NC) and Neighborhood Commercial Transit dD*istricts, *listed in*
- 23 <u>Section 201 of this Code</u>, 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,

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

Neighborhood Commercial General Area Districts	Section Number
NC-1 Neighborhood Commercial Cluster District	§ 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
Named Neighborhood Commercial Districts	Section Number
Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715

16	Named Neighborhood Commercial Districts	Section	
17		Number	
	Broadway Neighborhood Commercial District	§ 714	
19	Castro Street Neighborhood Commercial District	§ 715	
20	Inner Clement Street Neighborhood Commercial District	§ 716	
21	Outer Clement Street Neighborhood Commercial District	§ 717	
22	Excelsior Outer Mission Street Neighborhood Commercial District	§ 745	
23	Upper Fillmore Street Neighborhood Commercial District	\$ 718	
24	Opper Futmore Street Neignbornood Commercial Districi	8 / 10	
25	Haight Street Neighborhood Commercial District	§ 719	

Irving Street Neighborhood Commercial District	§ 740
Iudah Street Neighborhood Commercial District	§ 742
Upper Market Street Neighborhood Commercial District	§ 721
Noriega Street Neighborhood Commercial District	ş 739
North Beach Neighborhood Commercial District	§ 722
Pacific Avenue Neighborhood Commercial District	§ 732
Polk Street Neighborhood Commercial District	§ 723
Sacramento Street Neighborhood Commercial District	§ 724
Inner Sunset Neighborhood Commercial District	§ 730
Taraval Street Neighborhood Commercial District	§ 741.1
24th Street Noe Valley Neighborhood Commercial District	§ 728
Union Street Neighborhood Commercial District	§ 725
West Portal Avenue Neighborhood Commercial District	§ 729
(b) The following districts are Neighborhood Commercial	

These districts are a subset of the Neighborhood Commercial (NC) Districts.

19		Section
20	Neighborhood Commercial Transit Districts	Number
21	NCT-1 Naighborhood Commercial Transit Cluster District	8 7224
22	NCT 1 Neighborhood Commercial Transit Cluster District	ş /<i>33</i>A
23	NCT 2 Small Scale Neighborhood Commercial Transit District	§ 734
24	NCT-3 – Moderate-Scale Neighborhood Commercial Transit District	§ 731

25

Named Neighborhood Commercial Transit (NCT) Distric	ets Section Number
Divisadero Street Neighborhood Commercial Transit District	§ 746
Fillmore Street Neighborhood Commercial Transit District	§ 747
Folsom Street Neighborhood Commercial Transit District	§ 743
Glen Park Neighborhood Commercial Transit District	§ 738
Hayes Gough Neighborhood Commercial Transit District	§ 720
Upper Market Street Neighborhood Commercial Transit District	§ 733
Mission Street Neighborhood Commercial Transit District	§ 736
Ocean Avenue Neighborhood Commercial Transit District	§ 737
Regional Commercial District	§ 744
SoMa Neighborhood Commercial Transit District	§ 735
24th Street-Mission Neighborhood Commercial Transit District	§ 727
Valencia Street Neighborhood Commercial Transit District	§ 726
(1) NC Districts. NC Districts are low to high der	nsity mixed-use neighborhood
varying scale established around historical neighborhood commerci	al centers. The NC Districts
intended to support neighborhood-serving uses on the lower floors a	and housing above. These Dist
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 lo	t and minimum parking ratios
typically required for Residential Uses and commercial uses greater	than 5 000 sayare feet howe

typically required for Residential Uses and commercial uses greater than 5,000 square feet; however

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

23 <u>intended to allow for more targeted residential and commercial controls to fit the needs of their</u>

24 <u>respective neighborhoods.</u>

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

limited. Commercial establishments are discouraged or prohibited from building accessory offstreet parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to offstreet parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

- 6 SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.
- 7 (b) <u>Neighborhood Commercial Special Use Districts.</u> In addition to the Neighborhood
 8 Commercial Use Districts established by Section 702.1 of this Code, certain Neighborhood
 9 Commercial Special Use Districts, as listed in Section 201 of this Code, are established for the
 10 purpose of controlling changes in use and new development within sensitive neighborhood
 11 areas.
- 12 The purposes and provisions set forth in Section 780.1 of this Code shall apply within 13 these districts. The boundaries of the districts are as shown on the Zoning Map as referred to 14 in Sections 105 and 106 of this Code, subject to the provisions of that Section.

15	Neighborhood Commercial Special Use Districts	Section Number
16	Lakeshore Plaza Special Use District	§ 780.1
	Bayshore-Hester Special Use District	§ 780.2
18 19	North Beach Special Use District	<u>§ 780.3</u>
	Mission Harrison Special Use District	§ 780.4

21 SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.

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

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

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

25 <u>this Code</u> are established for the purpose of controlling the expansion of certain kinds of uses

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

2 Commercial Districts.

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

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

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SEC. 702.4. SPECIAL USE DISTRICTS.

2 (d)Other Special Use Districts. In addition to the Neighborhood Commercial Use Districts 3 and Neighborhood Commercial Special Use Districts established by Sections 702.1 and 702.2 of this Code, eCertain special use districts established in Section 201 of this Code are located within 4 certain Neighborhood Commercial District boundaries. The designations, locations, and 5 6 boundaries of the special use districts are as provided below. 7 **Special Use Districts** Section Number 8 Third Street Special Use District § 249.14 9 § 249.61 (formerly 17th – Rhode Island Street Special Use District 10 781.10) 11 <u> \$ 249.13</u> Geary Boulevard/Divisadero Street Special Use District 12 California Street And Presidio Avenue Community Central Special Use 13 **District** 14 Japantown Special Use District <u>§ 249.31</u> 15 16 Fulton Street Grocery Store Special Use District <u>§ 249.35</u> 17 <u>\$ 608.10</u> **Upper Market Special Sign District**

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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.

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

2		(a) Zoning Control Tables. Each Zoning	ng District in Article 7 has a corresponding Zoning
3	Control Table that details the basic development standards and Use controls for the respective district		
4	Zoning Control Tables are explained in Section 202.1 of this Code. Any and all uses Permitted or		
5	<u>Condi</u>	tionally permitted in the zoning districts desc	ribed in this Section are detailed in the
6	<u>corres</u>	ponding Zoning Control Tables.	
7		A use is the specific purpose for which a pro-	operty or building is used, occupied, maintained, or
8	leased	. Whether or not a use is permitted in a spece	fic district is set forth or summarized and cross-
9	referei	nced in Article 7 of this Code for each distric	t class.
10		(a) Use Categories. The uses, functions	or activities, which are permitted in each
11	Neight	borhood Commercial District class include th	hose listed below by zoning control category and
12	numbe	e r and cross-referenced to the Code Section c	ontaining the definition.
13	37		Section Number of Use
14	- ++-------------	Zoning Control Categories for Uses	Definition
15	.24	Outdoor Activity Area	§ 790.70
16	.25	Drive Up Facility	§ 790.30
17 18	.26	Walk Up Facility	<u>§ 790.140</u>
19	.27	Hours of Operation	§ 790.48
20	.36	Residential Conversion	§ 317
21	27		
22	.37	Residential Demolition	§ 317
23	.38	Residential Division	§ 207.8
24	.39	Residential Merger	§ 317
25			

1	.40	Other Retail Sales and Services	§ 790.102
2	.41	Bar	<u>§ 790.22</u>
3	<u>.43</u>	Limited-Restaurant	<u>ş 790.90</u>
4	.45	Limitea Residurani	y 790.90
5	.44	Restaurant	§ 790.91
6	.45	Liquor Store	§ 790.55
7	.46	<i>Movie Theater</i>	<u>§ 790.64</u>
8			
9	.47	Adult Entertainment	§ 790.36
10	.48	Other Entertainment	§ 790.38
11	.49	Financial Service	§ 790.110
12	.50	Limited Financial Service	<u>§ 790.112</u>
13	.50		<i>§</i> 770.112
14	.51	Medical Service	§ 790.114
15	.52	Personal Service	§ 790.116
16	.53	Business or Professional Service	§ 790.108
17	.54	Managa Fredelister and	8 700 60
18	.34	Massage Establishment	§ 790.60
19	.55	Tourist Hotel	§ 790.46
20	.56	Automobile Parking	§ 790.8
21	.57	Automotive Gas Station	<u>§ 790.14</u>
22			-
23	.58	Automotive Service Station	§ 790.17
24	.59	Automotive Repair	§ 790.15
05			

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

1	.90	Residential Use	§ 790.88
2	<u>.95</u>	Community Residential Parking	§ 790.10

- 3
- 4 (b) Use Limitations. The uses permitted in Neighborhood Commercial Districts are either

5 *principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set*

6 *forth or summarized and cross-referenced in the zoning control categories as listed in this Code for*

7 *each district class.*

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

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

1	Utility and Infrastructure Uses (selected)		
2	(c) Multiple Uses in One Structure. If there are two or more uses in a structure and		
3	none is classified below under Section 703(d) below 703.2(b)(1)(C) of this Code as an aAccessory		
4	<u>Use</u> , then each of these uses will be considered separately as independent pP rincipal,		
5	<i>eC</i> onditional or temporary uses.		
6	(A) Principal Uses. Principal uses are permitted as of right in a		
7	Neighborhood Commercial District, when so indicated in this Code for each district class.		
8	(B) Conditional Uses. Conditional uses are permitted in a Neighborhood		
9	Commercial District when authorized by the Planning Commission; whether a use is conditional in a		
0	given district is indicated in this Code. Conditional uses are subject to the provisions set forth in		
1	Sections 178, 179, 303, and 316 through 316.6 of this Code.		
2	<i>(i) An establishment which sells beer or wine with motor vehicle fuel</i>		
3	is a conditional use, and shall be governed by Section 229.		
1	(ii) Notwithstanding any other provision of this Article, a change in		
5	use or demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use		
6	authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise		
7	prohibited.		
3	(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		
I	a change in use if the new use or uses are otherwise prohibited.		
2	(iv) Large-Scale Urban Agriculture, as defined in Section 102.35(b),		
3	shall require conditional use authorization.		
ŀ	(<i>d</i>) (<i>C</i>) Accessory Uses. <i>Except as prohibited in Section 728 and sSubject to the</i>		
	limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and		

1 NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and

- 2 Loading as Accessory Uses) of this Code, <u>Accessory Uses as defined in Section 102</u> a related
- 3 *minor use which is either necessary to the operation or enjoyment of a lawful principal use or*

4 *conditional use, or is appropriate, incidental and subordinate to any such use,* shall be permitted *as*

- 5 *an accessory use* when located on the same lot. Any use *which that* does not qualify as an
- 6 $a\underline{A}$ ccessory $\underline{w}\underline{U}$ se shall be classified as a \underline{pP} rincipal or \underline{eC} onditional use, unless it qualifies as a
- 7 temporary use under Sections 205 through 205.4 of this Code.
- 8 No use will be considered accessory to a permitted <u>*pP*</u>rincipal or <u>*eC*</u>onditional use <u>*which*</u>
 9 <u>*that*</u> 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 <u>pP</u>rincipal or <u>eC</u>onditional use to which it is accessory, except in the case of accessory
 off-street parking and loading and <u>as specified in subsection (d)(4) below as</u> 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*
- 16 *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
- 20 *preparation and service and excludes storage and waiting areas;*
- 21 (iv) Any Take-Out Food use, as defined in Section 790.122, except for a Take-22 Out Food use operating as a minor and incidental use within a Restaurant or Limited-Restaurant use; 23 (3) (v) The wholesaling, manufacturing or processing of foods, goods, or 24 commodities on the premises of an establishment which that does not also use or provide for 25 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 <i>lL</i> iquor <i>Store sales, as defined in Section 790.55, except for</i>			
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	<i>Limited-Restaurant use (ABC license type 20 only)</i> .			
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) <u>Uses</u> Not Permitted <u>Uses</u> .			
25				

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 *HU*se, 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. (C)The establishment of a use that sells alcoholic beverages, other 10 (2)than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by 11 12 Section 202.2(b) 229. Except in the SoMa NCT, where these uses are permitted aAccessory 13 *HU*ses. 14 **Conflicting Controls.** All uses, buildings and features in NC and NCT Districts shall (f)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. (a) This Ordinance Section 703.4 shall be known as the Small Business Protection 24

25 Act.

(b) *Notwithstanding Section 703.3(b) and eExcept for Section 303.1(f), establishment of* a *fF*ormula *rR*etail use, as defined in Section 303.1, in any Neighborhood Commercial <u>or</u>
 Neighborhood Commercial Transit District, as identified in Article 7, shall require *eC*onditional
 *rU*se 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).

6 (c) Nothing herein shall preclude the Board of Supervisors from adopting more
7 restrictive provisions for *e*<u>C</u>onditional *#<u>U</u>se authorization of <u>fF</u>ormula <u>#R</u>etail use or prohibiting
8 <u>fF</u>ormula <u>#R</u>etail use in any Neighborhood Commercial <u>or Neighborhood Commercial Transit</u>
9 District.*

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

- 11 NCT AND RCD DISTRICTS.
- 12 The following controls are intended to support the economic viability of buildings of 13 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.

19 (b) <u>Non-Retail Professional Services, Retail Professional Services, Philanthropic</u>

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

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

- 22 *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
- 25 feasibility of preserving the building.

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

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT. 5

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Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

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О

ZONING CONTROL TABLE

		<u>NC-1</u>
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information.
	<u>260, 261.1,</u> <u>270, 271. See</u>	<u>Height sculpting required on Alleys per §261.1.</u>
	<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	
5 Foot Height Bonus for Active Ground	§ 263.20	P(1) in some districts
Floor Uses	<u>§ 203.20</u>	
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than 15 feet
	99 120 121	
Front Setback and Side Yard	<u>§§ 130, 131,</u> <u>132, 133</u>	<u>Not Required.</u>
Street Frontage and Public Realm	<u>l</u>	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level
		spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific</u> <u>districts.</u>

1	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific</u>
I			<u>districts</u>
2	<u>Miscellaneous</u>		
3	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u>
	Planned Unit Development	<u>§ 304</u>	<u>C</u>
4	Awning	<u>§ 136.1</u>	<u>P</u>
5	Canopy or Marquee	<u>§ 136.1</u>	<u>NP</u>
5	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
		<u>607, 607.1,</u> <u>608, 609</u>	
	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
		<u>608, 609, 610,</u> <u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and Industry Element	Subject to the Urban Design Guidelines
	Zoning Category	<u>\$</u>	<u>Controls</u>
		References	
	<u>RESIDENTIAL STANDARDS A</u>	AND USES	
	Development Standards		
	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> per unit if common
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>
		<u>151, 153 – 156,</u> <u>159 - 161, 166,</u>	<u>Dwelling Unit required. Certain exceptions permitted</u> <u>per §161. Bike parking required per §155.2 If car</u>
		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per §166.
	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
	Use Characteristics	•	

			-		
20	<u>Use Characteristics</u>				
21	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
21	Student Housing	<u>§ 102</u>	<u>P</u>		
22	<u>Residential Uses</u>			Controls by Story	
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
24					

1	Dwelling Unit Density	<u>§§ 102, 207</u>		quare foot lot are nearest Resident	•
•			whichever is gre	eater.	
2	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i> up to twice the number of dwelling units otherwise</u> permitted as a Principal Use in the district and		
3		<u>202.2(j), 207</u>	meeting all the r	requirements of §	202.2(f)(1). C up to
4			permitted as a F	r of dwelling unit Principal Use in th Direments of Secti	he district and
5			except for § 202	.2(f)(1)(D)(iv), r	elated to location.
6	Group Housing Density	<u>§ 208</u>		nearest Resident	ot area, or the density ial District,
7					
0	Accessory Dwelling Unit Density	$\frac{\$\$102,}{207(c)(4)}$		<u>sting building env</u> lings with 4 or fev	v <u>elope. 1 ADU</u> wer Dwelling Units.
8			No limit in build	lings with 5 or me	ore Dwelling Units.
9			<u>ADUs may not eliminate or reduce ground-story reto</u> or commercial space.		
10	Homeless Shelters Density	<u>§§ 102, 208</u>			dministrative Code
11	Loss of Dwelling Units			Controls by St	<u>ory</u>
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
15					
14	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
15	NON-RESIDENTIAL STANDA	RDS			
16	Development Standards				
17			1		
18	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>		
19	<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 sq</u> <u>above</u>	uare feet; C 3,00	<u>0 square feet and</u>
19			above		
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	No car parking		pied Floor Area is
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> 159 - 161, 166,	No car parking less than 5,000 s		hart in §151 for uses

204.5

204.5

<u>§102</u>

<u>§§ 150, 152,</u>

<u>153 - 155, 161,</u>

25

Off-Street Freight Loading

Drive-up Facility

Commercial Use Characteristics

waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more

None required if gross floor area is less than 10,000

square feet. Exceptions permitted per §161.

parking spaces per §166.

NP

	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
1	Hours of Operation	<u>§102</u>	<u>P 6 a.m 11 p.m</u>	n.; C 11 p.m 2	a.m
2	Maritime Use	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
3	Outdoor Activity Area	<u>§102, 145.2</u>		ont of building; (C if located
4		\$102	<u>elsewhere</u>		
5	<u>Walk-up Facility</u> NON-RESIDENTIAL USES	<u>§102</u>	<u>P</u>	Controls by S	tam
	NON-RESIDENTIAL USES		<u>1st</u>	<u>Controis by S</u> <u>2nd</u>	<u>3rd+</u>
6	Agricultural Use Category		130	21111	574
7	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
8	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Automotive Use Category	•			
11	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Entertainment, Arts and Recreation	n Use Category			
16	Entertainment, Arts and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Industrial Use Category	•			-
20	Industrial Uses	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
04	Institutional Use Category	\$103	n	C	ND
21	Institutional Uses*	<u>§102</u>	<u>P</u>	\underline{C}	\underline{NP}
22	<u>Child Care Facility</u> Hospital	<u>§102</u> §102	<u>P</u> NB	<u>P(3)</u>	<u>P(3)</u>
00	<u>Medical Cannabis Dispensary</u>	<u>§102</u> <u>§§102,</u>	<u>NP</u> <u>NP(4)</u>	<u>NP</u> <u>NP</u>	<u>NP</u> NP
23		<u>202.2(e)</u>			
24	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Religious Institution</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>

	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(5)</u>	<u>P(5)</u>
1	Sales and Service Use Category				
2	Retail Sales and Service Uses*	<u>§102</u>	<u>P(2)</u>	NP	<u>NP</u>
	Adult Business	<u>§102</u>	NP	NP	<u>NP</u>
3	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Kennel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
Ū	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Services, Instructional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
40	Services, Personal	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4 5	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	Utility and Infrastructure Use C	'ategory			
	Utility and Infrastructure *	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
19	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>* Not listed below</u> (1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following				
22	<u>areas:</u> (a) Within the bound	laries of Sarger	nt Street to Or	rizaba Avenue 1	to Lobos Street to
23	<u>Plymouth Avenue to Farellones</u> to Randolph Street to Monticello	Street to San Jo	ose Avenue to	Alemany Boul	
04	<u>(b) On Noriega, Irvi</u>		•		Avenue.
24		•		•	
25	(2) <i>P if located more than ¹/4 mile from any NC District or Restricted Use Subdistrict with more</i> restrictive controls; otherwise, same as more restrictive control.				

1		 Cannabis Dispen	saries can demonstrate to the Planning		
2	<u>Department they were in operation as</u> have obtained a final permit to operate		and have remained in continuous operation and 008.		
3	(5) C required for 7 or more persons. (6) C if a Macro WTS Facility; P if a Micro WTS Facility.				
4					
5	SEC. 711. NC-2 – SMALL-SCA		RHOOD COMMERCIAL DISTRICT.		
6	* * * *				
7	Table 711. SMALL-SCALE NEIG	HBORHOOD	COMMERCIAL DISTRICT NC-2		
8		ZONING COM	NTROL TABLE		
9					
10			<u>NC-2</u>		
11	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>		
	BUILDING STANDARDS				
12					
12	Massing and Setbacks				
13 14 15		<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map</u> <u>Sheets HT01-13 for more information. Height</u> <u>sculpting required on Alleys per §261.1.</u>		
13 14 15 16	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u>	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u>	Sheets HT01-13 for more information. Height		
13 14 15	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1.		
13 14 15 16 17 18 19	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u> <u>Rear Yard</u>	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1. P(1) in some districts 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		
13 14 15 16 17 18 19 20	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 §§ 130, 134,	Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1. P(1) in some districts 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		
13 14 15 16 17 18 19	Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard Street Frontage and Public Realm	106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 §§ 130, 134, 134(a)(e), 136 §§130, 131, 132, 133	Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1. P(1) in some districts 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 Not Required.		
13 14 15 16 17 18 19 20	Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§§ 130, 134,</u> <u>134(a)(e), 136</u> <u>§§130, 131,</u>	Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1. P(1) in some districts 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		

Zoning Category RESIDENTIAL STANDARD	<u>§</u> <u>References</u>	<u>Controls</u>
		1
	Element	
	<u>Commerce and</u> <u>Industry</u>	
<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
	<u>611</u>	
	<u>604,</u> 608, 609, 610,	
General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
	<u>607, 607.1,</u> <u>608, 609</u>	
	<u>604,</u>	
Signs	<u>§ 130.1</u> §§ 262, 602-	<i>L</i> As permitted by Section § 607.1
<u>Awning, Canopy or Marquee</u>	<u>§ 304</u> § 136.1	<u> </u>
Planned Unit Development	§ 304	<u>above</u>
Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
Miscellaneous		
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific</u> districts
		<u>Required on some streets, see § 145.4 for specific</u> <u>districts.</u>
Ground Floor Commercial	<u>§ 145.4</u>	historic buildings.
		railings, and grillwork. Exceptions permitted for
		ground floor ceiling height, street-facing ground-lev spaces, transparency and fenestration, and gates,
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active use</u>

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

			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
1	Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Dwelling Unit Density	<u>§§ 102, 207</u>		quare foot lot are	
3			whichever is gre	<u>nearest Resident</u> eater.	iai District,
4	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	permitted as a H	Principal Use in th	
5			twice the numbe	requirements of § er of dwelling unit Principal Use in ti	
6			meeting all requ	irements of Secti	
7	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 2</u>	275 square foot lo	ot area, or the density
8			permitted in the whichever is gre	<u>nearest Resident</u> eater.	ial District,
9	Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)		sting building env lings with 4 or fe	velope. 1 ADU ver Dwelling Units.
10		207(0)(4)	No limit in build	lings with 5 or mo	ore Dwelling Units.
4.4			ADUs may not e or commercial s		ce ground-story retail
11	Homeless Shelter Density	<u>§§ 102, 208</u>			dministrative Code
12	Loss of Dwelling Units	1		Controls by St	ory
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
-					
16		2	1		

7	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
8	NON-RESIDENTIAL STANDARDS AND USES					
)	<u>Development Standards</u>					
)	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
	<u>Use Size</u>	<u>§§102, 121.2</u>	<u><i>P up to 3,999 square feet; C 4,000 square feet and above</i></u>			
	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses			
		<u>159 - 161, 166,</u> <u>204.5</u>	over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car			
		aa 150 15 0	share spaces required when a project has 25 or more parking spaces per §166.			
	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			

		204.5			1
1					
2	Commercial Use Characteristics				
•	Drive-up Facility	<u>§102</u>	<u>NP</u>		
3	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>
	Maritime Use	<u>§102</u>	NP		
5	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
6	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in fr	ont; C if located	elsewhere
7	Walk-up Facility	<u>§102</u>	<u>P</u>		
1	NON-RESIDENTIAL USES			Controls by S	tory
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Agricultural Use Category		150	2110	<u></u>
9 10	<u>Agriculture, Neighborhood</u>	<u>§§102, 2</u> 02.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
11	Greenhouse	<u>202.2(c)</u> <u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12		<u>202.2(c)</u>			
40	<u>Automotive Use Category</u>	£10 2	MD	ND	ND
13	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Automotive Repair</u>	<u>§102</u> \$\$102	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Automotive Service Station	<u>§§102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Entertainment, Arts and Recreation	n Use Category			
20	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Uses*</u>		D	ND	
00	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Open Recreation Area	<u>§102</u> \$102	<u>C</u>	<u>C</u>	<u>C</u>
24	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Industrial Use Category	8102 202 2(4)	ND	ND	ND
20	Industrial Uses	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

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

1	(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following				
2	areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.				
3	(2) C required for 13 or more children.				
	(3) C required for seven or more person	<u>s.</u>			
4 5	(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				
6	are C; Formula Retail Restaurants and	Limited-Restaurant.	s are NP.		
,	(5) CHESTNUT STREET FINANCIAL S from Broderick to Fillmore Streets as ma		RICT: NP for properties on Chestnut Street zoned NC-2 Map 2 SU.		
3			FFSUD and its ¼ mile buffer includes, but is not limited all use District the Haight Street Alcohol Restricted Use		
)	District; the Third Street Alcohol Restric	cted Use District; th	e Divisadero Street Alcohol Restricted Use District; the		
			sessor's Blocks and Lots fronting on both sides of as set forth in Special Use District Maps SU11 and		
	SU12; and includes Small-Scale Neighb				
			financial services are NP pursuant to Section 249.35. services are P subject to the restrictions set forth in		
	subsection 249.35(c)(3).				
3	(7) C if a Macro WTS Facility; P if	a Micro WTS Fac	ility.		
Ļ	SEC. 712. NC-3 – MODERATI	F-SCALE NEIG	GHBORHOOD COMMERCIAL DISTRICT.		
	* * * *				
	Table 712. MODERATI	E-SCALE NEIG	HBORHOOD COMMERCIAL DISTRICT NC-3		
		ZONING CO	NTROL TABLE		
			NC-3		
	Zoning Category	<u>§</u> References	Controls		
	BUILDING STANDARDS				
	Massing and Setbacks				
	Height and Bulk Limits	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for		
		<u>260, 261.1,</u> 270, 271. See	<i>more information. Height sculpting required on Alleys</i> <i>per §261.1.</i>		
		also Height and Bulk			
	5 Foot Height Bonus for Active Ground	<u>District Maps</u> <u>§ 263.20</u>	P(1)in some districts		
;	<u>Floor Uses</u>				

IS feet.(6) Front Setback and Side Yard \$\$ 131, 132, 133 Street Frontage and Public Realm Streetscape and Pedestrian Improvements Street Frontage Requirements \$145.1 Required: controls apply to above-grade part sebacks, parking and loading entrances, act ground floor ceiling height, street-facing grospaces, transparency and fenestration, and grillwork, Exceptions permitted historic buildings. Ground Floor Commercial \$145.4 Required on some streets, see \$145.4 for spe districts. Vehicular Access Restrictions \$155(r) Restricted on some streets, see \$155(r) for sp districts Miscellaneous Lot Size (Per Development) \$102, 121.1 P up to 9,999 square feet; C 10,000 square for above. Planned Unit Development \$.304 C C Awning \$\$102, 136 Signs \$\$262, 602.7 604, 607, 608, 609 Septented by Section \$ 607.1 604, 607, 608, 609 Septented by Section \$ 607.1 604, 607, 608, 609 Septented by Section \$ 607.1 604, 607, 608, 609 Subject to the Urban Design Guidelines Concidelines Central Plan Design Guidelines </th <th><u>Rear Yard</u></th> <th><u>§§ 130, 134,</u> <u>134(a)(e), 136</u></th> <th></th>	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	
Image: The second se			Building: 25% of lot depth, but in no case less than 15 feet.(6)
Streetscape and Pedestrian Improvements \$138.1 Required Street Frontage Requirements \$145.1 Required: controls apply to above-grade par setbacks, parking and loading entrances, act ground floor ceiling height, street-facing gro spaces, transparency and fenestration, and g railings, and grillwork. Exceptions permitted historic buildings. Ground Floor Commercial \$145.4 Required on some streets, see \$145.4 for spe districts. Yehicular Access Restrictions \$155(r) Restricted on some streets, see \$155(r) for sp districts Miscellaneous \$102, 121.1 P up to 9,999 square feet; C 10,000 square fe districts Lot Size (Per Development) \$102, 121.1 P up to 9,999 square feet; C 10,000 square fe districts Planned Unit Development \$304 C Awning \$\$22,602- 604, 607, 608, 609 As permitted by Section \$ 607.1 604, 608, 609, 610, 611 Design Guidelines General Plan Commerce and Industry Element Subject to the Urban Design Guidelines	Front Setback and Side Y		Not Required.
ImprovementsRequired controls apply to above-grade part setbacks, parking and loading entrances, act ground loor ceiling height, street-facing gro spaces, transparency and fenestration, and g grailings, and grillwork, Exceptions permitted historic buildings.Ground Floor Commercial\$ 145.4Required on some streets, see \$ 145.4 for spe districts.Vehicular Access Restrictions\$ 155(r)Restricted on some streets, see \$ 145.4 for spe districts.Vehicular Access Restrictions\$ 102, 121.1P up to 9,999 square feet; C 10,000 square for aboveLot Size (Per Development)\$ 102, 121.1P up to 9,999 square feet; C 10,000 square for abovePlanned Unit Development\$ 304CAwning\$\$ 102, 136PSigns\$\$ 262, 602- 604, 607, 608, 609As permitted by Section \$ 607.1 604, 608, 609, 610, 611Design GuidelinesGeneral Plan Commerce and Industry ElementSubject to the Urban Design Guidelines Commerce and Industry Element	Street Frontage and	Public Realm	
Setbacks, parking and loading entrances, act ground floor ceiling height, street-facing grosspaces, transparency and fleor teiling height, street-facing grosspaces, transparency and freestration, and graitwork. Exceptions permitted historic buildings. Ground Floor Commercial \$ 145.4 Required on some streets, see \$ 145.4 for specific districts. Vehicular Access Restrictions \$ 155(r) Restricted on some streets, see \$155(r) for specific districts. Vehicular Access Restrictions \$ 155(r) Restricted on some streets, see \$155(r) for specific districts. Miscellaneous		<u>an §138.1</u>	<u>Required</u>
spaces, transparency and fenestration, and g railings, and grillwork. Exceptions permitted historic buildings. Ground Floor Commercial \$ 145.4 Required on some streets, see \$ 145.4 for spectistics. Vehicular Access Restrictions \$ 155(r) Restricted on some streets, see \$155(r) for spectistics. Miscellaneous Lot Size (Per Development) \$ 102, 121.1 Punned Unit Development \$ 304 Canopy or Marquee \$\$ 102, 136 Signs \$\$ 262, 602- 604, 607, 608, 609 General Advertising Signs \$\$ \$\$ 262, 602.7 604, 604, 605, 609, 610, 611 Design Guidelines General Plan Commerce and Subject to the Urban Design Guidelines	<u>Street Frontage Requirer</u>	<u>nents</u> <u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses
Inistoric buildings.Ground Floor Commercial\$ 145.4Required on some streets, see \$ 145.4 for spectrum districts.Vehicular Access Restrictions\$ 155(r)Restricted on some streets, see \$155(r) for spectrum districtsMiscellaneousLot Size (Per Development)\$ 102, 121.1Pup to 9,999 square feet; C 10,000 square for abovePlanned Unit Development\$ 304CAwning\$ 102, 136Canopy or Marquee\$ 102, 136Signs\$ 262, 602- 			spaces, transparency and fenestration, and gates,
Vehicular Access Restrictions \$ 155(r) Restricted on some streets, see \$155(r) for sp districts <u>Miscellaneous</u>			
Vehicular Access Restrictions \$ 155(r) Restricted on some streets, see \$155(r) for sp districts <u>Miscellaneous</u>			
districts Miscellaneous Lot Size (Per Development) § 102, 121.1 P up to 9,999 square feet; C 10,000 square feet; above Planned Unit Development § 304 C Awning §§ 102, 136 P Canopy or Marquee §§ 102, 136 P Signs §§ 262, 602- As permitted by Section § 607.1 General Advertising Signs §§ 262, 602.7 NP General Advertising Signs §§ 262, 602.7 NP General Advertising Signs §s 262, 602.7 NP Guidelines General Plan Subject to the Urban Design Guidelines			
Lot Size (Per Development)§ 102, 121.1P up to 9,999 square feet; C 10,000 square feetPlanned Unit Development§ 304CAwning§§ 102, 136PCanopy or Marquee§§ 102, 136PSigns§§ 262, 602- 604, 607, 608, 609As permitted by Section § 607.1General Advertising Signs§§ 262, 602.7 604, 608, 609, 610, 611NPDesign GuidelinesGeneral Plan Commerce and Industry ElementSubject to the Urban Design Guidelines	Vehicular Access Restric	$\frac{\$ 155(r)}{155(r)}$	
Image § 304 C Awning § 102, 136 P Canopy or Marquee § 102, 136 P Signs § 262, 602- As permitted by Section § 607.1 604, 607, 608, 609 P General Advertising Signs § 262, 602.7 NP 604, 604, 604, 604, 607, 608, 609 P General Advertising Signs § 262, 602.7 NP 604, 609, 610, 611 Design Guidelines General Plan Subject to the Urban Design Guidelines Commerce and Industry Element	<u>Miscellaneous</u>		
Awning§§ 102, 136PCanopy or Marquee§§ 102, 136PSigns§§ 262, 602- 604, 607, 608, 609As permitted by Section § 607.1General Advertising Signs§§ 262, 602.7 604, 608, 609, 610, 611NPDesign GuidelinesGeneral Plan Commerce and Industry ElementSubject to the Urban Design Guidelines	Lot Size (Per Developme	<u>nt)</u> <u>§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and</i> <i>above</i>
Canopy or Marquee§§ 102, 136PSigns§§ 262, 602- 604, 607, 608, 609As permitted by Section § 607.1General Advertising Signs§§ 262, 602.7 604, 	Planned Unit Developme	<u>nt § 304</u>	<u>C</u>
Signs §§ 262, 602- 604, 607, 608, 609 As permitted by Section § 607.1 General Advertising Signs §§ 262, 602.7 604, 608, 609, 610, 611 NP Design Guidelines General Plan Commerce and Industry Element Subject to the Urban Design Guidelines	Awning	<u>§§ 102, 136</u>	<u>P</u>
General Advertising Signs	Canopy or Marquee	<u>§§ 102, 136</u>	<u>P</u>
604, 608, 609, 610, 611 Design Guidelines General Plan Commerce and Industry Element	<u>Signs</u>	<u>604,</u>	<u>As permitted by Section § 607.1</u>
Commerce and Industry Element	General Advertising Sign	<u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
	Design Guidelines	<u>Commerce and</u> <u>Industry</u>	
Zoning Category S Controls References	Zoning Category	<u>§</u> References	Controls
	<u>velopment Standa</u>	D III: 00125-126	

_0	<u>RESIDENTIAL STANDARDS A</u>	N <u>D USES</u>	
24	Development Standards		
25	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u>

		per unit if comm	10 <u>n</u>	
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 – 156</u> <u>, 159 - 161,</u> <u>166, 204.5</u>	Dwelling Unit r per §161. Bike j parking is provi	parking required ded, car share sp	exceptions permitted per §155.2 If car aces are required
Dwelling Unit Mix	<u>§ 207.6</u>	<u>when a project i</u> <u>Not required</u>	<u>has 50 units or m</u>	<u>ore per §166.</u>
Use Characteristics				
Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>			Controls by Sto	<u>ry</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>
Dwelling Unit Density	<u>§§ 102, 207</u>		quare foot lot are	
		permitted in the whichever is gre	<u>nearest Resident</u> eater.	ial District,
Senior Housing Density	<u>\$\$ 102.</u> 202.2(f), 207	permitted as a H meeting all the	Principal Use in th	202.2(f)(1). C up to
		meeting all requ	Principal Use in th uirements of Secti 2.2(f)(1)(D)(iv), r	
Group Housing Density	<u>§ 208</u>		nearest Resident	ot area, or the densit ial District,
Accessory Dwelling Unit Density	<u>\$\$102.</u> 207(c)(4)	allowed in build <u>No limit in build</u>	lings with 5 or mo eliminate or reduc	velope. 1 ADU ver Dwelling Units. pre Dwelling Units. ce ground-story reta
Homeless Shelter Density	<u>§§ 102, 208</u>			dministrative Code
Loss of Dwelling Units			<u>Controls by St</u>	ory
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
	6			
Zoning Category	<u>\$</u>		Controls	

24 25	Zoning Category	<u>\$</u> <u>References</u>	<u>Controls</u>
20			

	NON-RESIDENTIAL STANDA	<u>RDS</u>			
1	Development Standards				
2	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>		
3	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 so</u> <u>above</u>	<u>uare feet; C 6,00</u>	00 square feet and
4	Off-Street Parking Requirements	§§ 145.1, 150,	No car parking	required if Occu	pied Floor Area is
5		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	less than 5,000		chart in §151 for uses
6		204.5	waiver. Bike pa	rking required pe	er Section 155.2. Car oject has 25 or more
7	Off-Street Freight Loading	<u>§§ 150, 152,</u>	parking spaces	<u>per §166.</u>	a is less than 10,000
8		<u>153 - 155, 161,</u> 204.5		ceptions permitte	
9	Commercial Use Characteristics				
	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP(2)</u>		
10	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
11	Hours of Operation	<u>§102</u>	<u>No limit</u>		
11	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
12	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
13	Outdoor Activity Area	<u>§§102,145.2(a)</u>	<u><i>P</i> if located in f</u>	ront; C if located	<u>elsewhere</u>
	Walk-up Facility	<u>§102</u>	<u>P</u>		
14	NON-RESIDENTIAL USES			Controls by S	Story
15			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4.0	<u>Agricultural Use Category</u>	1	1	1	1
16	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
17	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Automotive Use Category				
20	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
21	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
1	Services, Fringe Financial	<u>§102</u>	<u>P(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
2	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
•	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
,	Storage, Commercial	<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>
3	Utility and Infrastructure Use C	Category			
,	Utility and Infrastructure *	<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>
)	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3 1 5 5	(2) THIRD FLOOR RESIDENTIAL C Boundaries: Applicable to NC-3 Distr Controls: A residential use may be con a Conditional Use on the third story a finds that: (a) The structure in which the res National Register of Historic Places; (b) The proposed use is to be oper (c) No legally residing residential	r <u>icts.</u> nverted to an Ins nd above if in ad idential use is to ated by a nonpro	ldition to the crite be converted has ofit public benefit	eria set forth in Sect been found eligible	tion 303, the Commissio
3	(3) THIRD STREET SPECIAL USE D	<u>ISTRICT</u>			
)	Boundaries: Applicable only to the po Controls: Off-sale retail liquor sales of	1			<u> </u>
	<u>comois.</u> Off-sale retail liquor sales t	ire 1v1, arive-up	jucililes for Res	unanis ana Limile	u-Residurants are C.
	(4) MISSION STREET FORMULA RE				
	Boundaries: Applicable only for the p Street as mapped on Sectional Map 7		ssion Street NC-3	District between 1:	<u>Sth Street and Randall</u>
	<u>Controls: Formula Retail Restaurants</u> (5) GEARY BOULEVARD FORMULA	and Limited Re.			ETAIL EATING AND
	DRINKING SUBDISTRICT: Applical and 28th Avenues as mapped on Section retail eating and drinking uses are NF	<u>ble only for the p</u> onal Maps 3 SU	ortion of the Gea	ry Boulevard NC-3	District between 14th
Ļ		<u> </u>			
:					

(6) FRINGE FINANCIAL SERVICE RES includes, but is not limited to, properties		<u>c FSRUD): The FFSUD and its 4 mile bu</u> c Beverage Special Use District the Haig
	North of Market Residential S	Special Use District and the Assessor's B
Use District Maps SU11 and SU12; and		o the Daly City borders as set forth in Sp orhood Commercial Districts within its
		services are NP pursuant to Section 249 are P subject to the restrictions set forth i
subsection 249.35(c)(3).	er, jringe jinanciai services a	<u>re r subject to the restrictions set forth t</u>
(7) MISSION-HARRINGTON SPECIAL		
		vn on Sectional Map SUII. lot area; no parking requirements; no rec
setback requirements.		
(8) C if a Macro WTS Facility; P if a	<u> Micro WTS Facility.</u>	
SEC. 713. NC-S – NEIGHBOR	HOOD COMMERCIAI	L SHOPPING CENTER DISTR
* * * *		
Table 713. NEIGHBOR	HOOD COMMERCIAL	SHOPPING CENTER DISTRI
<u>Table 713. NEIGHBOR</u>	HOOD COMMERCIAL	
<u>Table 713. NEIGHBOR</u>		
Zoning Category		TABLE
<u>Zoning Category</u> BUILDING STANDARDS	ZONING CONTROL	TABLE <u>NC-S</u>
<u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	ZONING CONTROL	<u>NC-S</u> <u>Controls</u>
<u>Zoning Category</u> BUILDING STANDARDS	ZONING CONTROL	TABLE <u>NC-S</u>
<u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<u>ZONING CONTROL</u> <u>§ References</u> <u>§ 8 102, 105, 106, 250–</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u>	NC-S Controls Varies, but generally 40-X. Lakeshore Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Heigh sculpting required on Alleys per
Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	ZONING CONTROL <u>§ References</u> <u>§ 8 102, 105, 106, 250—</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u> <u>and Bulk District Maps</u>	NC-S Controls Varies, but generally 40-X. Lakeshord Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per §261.1.
Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	ZONING CONTROL § References \$\$ 102, 105, 106, 250— 252, 253.3, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$\$ 263.20 \$\$ 130, 134, 134(a)(e).	NC-S Controls Varies, but generally 40-X. Lakeshord 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. Heigh sculpting required on Alleys per §261.1. NP
Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard	ZONING CONTROL § References \$ References \$ \$ 102, 105, 106, 250 252, 253.3, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20 \$ \$ 130, 134, 134(a)(e), 136 \$ \$ 131, 132, 133	NC-S Controls Varies, but generally 40-X. Lakeshord Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per §261.1. NP Not Required.

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

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

1			<u>1st</u>	<u>2nd</u>	$3^{rd}+$
2	Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	Dwelling Unit Density	<u>§§ 102, 207</u>			feet lot area , or n the nearest
4				al District, w	
5	Senior Housing Density	<u>§§ 102, 202.2(f), 207</u>			ber of dwelling
6			Principal	<u>rwise permit</u> <u>Use in the d</u>	istrict and
7			<u>202.2(f)(1</u>		vice the number
8			as a Princ	cipal Use in t	wise permitted the district and
9			<u>202.2(f)(1</u>		<u>nts of Section §</u> <u>§ 202.2(f)(1)(</u> tion
10	Group Housing Density	<u>§ 208</u>	<u>1 bedroor</u>	n per 275 sqi	
11			nearest R	esidential Di r is greater.(.	strict,
12	Accessory Dwelling Unit Density	<u>§§102, 207(c)(4)</u>	P within t	he existing b	
13			with 4 or		ing Units. No
14			Dwelling	Units. ADUs or reduce gr	<u>s may not</u>
15	Homeless Shelter Density	<u>§§ 102, 208</u>		<u>commercial s</u> mits regulate	
16			<u>Administr</u>	rative Code	C 4
17	Loss of Dwelling Units		<u>1st</u>	Controls by 2nd	<u>Story</u> <u>3rd+</u>
18	Residential Conversion	<u>§ 317</u>	<u>C</u>	NP	<u>NP</u>
19	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	L		I	<u> </u>	

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

	Off Streat Darking Paguinoments	88 145 1 150 151 152	No oge parkin	a no quina	d if Occupied
1	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151, 153 -</u> <u>156, 159 - 161, 166, 204.5</u>	<u>No car parkin</u> Floor Area is	· ·	· · · ·
_			feet. See chart		
2			<u>5,000 square f</u>		
3			parking waive per Section 15		arking required
5			required when		
4			more parking	spaces p	e <u>r §166.</u>
-	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155,</u> 161, 204 5	None required		
5		<u>161, 204.5</u>	less than 10,00 Exceptions per		
6	Commercial Use Characteristics			<u>minea p</u>	
_	Drive-up Facility	<u>§102</u>	<u>C</u>		
7	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
8	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.</u>	m., C 2 a	.m. 6 a.m.(1)
_	Maritime Use	<u>§102</u>	<u>NP</u>		
9	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	<u>§§102,145.2(a)</u>	<u><i>P if located in</i></u>	front; C	if located
	Walk-up Facility	§§102, 145.2(b)	<u>elsewhere</u> P		
11	· · · · · · · · · · · · · · · · · · ·	<u>§§102, 145.2(0)</u>	<u>P</u>		C.
12	<u>NON-RESIDENTIAL USES</u>			trols by	
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	Agricultural Use Category		2		
14	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.0	Automotive Use Category		1		
16	<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Automotive Service Station	<u>§§102, 202.2(b)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	Automotive Wash	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Gas Station	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
	Parking Garage, Public	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
22	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Arts and Recreation	n Use Category			
23	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Uses*</u>				
24	<u>Amusement Game Arcade</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Entertainment, General</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>

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

1	Utility and Infrastructure Use Cate	egory			
1	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
2	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>* Not listed below</u>				
4	(1) LAKESHORE PLAZA SPECIAL USE	<u>DISTRICT</u>			
5	Boundaries: Applicable only for the Lake HT13.	eshore Plaza NC-S	District as mapped	d on Sectional I	Map SU13 and
6	Controls: Special controls on various fea. special Height controls per Section 253.3		l residential stand	ards per Section	<u>1 780.1, and</u>
7	(2) NP for 13 or more children				
8	(3) NP for 7 or more persons				
9	(4) BAYSHORE-HESTER SPECIAL USE	DISTRICT			
10	Boundaries: Applicable only for the Bays	shore-Hester Specie	al Use District NC	<u>S-S District as n</u>	apped on the
	<u>Sectional Map 10SU.</u> Controls: Hotels and Motels may be pern	nitted as a Conditio	onal Use.		
11			•,		
12	(5) C if a Macro WTS Facility; P if a l	<u>Micro WIS Facil</u>	<u>ity.</u>		
13 14	SEC. 714. BROADWAY NEIG	HBORHOOD	COMMERCIA	L DISTRIC	Т.
15	Table 714 DDOADU	A V NEICHDO		MEDCIAI	DISTRICT
15	<u>Table 714. BROADW</u>	AI NEIGHDU	KHOOD COM		<u>DISTRICT</u>
16		ZONING CON	NTROL TABL	E	
17		•		Broadway I	<u>NCD</u>
18	Zoning Category	<u>§</u> References		<u>Control</u>	<u>S</u>
	BUILDING STANDARDS				
19	Massing and Setbacks				
20	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>			ts <u>, P up to 40 ft., C 4</u> Map Sheet HT01 for
21		<u>253.1, 260,</u> <u>261.1, 270,</u>	<u>more information</u> per §261.1.	n. Height sculp	ting required on Alle
22		<u>271. See also</u> <u>Height and</u>			
23		<u>Bulk District</u> <u>Maps</u>			
	1				
24	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>NP</u>		

<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	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.
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Re	alm	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u>
		setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
		railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Columbus Avenue between Washington
		and North Point Streets, and on Broadway between Embarcadero and Polk Street
<u>Miscellaneous</u>		1
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P</i> up to 4,999 square feet; C 5,000 square feet and</u> above
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
	<u>604,</u> <u>608, 609, 610,</u> 611	
Design Guidelines	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
	<u>Industry</u> <u>Element</u>	
		•
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARD</u>	S AND USES	
Development Standards		

2 Off:Street Parking Requirements §§ 145.1.150. 151.1.153- 156.166.204.5 No car parking required (2). P up to one car for each two Dwelling Unit, subject to the criteria and procedures of Section 151.1(z): NP above 0.75 cars for each Dwelling Unit, Bike parking required per \$155.2.160.204.5 4 Stot. 166.204.5 5 Dwelling Unit, Bike parking required per \$155.2.160.200.5 6 Dwelling Unit, Bike parking required per \$166. 7 Bits 2.17 controls by Stote each Dwelling Unit Bits provided, car share spaces are required when a project has 50 units or more per \$166. 7 Use Characteristics 8 Single Room Occupancy \$102 9 Student Hausing \$102 10 Residential Uses Controls By Story L ^d 11 Residential Uses \$102 12 Dwelling Unit Density \$8.102 13 Senior Housing Density \$8.102 14 Senior Housing Density \$2.02 15 Group Housing Density \$2.02 16 erequired low in the easter fool of area, or the density permitted as a Principal Use in the district and meeting all trequirements of \$2.02.20(1). 16 creasers for \$2.02.20(1). put to the coils \$2.02.20(1). 16 decessory	1	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§135, 136</u>	60 square feet if private, or 80 square feet if commo		
3 IS6. 166. 204.5 each Dwelling Unit. subjects to the criteria and proceedures 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 bas 50 units or more per \$166. 5 Dwelling Unit Mix \$207.6 Not required 6 Dwelling Unit Mix \$207.6 Not required 7 Use Characteristics \$102 P 8 Single Room Occupancy \$102 P 10 Exidential Uses \$102 P 11 Residential Uses \$102 P 12 Dwelling Unit Density \$8 102, 207 I unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater. 13 Senior Housing Density \$8 102, 207 P up to twice the number of dwelling units otherwise permitted in the requirements of \$202.2(11).C up to release the district and meeting all the requirements of \$202.2(11).C up to release the member of useling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$202.2(11).C up to release the member of section \$202.2(11).C up to release the member of section \$202.2(11).C up to release the district and meeting all the requirements of \$202.2(11).C up to release the district and meeting all the requirements of \$202.2(11).C up to release the district and meeting all the requirements of sectins \$202.2(11).C up to release the district and	2	Off-Street Parking Requirements				
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0 Use Characteristics 8 Single Room Occupancy § 102 P 9 Student Housing § 102 P 10 Residential Uses 2 nd 3 nd ± 11 Residential Uses § 102, 207 L' 2 nd 3 nd ± 11 Residential Uses § 102, 207 L unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater. 13 Senior Housing Density § 102, 207 P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$ 202.2(fr), 1, C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$ 202.2(fr), 1, C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$ 202.2(fr), 1, C up to twice the number of aveiling units otherwise permitted as a Principal Use in the district and meeting all requirements of \$ 202.2(fr), 1, C up to twice the number of aveiling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$ 202.2(fr), 207 16 group Housing Density § 208 17 Group Housing Density § 208 I bedroom peri40 square fool to area, or the density perified in the nearest Residential District, whichever is greater. 19 Accessory Dwelling Uni	5			are required wh	· ·	*
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Residential Uses Controls By Story 10 Image: Line Start	0	· · · ·	-			
10 <u>L</u> ^a <u>2</u> nd <u>3</u> nd + 11 <u>Residential Uses</u> § 102 <u>P</u> <u>P</u> <u>P</u> <u>P</u> 12 <u>Dwelling Unit Density</u> §§ 102, 207 <u>I unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u> 13 <u>Senior Housing Density</u> §§ 102, 207 <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)). 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)). 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)). 16 <u>except for § 202.2(f(1) (D)(iv), related to location.</u> 17 <u>Group Housing Density</u> § 208 <u>I bedroom per140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u> 19 <u>Accessory Dwelling Unit Density</u> § 102, 208 <u>P within the existing building envelope. I ADU allowed in buildings with 4 or fewer Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space. 21 <u>Homeless Shelter Density</u> § 102, 208 Density limits regulated by the Adminis</u></u>	9		<u>§ 102</u>	<u>P</u>	~	
12 Dwelling Unit Density \$\$ 102, 207 I unit per 400 square fool lot area, or the density permitted in the nearest Residential District, whichever is greater. 13 Senior Housing Density \$\$ 102, 207 P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$ 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of \$ 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of \$ 202.2(f)(1). except for \$ 202.2(f)(1). D(iv), related to location. 16 Group Housing Density \$ 208 18 I bedroom per140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater. 19 Accessory Dwelling Unit Density \$ 202. 201 Duis may not eliminate or reduce ground-story retail or commercial space. 21 Homeless Shelter Density \$ 102, 208 22 Loss of Dwelling Units S 102, 208 23 Loss of Dwelling Units S 102, 208	10	<u>Residential Uses</u>		<u>1st</u>		
12 permitted in the nearest Residential District, whichever is greater. 13 Senior Housing Density §§ 102, 202.2(f), 207 14 202.2(f), 207 P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1). 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. 16 Ibedroom per140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater. 18 Ibedroom per140 square foot lot area, or the density permitted in the existing building envelope. I ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space. 21 Homeless Shelter Density §§ 102, 208 Density limits regulated by the Administrative Code 22 Loss of Dwelling Units Intervention of the district or code Intervention of the district and meeting all requirements of section.	11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
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21 Homeless Shelter Density §§ 102, 208 Density limits regulated by the Administrative Code 22 Loss of Dwelling Units Controls by Story Ist 2nd	20			ADUs may not e	liminate or reduc	
Ist 2nd 2rd	21	Homeless Shelter Density	<u>§§ 102, 208</u>			lministrative Code
lst 2nd 3nd	22	Loss of Dwelling Units		Controls by Story		
23	23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
24 <u>Residential Conversion</u> <u>§ 317</u> <u>C</u> <u>NP</u>	24	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25 <u>Residential Demolition and Merger</u> <u>§ 317</u> <u>C</u> <u>C</u>		Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

Zoning Category	<u>§</u> <u>References</u>		<u>Contro</u>	<u>ls</u>	
NON-RESIDENTIAL STAND	ARDS AND USE	<u>S</u>			
<u>Development Standards</u>					
Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
<u>Use Size</u>	<u>\$\$102, 121.2</u>	<u>P up to 2,999</u> above	square feet; C 3,	000 square feet and	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Car parking n Bike parking r	required per Sect ed when a projec	its set forth in § 151.1. ion 155.2. Car share t has 25 or more	
Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required		ea is less than 10,000 tted per <u>§161.</u>	
Commercial Use Characteristic	<u>cs</u>				
Drive-up Facility	<u>§102</u>	<u>NP</u>			
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
Hours of Operation	<u>§102</u>	<u>P 6 a.m 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>			
Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>			
Walk-up Facility	<u>§102</u>	<u>P</u>			
			Controls by	Story	
Agricultural Use Category		1st	2nd	3rd+	
Agriculture, Neighborhood	$\frac{\$\$102.}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>	
Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Use Category					
Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Lot, Private	<u> </u>	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	

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

	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	NP	
1	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
3	Utility and Infrastructure Use Cat	egory				
4	Utility and Infrastructure*	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>	
-	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	<u>* Not listed below</u>	-	-	-	-	
7	(1) BROADWAY OFF-STREEET PARKI Boundaries: Broadway NCD.	NG RESIDENTIA	<u>r_</u>			
8	Controls: Installing a garage in an existi					
	discretionary review by the Planning Cor units. In approving installation of the gar			ired for a buildin	<u>g of less than four</u>	
9	(a) the proposed garage opening/addit residential unit," as those terms are defined to the terms are defined as the terms are terms			se the "removal"	<u>or "conversion of</u>	
10	(b) the proposed garage opening/addit	ion of off-street pa	urking will not subs	stantially decreas	se the livability of a	
11	<u>dwelling unit without increasing the floor</u> (c) the building has not had two or mo			1 37.9(a)(7)-(13)	of the San Francisco	
4.0	Administrative Code, with each eviction associated with a separate unit(s) within the past ten years;					
12	(d) the garage would not front on a pul (e) the proposed garage/addition of ot				ority Policies of	
13	(e) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.					
14	(2) C required for 13 or more children					
15	(3) C required for seven or more persons.					
16	(4) Formula Retail NP for this use.					
17	(5) BROADWAY LIQUOR LICENSES FOR RESTAURANTS Boundaries: Applicable to the Broadway Neighborhood Commercial District.					
18	<u>Controls: A Restaurant Use may only add</u> if, in addition to the criteria set forth in S	d ABC license type	es 47, 49 or 75 as a	Conditional Us	•	
19	as a Bona Fide Eating Place, as defined	in Section 790.142	of this Code. Show	ıld a restaurant f	fail to operate as a	
20	<u>Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate</u> <u>revocation.</u>					
20	(6) FRINGE FINANCIAL SERVICE RES	TRICTED USE D	ISTRICT (FFSRI)I)		
21	Boundaries: The FFSRUD and its 1/4 mi Commercial District.				Neighborhood	
22	Controls: Within the FFSRUD and its 1/2 Outside the FFSRUD and its 1/4 mile but					
23	subsection 249.35(c)(3).	jer, jringe jinancu	n services are F SI	iojeci io ine resti	<u>whons set jorn in</u>	
24	(7) C if a Macro WTS Facility; P if a	Micro WTS Faci	<u>lity.</u>			
25						

	ZONING CO	NTROL TABLE
		<u>Castro NCD</u>
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
Massing and Setbacks		
<u>Height and Bulk Limits.</u>	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u> <u>271. See also</u> <u>Height and</u> <u>Bulk District</u> <u>Maps</u>	<u>40-X, 65-B. See Height and Bulk Map Sheet HT</u> <u>more information. Height Sculpting on Alleys p</u> <u>261.1</u>
5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§ 130 § 134,</u> <u>134(a)and(e)</u>	<u>Required at the Second Story and at each succe</u> <u>level or Story of the building, and at the First S</u> <u>it contains a Dwelling Unit: 25% of lot depth, b</u> <u>no case less than 15 feet.</u>
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parkin</u> <u>setbacks, parking and loading entrances, active</u> <u>ground floor ceiling height, street-facing groun</u> <u>spaces, transparency and fenestration, and gate</u> <u>railings, and grillwork. Exceptions permitted fo</u> <u>historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Market Street from Castro Street</u> <u>Embarcadero</u>
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet of above

1 SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

9	Zoning Category	<u>§</u>	Controls
10	<u>Doning Curegory</u>	<u>x</u> <u>References</u>	<u>controls</u>
	RESIDENTIAL STANDARDS	AND USES	
11	Development Standards		
12	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
14		<u>151, 153 - 156,</u> 159 - 161, 166,	<u>Dwelling Unit required. Certain exceptions permitted</u> per §161. Bike parking required per §155.2. If car
••		<u>204.5</u>	parking is provided, car share spaces are required
15		8 207 (when a project has 50 units or more per §166.
16	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>
0	<u>Use Characteristics</u>	1	
17	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
	Student Housing	<u>§ 102</u>	<u>P</u>
8	Residential Uses	·	Controls By Story
9			\underline{I}^{st} $\underline{2}^{nd}$ $\underline{3}^{rd}$ +
9	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
0	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area. or the density</u>
			permitted in the nearest Residential District,
1	Senior Housing Density	<i>§§ 102,</i>	<u>whichever is greater.</u> P up to twice the number of dwelling units otherwise
2	<u>Senior Housing Density</u>	$\frac{88.102.}{202.2(f)}, 207$	permitted as a Principal Use in the district and
22			meeting all the requirements of § 202.2(f)(1). C up to
23			twice the number of dwelling units otherwise
			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1),
24			except for § 202.2(f)(1)(D)(iv), related to location.
25			

1	Group Housing Density	<u>§ 208</u>		d in the nearest k	foot lot area, or the Residential District,
2	Accessory Dwelling Unit Density	<u>§§102,</u>	P within the exis	ting building env	
3		207(c)(4)			ver Dwelling Units. Dre Dwelling Units.
4			ADUs may not e	liminate or reduc	ce ground-story retail
	Homeless Shelter Density	§§ 102, 208	<u>or commercial s</u> Density limits re		dministrative Code
5	Loss of Dwelling Units		ź	Controls by St	
6			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
0		e			
9	Zoning Category	<u>§</u> References		<u>Controls</u>	
10	NON-RESIDENTIAL STANDAR		<u>S</u>		
11	Development Standards				
12	Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>3.0 to 1</u>		
13	Use Size	<u>121</u> §§102, 121.2	P to 1.999 sauar	e feet: C 2.000 s	quare feet to 3,999
14		<u></u>		1) 4,000 square j	
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156			pied Floor Area is
15		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>		re feet. See §161	hart in §151 for uses for car parking
16		204.5	waiver. Bike par	king required pe	r Section 155.2. Car
47			share spaces req		oject has 25 or more
17	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if	f gross floor area	is less than 10,000
18		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exc</u>	eptions permitted	<u>l per §161.</u>
19	Commercial Use Characteristics		I		
20	Drive-up Facility	<u>§102</u>	<u>NP</u>		
20	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
21	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>
22	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
22	<u>Open Air Sales</u>	<u>§102, 703(b)</u>	See Section 703		
23	<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>
24	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	0 1 1 0	
25	Agricultural Use Category		<u>1st</u>	<u>Controls by S</u> 2nd	<u>tory</u> <u>3rd+</u>
	<u>Isricultural Obe Calegory</u>	_	131	2110	Jut

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

	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
1	Kennel	<u>§102</u>	<u>C</u>	NP	NP
2	Liquor Store	<u>§102</u>	<u>C</u>	NP	NP
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	NP
3	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
4	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Motel</u>	<u>§§102.</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
9	Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
9	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
)	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
l	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
2	Storage, Self	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
ŀ	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
5	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
6	Utility and Infrastructure Use	<u>Category</u>			
	Utility and Infrastructure *	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
7	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Э	(1) USE SIZE EXEMPTION				
)	Per Planning Code Section 121.2(b), Facility, School, Post-Secondary Edu	cational Institution	ı, Religious Instit	ution, Social Serv	ice or Philanthropic
1	<u>Facility, Community Facility, or a Re</u> profit and is neighborhood-serving m				
n	(2) C required for 13 or more shildred				

- 22 (2) C required for 13 or more children
- 23 (3) C required for seven or more persons.
- 24
- 25
- Planning Commission BOARD OF SUPERVISORS

1	(4) CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS				
2	<i>Boundaries:</i> Applicable to the Castro Street Neighborhood Commercial District <i>Controls:</i> A Restaurant, as defined in Section 102, may only add ABC license types 47, 49 or 75 as a Conditional				
3	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				
3	Restaurant fail to operate as a Bona Fide	•	<i>any length of time, the Conditional Use authorization</i>		
4	shall be subject to immediate revocation.				
5	(5) FRINGE FINANCIAL SERVICE REST Boundaries: The FFSRUD and its 1/4 mi		<u>STRICT (FFSRUD).</u> but is not limited to, the Broadway Neighborhood		
6	Commercial District.		e financial services are NP pursuant to Section 249.35.		
7			I services are P subject to the restrictions set forth in		
8	(6) C if a Macro WTS Facility; P if a	Micro WTS Facil	l <u>ity.</u>		
9	SEC. 716. INNER CLEMENT S	TREET NEIG	HBORHOOD COMMERCIAL DISTRICT.		
10	* * * *				
11	Table 716. INNER CLEMEN	T STREET NE	EIGHBORHOOD COMMERCIAL DISTRICT		
12		ZONING CO	NTROL TABLE		
13			Inner Clement		
14	Zoning Category	<u>§</u> References	<u>Controls</u>		
15	BUILDING STANDARDS				
	Massing and Setbacks				
16	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per		
17		<u>260, 261.1,</u> <u>270, 271. See</u>	<u>§261.1.</u>		
18		<u>also Height</u> and Bulk			
19	5 Foot Height Bonus for Active Ground	District Maps	D		
20	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>		
21	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each succeeding level</u> or Story of the building, and at the First Story if it		
22			contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet		
			<u>cuse less lituit 15 jeet</u>		
23 24	Front Setback and Side Yard	<u> </u>	Not Required.		
25	Street Frontage and Public Realm				

Zoning Category	<u>§References</u>	Controls
L	I	1
	<u>Element</u>	
	<u>Industry</u>	
<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
	<u>611</u>	
	<u>604,</u> <u>608, 609, 610,</u>	
General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
	<u>608, 609</u>	
	<u>604,</u> 607, 607.1,	
Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and abo
<u>Miscellaneous</u>		
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
		and grillwork. Exceptions permitted for historic build
		spaces, transparency and fenestration, and gates, rail
		setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-leve
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
<u>Streetscape and Pedestrian</u> Improvements	<u>§138.1</u>	<u>Required</u>

Zoning Calegory	skejerences	Controls
RESIDENTIAL STANDARDS A	ND USES	
Development Standards		
Usable Open Space [Per Dwelling	<u>§§135, 136</u>	80 square feet if private, or 100 square feet if common
	88 145 1 150	A minimum of one can parking space for every
<u>OJJ-Sireet Parking Requirements</u>	<u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
	$\frac{159 - 161, 166,}{204.5}$	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>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Not required
<u>Use Characteristics</u>		
<u>Single Room Occupancy</u> <u>Student Housing</u>	<u>§ 102</u> <u>§ 102</u>	<u>P</u> <u>P</u>
	RESIDENTIAL STANDARDS A Development Standards Usable Open Space [Per Dwelling Unit] Off-Street Parking Requirements Dwelling Unit Mix Use Characteristics Single Room Occupancy	RESIDENTIAL STANDARDS AND USESDevelopment StandardsUsable Open Space [Per Dwelling Unit]\$\$135, 136Off-Street Parking Requirements\$\$145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5Dwelling Unit Mix\$207.6Use Characteristics\$102

<u>Residential Uses</u>		<u><u>C</u>a</u>	ontrols By Story	
		<u>1st</u>	2^{nd}	$\underline{3^{rd}+}$
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 squar</u> permitted in the near		
		whichever is greater		<u>isirici,</u>
Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the numpermitted as a Princ</u>		
	<u>202.2(j), 207</u>	meeting all the requi	rements of § 202.	2(f)(1). C up t
		<i>twice the number of permitted as a Princ</i>		
		meeting all requirem except for § 202.2(f)	ents of Section §	202.2(f)(1),
Group Housing Density	§ 208	<u>1 bedroom per 210 s</u>		
- X 0 -		permitted in the near whichever is greater	est Residential D	
Accessory Dwelling Unit Density	§§102,	<i>P</i> within the existing	_	a 1 ADU
Accessory Dwening Onit Density	$\frac{\sqrt{207(c)(4)}}{207(c)(4)}$	allowed in buildings	with 4 or fewer L	Dwelling Units
		No limit in buildings ADUs may not elimit		
Homeless Shelter Density	§§ 102, 208	or commercial space Density limits regula		istrative Code
<u>Homeless Sheller Densuy</u>	<u>yy 102, 200</u>		•	
Loss of Dwelling Units			ontrols by Story	
	0.015	<u>1st</u>	<u>2nd</u>	<u>l 3r</u>
<u>Residential Conversion</u>	<u>§ 317</u>		<u>P</u> <u>NP</u>	
Residential Demolition and Merger	<u>§ 317</u>	<u><u>C</u> <u>C</u></u>	<u><u>C</u></u>	
	8			
Zoning Category	<u>§</u> References		<u>Controls</u>	

Zoning Category	<u>s</u> <u>References</u>	<u>Controls</u>
NON-RESIDENTIAL STAND	OARDS AND USE	<u>S</u>
Development Standards		
Floor Area Ratio	<u>§§ 102, 123,</u> <u>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>
Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for use over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Ca share spaces required when a project has 25 or mor parking spaces per §166.

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

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>\$102</u>	<u>NP</u>	NP	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
U	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	Sales and Service Use Category				
5	Retail Sales and Service Uses*	<u>§§102,</u>	<u>P</u>	<u>C</u>	NP
6	Retuit Suits and Service Oses	$\frac{88102.}{202.2(a), 202.3}$	<u>1_</u>	<u>c</u>	
6	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
0	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant, Limited</u>	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
16	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	Utility and Infrastructure Use Cate	egory			
24	Utility and Infrastructure *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

23 (1) C required for 13 or more children

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

1	(3)INNER CLEMENT STREET LI	OUOR LICENSES FOR B	RARS
2	(a) In order to allow wine and	or beer bars to seek an A	BC license type 42 so that wine and beer (but not hard
			s defined in Section 102 may be permitted as a iteria set forth in Section 303, the Planning Commission
3	finds that:	v	•
4	(1) The Bar function is operative incidental food services; and	ated as a wine and beer b	ar with an ABC license type 42, which may include
5	(2) The establishment maint		type 42. Other ABC license types, except those that are ection 102, are not permitted for those uses subject to this
6	Section.		
6 7		n of the previous Condition	horization under this Section, the Planning Commission onal Use authorization should an establishment no longer
	<u>comply with any of the above crite</u>	na jor any tengin of time.	
8	(4) INNER CLEMENT STREET LI		
9	ground level if, in addition to the c	criteria set forth in Section	icense types 47, 49 or 75 as a Conditional Use on the a 303, the Planning Commission finds that the Restaurant tion 102 of this Code. Should a Restaurant fail to operate
10			ditional Use authorization shall be subject to immediate
11			
12	(5) FRINGE FINANCIAL SERVIC Boundaries: The FFSRUD and its Neighborhood Commercial Distric	s 1/4 mile buffer includes,	<u>STRICT (FFSRUD).</u> but is not limited to, the Inner Clement Street
13	Controls: Within the FFSRUD and	d its 1/4 mile buffer, fring	e financial services are NP pursuant to Section 249.35. Il services are P subject to the restrictions set forth in
14	Subsection 249.35(c)(3).		
15	(6) C if a Macro WTS Facility; P	if a Micro WTS Facility.	
16	SEC. 717. OUTER CLEM	ENT STREET NEIG	HBORHOOD COMMERCIAL DISTRICT.
17	* * * *		
4.0			
18	<u>Table 717. OUTER CLE</u>	<u>EMENT STREET NI</u>	EIGHBORHOOD COMMERCIAL DISTRICT
19		ZONING CO	NTROL TABLE
20			Outer Clement
	Zoning Category	\$	<u>Controls</u>
21		References	
22	BUILDING STANDARDS		
	Massing and Setbacks		
23			
24			
25			
20			

1	Height and Bulk Limits.	<u> </u>	<u>40-X. See Height and Bulk Map Sheets HT03 and</u> HT04 for more information. Height sculpting required
2		<u>260, 261.1,</u> <u>270, 271. See</u>	on Alleys per §261.1.
3		<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	
4	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>
5	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than 15
6			<u>feet</u>
7	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
8	Street Frontage and Public Realm		
9	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
10	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
12			railings, and grillwork. Exceptions permitted for historic buildings.
13			<u>mstorie bunuings.</u>
	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
14	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
15	<u>Miscellaneous</u>		
16	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
17	<u>Planned Unit Development</u>	<u>§ 304</u>	<u><u>C</u></u>
17	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
18	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
19		<u>607, 607.1,</u> <u>608, 609</u>	
20	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
21		<u>608, 609, 610,</u> <u>611</u>	
22	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
23		<u>Commerce ana</u> <u>Industry</u> <u>Element</u>	
24		<u>Liemeni</u>	
25	Joning Catagom:	£	Controla
_0	Zoning Category	\$	<u>Controls</u>

		References				
1	RESIDENTIAL STANDARDS A	AND USES				
2	Development Standards					
3	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>			
4	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>			
5		<u>159 - 161, 166,</u> <u>204.5</u>	parking is provid	ded, car share sp	per <u>§155.2. If car</u> aces are required	
6	Dwelling Unit Mix	<u>§ 207.6</u>	<u>when a project r</u> <u>Not required</u>	<u>has 50 units or m</u>	ore per §100.	
7	Use Characteristics		I			
8	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
0	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>			
9	<u>Residential Uses</u>		<u>1st</u>	<u>Controls By St</u> 2 nd	$\frac{ory}{3^{rd}+}$	
10	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
11	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density</u>			
12			permitted in the nearest Residential District, whichever is greater.			
13						
14	Senior Housing Density	<u>§§ 102,</u> <u>202.2(f), 207</u>	permitted as a P	Principal Use in th		
15			twice the numbe	r of dwelling unit		
16			meeting all requ	Principal Use in th irements of Section .2(f)(1)(D)(iv), r		
17	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 2</u>	210 square foot lo	ot area or the density	
18			whichever is gre	<u>nearest Resident</u> eater.	<u>tai District,</u>	
19	Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)		sting building env lings with 4 or fev	velope. 1 ADU ver Dwelling Units.	
20			No limit in build	lings with 5 or mo	ore Dwelling Units. ce ground-story retail	
21	Homeless Shelter Density	<u>§§ 102, 208</u>	or commercial s Density limits re		dministrative Code	
22	Logg of Dwelling Units			Controls by St	0.491	
23	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Sta</u> <u>2nd</u>	<u>ory</u> <u>3rd+</u>	
24	Residential Conversion	<u>§ 317</u>	<u><u>C</u></u>	<u>NP</u>	<u></u>	
25	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	

1	Zoning Category	<u>\$</u>		Control	ls		
2	NON-RESIDENTIAL STANDA	<u>References</u>	S	00111-01			
3			<u> </u>				
4	<u>Development Standards</u>						
5	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>				
6	<u>Use Size</u>	<u>§§102, 121.2</u>	· ·	quare feet; C 2,	500 square feet and		
5 7 8 9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	<u>above</u> <u>No car parking required if Occupied Floor Area is</u> <u>less than 5,000 square feet. See chart in §151 for uses</u> <u>over 5,000 square feet. See §161 for car parking</u> <u>waiver. Bike parking required per Section 155.2. Car</u> <u>share spaces required when a project has 25 or more</u> <u>parking spaces per §166.</u>				
)	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	<u>None required if gross floor area is less than 10,000</u> square feet. Exceptions permitted per §161.				
1	Commercial Use Characteristic	<u>s</u>	1				
2	Drive-up Facility	<u>§102</u>	<u>NP</u>				
3	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
5	Hours of Operation	<u>§102</u>		т.; С 11 р.т	<u>2 a.m.</u>		
1	Maritime Use	<u>§102</u>	<u>NP</u>				
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703				
	Outdoor Activity Area	<u>§§102,145.2</u>		front; C if locate	ed elsewhere(4)		
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>				
				Controls by			
	<u>Agricultural Use Category</u>	<u></u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
	Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
	<u>Agriculture, Large Scale Urban</u>	<u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	<u>Automotive Use Category</u>			-			
	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>NP</u>		

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

	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
1	Design Professional	<u>§102</u>	<u>P</u>	NP	<u>NP</u>			
2	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
•	Utility and Infrastructure Use Cate	egory						
3	Utility and Infrastructure *	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>			
4	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
~	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
5	<u>* Not listed below</u>							
6	(1) C required for 13 or more children.							
7	(2) C required for seven or more persons. (3) FRINGE FINANCIAL SERVICE RES	TRICTED USE DI						
8	<u>1/4 mile buffer includes, but is not limited</u> <u>Controls: Within the FFSRUD and its 1/4</u>							
	Outside the FFSRUD and its 1/4 mile but							
9	$\frac{subsection \ 249.35(c)(3)}{(4)}$				095			
10	(4) Outdoor Activity Areas are permitted (5) C if a Macro WTS Facility; P if a Micro		ermittea U if they	existea prior to 1	<u>983.</u>			
	SEC. 718. UPPER FILLMORE	•						
11	SEC. TIO. OFFER FILLMORE	STREET NEW	SIBORIOOL		JAL DISTRICT.			
12	* * * *							
12	Table 718 UPPER FILLMO	RE STREET N	EIGHRORHO	OD COMME	RCIAL DISTRICT			
13	<u>Table 718. UPPER FILLMOI</u>				<u>RCIAL DISTRICT</u>			
13 14	<u>Table 718. UPPER FILLMOI</u>		NTROL TABL	<u>E</u>				
14		ZONING CO	NTROL TABL	<u>E</u> pper Fillmore				
-	<u>Table 718. UPPER FILLMON</u>	<u>ZONING CO</u>	NTROL TABL	<u>E</u>				
14	Zoning Category	ZONING CO	NTROL TABL	<u>E</u> pper Fillmore				
14 15 16	Zoning Category BUILDING STANDARDS	<u>ZONING CO</u>	NTROL TABL	<u>E</u> pper Fillmore				
14 15 16 17	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>ZONING CO</u>	NTROL TABL	<u>E</u> pper Fillmore <u>Controls</u>				
14 15 16	Zoning Category BUILDING STANDARDS	<u>ZONING CO</u> <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250—252,</u>	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. He</u>	<u>E</u> pper Fillmore <u>Controls</u> ht and Bulk Map	<u>• NCD</u>			
14 15 16 17 18	Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING COM § References § 8 106, 250–252, 260, 261.1,	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heig</u>	<u>E</u> pper Fillmore <u>Controls</u> ht and Bulk Map	<u>NCD</u> Sheet HT02 for more			
14 15 16 17 18 19	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>ZONING CO</u> <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250—252,</u>	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. He</u>	<u>E</u> pper Fillmore <u>Controls</u> ht and Bulk Map	<u>NCD</u> Sheet HT02 for more			
14 15 16 17 18	Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING CO § References § 8 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. He</u>	<u>E</u> pper Fillmore <u>Controls</u> ht and Bulk Map	<u>NCD</u> Sheet HT02 for more			
14 15 16 17 18 19	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	ZONING CO § References § 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. He</u>	<u>E</u> pper Fillmore <u>Controls</u> ht and Bulk Map	<u>NCD</u> Sheet HT02 for more			
14 15 16 17 18 19 20 21	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	ZONING CO § References § 8 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See <i>also Height</i> <i>and Bulk</i> District Maps § 263.20	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. Hei</u> <u>\$261.1.</u>	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> it and Bulk Map ight sculpting req	<u>NCD</u> Sheet HT02 for more puired on Alleys per			
14 15 16 17 18 19 20 21 22	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	NTROL TABL <u>U</u> 40-X. See Heigl information. Hei §261.1. <u>NP</u> <u>Required at the</u>	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> <u>it and Bulk Map</u> ight sculpting req Second Story and	<u>NCD</u> Sheet HT02 for more			
14 15 16 17 18 19 20 21	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	ZONING CO § References § 8 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § § 130, 134,	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. Hei</u> <u>\$261.1.</u> <u>NP</u> <u>Required at the second se</u>	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> It and Bulk Map ight sculpting rea ight sculpting rea Second Story and the building, and relling Unit: 25%	<u>NCD</u> Sheet HT02 for more puired on Alleys per			
14 15 16 17 18 19 20 21 22	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	ZONING CO § References § 8 8 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § § 130, 134,	NTROL TABL <u>U</u> <u>40-X. See Heigl</u> <u>information. Hei</u> <u>\$261.1.</u> <u>NP</u> <u>Required at the level or Story of</u>	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> It and Bulk Map ight sculpting rea ight sculpting rea Second Story and the building, and relling Unit: 25%	<u>Sheet HT02 for more</u> wired on Alleys per			

Planning Commission BOARD OF SUPERVISORS

1	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required
2	Street Frontage and Public Realm		
	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
3	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	Required; controls apply to above-grade parking
4			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
5			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
,	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
	Vehicular Access Restrictions	<u>§ 155(r)</u>	CU required for the entirety of California Street.
	<u>Miscellaneous</u>		
	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<i>P up to 4,999 square feet; C 5,000 square feet and</i> <i>above</i>
	Planned Unit Development	<u>§ 304</u>	<u>C</u>
	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
		<u>607, 607.1,</u> <u>608, 609</u>	
	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
		<u>608, 609, 610,</u> <u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
6		<u>Industry</u> Element	

18	Zoning Category	<u>§</u> References	<u>Controls</u>
19	RESIDENTIAL STANDARDS A		
20	Development Standards		
21	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
23		<u>159 - 161, 166,</u> <u>204.5</u>	per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required
24			when a project has 50 units or more per §166.
05	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
25	<u>Use Characteristics</u>		

Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
Student Housing	<u>§ 102</u>	<u>P</u>				
Residential Uses			Controls By St	tory		
		$\underline{1^{st}}$	$\underline{2^{nd}}$	$\underline{3^{rd}}$ +		
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>		quare foot lot are nearest Resident eater.			
Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207		<u>e number of dwel</u> Principal Use in t	lling units otherwise the district and		
		twice the numbe	requirements of <u>§</u> er of dwelling uni Principal Use in t			
		meeting all requ	uirements of Sect	ion § 202.2(f)(1), related to location.		
Group Housing Density	<u>§ 208</u>			ot area or the density		
		permitted in the nearest Residential District, whichever is greater.				
Accessory Dwelling Unit Density	$\frac{\$\$102,}{207(c)(4)}$		sting building en lings with 4 or fe	velope. 1 ADU wer Dwelling Units.		
	207(0)(4)	No limit in build	lings with 5 or m	ore Dwelling Units.		
		<u>ADUs may not e</u> or commercial s		<u>ce ground-story retail</u>		
Homeless Shelter Density	<u>§§ 102, 208</u>			dministrative Code		
Loss of Dwelling Units			<u>Controls by St</u>	tory		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	2					
Zoning Category	<u>§</u> References		<u>Controls</u>			
NON-RESIDENTIAL STANDA	RDS AND USE	<u>ES</u>				
Development Standards						
Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>				
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and</u> above				

	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	No car parking required if Occupied Floor Area is				
1		<u>151, 153 - 156,</u>		x v	hart in §151 for uses		
2		<u>159 - 161, 166,</u> <u>204.5</u>		<u>re feet. See §161</u> king required pe	for car parking r Section 155.2. Car		
		<u>=====</u>	share spaces required when a project has 25 or more				
3	Off Street Englisht Log Jing	88 150 152	parking spaces per §166. None required if gross floor area is less than 10,000				
4	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>		eptions permitted			
5	Commercial Use Characteristics	20112					
6	Drive-up Facility	<u>§102</u>	<u>NP</u>				
0	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>				
7	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>		
8	Maritime Use	<u>§102</u>	<u>NP</u>				
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703	<u>(b)</u>			
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	<u>elsewhere</u>		
10	Walk-up Facility	<u>§102</u>	<u>P</u>				
			Controls by Story				
11	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
12	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>		
13	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
14	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	Automotive Use Category	·					
16	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
18	Parking Lot, Private	<u> </u>	<u>C</u>	<u>C</u>	<u>C</u>		
19	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
20	Entertainment, Arts and Recreation	n Use Category					
21	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
22	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
24	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
24	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
25	Industrial Use Category						

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

1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	<u>* Not listed below</u>					
2	(1) C required for 13 or more children					
3	(2) C required for seven or more persons.					
1	(3) A new bar will be allowed with a Conditional Use authorization from the Planning Commission only in <u>conjunction with a Restaurant use.</u>					
4	(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					
5	have no daytime activity.	<u>isage in order to ti</u>	<u>mii ine number oj</u>	<u>such estudushme</u>	enis on the block that	
6	(5)Formula Retail NP for this use					
7	(6) C if a Macro WTS Facility; P if a Mic	ro WTS Facility.				
0						
8	SEC. 719. HAIGHT STREET N	EIGHBURHU				
9	* * * *					
10	Table 719. HAIGHT ST	REET NEIGH	BORHOOD C	OMMERCIA)	<u>L DISTRICT</u>	
11		ZONING CO	NTROL TABL	E		
12			Γ			
	Haight Street NCD					
12			<u> </u>		<u>NCD</u>	
13	Zoning Category	<u>§</u> References	<u> </u>	<u>Controls</u>		
	Zoning Category BUILDING STANDARDS	<u>§</u> <u>References</u>	<u>1</u>		<u>NCD</u>	
13 14			<u> </u>			
13	BUILDING STANDARDS	References §§ 102, 105,	40-X. See Heig	<u>Controls</u> at and Bulk Map	Sheets HT06 and	
13 14	<u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<u>References</u>	40-X. See Heig	<u>Controls</u> at and Bulk Map nformation. Heig		
13 14 15	<u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See	<u>40-X. See Heigh</u> HT07 for more i	<u>Controls</u> at and Bulk Map nformation. Heig	Sheets HT06 and	
13 14 15 16 17	<u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height	<u>40-X. See Heigh</u> HT07 for more i	<u>Controls</u> at and Bulk Map nformation. Heig	Sheets HT06 and	
13 14 15 16	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See	<u>40-X. See Heigh</u> HT07 for more i	<u>Controls</u> at and Bulk Map nformation. Heig	Sheets HT06 and	
13 14 15 16 17 18	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk	<u>40-X. See Heigh</u> HT07 for more i	<u>Controls</u> at and Bulk Map nformation. Heig	Sheets HT06 and	
13 14 15 16 17	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20	40-X. See Heig HT07 for more i on Alleys per §2 <u>NP</u>	<u>Controls</u> at and Bulk Map nformation. Heig 61.1.	Sheets HT06 and Sheets HT06 and tht sculpting required	
13 14 15 16 17 18	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	40-X. See Heig HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u>	<u>Controls</u> at and Bulk Map nformation. Heig 61.1. de level and at ea	Sheets HT06 and	
13 14 15 16 17 18 19	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134,	40-X. See Heig HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u>	<u>Controls</u> at and Bulk Map nformation. Heig 61.1. de level and at ea	Sheets HT06 and Sheets HT06 and tht sculpting required	
13 14 15 16 17 18 19 20 21	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134, 134(a)(e) § 130, 131,	40-X. See Heigh HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o	<u>Controls</u> at and Bulk Map nformation. Heig 61.1. de level and at ea	Sheets HT06 and Sheets HT06 and tht sculpting required	
13 14 15 16 17 18 19 20 21 22	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134, 134(a)(e) § \$130, 131, 132, 133	40-X. See Heig HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o feet	<u>Controls</u> at and Bulk Map nformation. Heig 61.1. de level and at ea	Sheets HT06 and Sheets HT06 and tht sculpting required	
13 14 15 16 17 18 19 20 21	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard	References §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134, 134(a)(e) § \$130, 131, 132, 133	40-X. See Heig HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o feet	<u>Controls</u> at and Bulk Map nformation. Heig 61.1. de level and at ea	Sheets HT06 and Sheets HT06 and tht sculpting required	

	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
1	Street Fromage Requirements	<u>8145.1</u>	setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
			railings, and grillwork. Exceptions permitted for
3			<u>historic buildings.</u>
4	Ground Floor Commercial	§ 145.4	Not Required
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u>		
0	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
7	Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	Signs	<u>§§ 262, 602-</u> 604,	As permitted by Section § 607.1
		<u>607, 607.1,</u>	
10		<u>608, 609</u>	
11	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
12		<u>608, 609, 610,</u>	
	Design Critelines	<u>611</u> Commel Plan	Califord de Universitation
13	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
14		<u>Industry</u> Element	
15		Liemeni	
		e	
16	Zoning Category	<u>§</u> References	<u>Controls</u>
17	RESIDENTIAL STANDARDS A		
18	Development Standards	-	
	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u> per unit if common
19	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>
20		<u>151, 153 - 156,</u>	Dwelling Unit required. Certain exceptions permitted
21		<u>159 - 161, 166,</u> <u>204.5</u>	per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required
			when a project has 50 units or more per §166.
22	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>
23	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>
24	Student Housing	<u>§ 102</u>	<u>P</u>
	<u>Residential Uses</u>		<u>–</u> <u>Controls By Story</u>
25			

			<u>1st</u>	$\underline{2^{nd}}$	$\underline{3^{rd}}$ +	
1	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
2 3	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area or the density</u> permitted in the nearest Residential District, whichever is greater.			
4	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the number of dwelling units otherwise</u> <u>permitted as a Principal Use in the district and</u> meeting all the requirements of § 202.2(f)(1). C up to			
5 6			twice the number permitted as a P	<u>r of dwelling unit</u> rincipal Use in th irements of Section	<u>ts otherwise</u> he district and	
7	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 2</u>	10 square foot lo	elated to location. ot area or the density	
8	Accessory Dwelling Unit Density	<u>\$\$102,</u>	permitted in the whichever is gre	ater.		
9 10	Accessory Dwelling Unit Density	<u>\$\$102.</u> 207(c)(4)	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story reta or commercial space.			
11	Homeless Shelters	<u>§§ 102, 208</u>			dministrative Code	
12	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Steeperson 2nd</u>	ory <u>3rd+</u>	
13	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
14 15	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
16 17	Zoning Category NON-RESIDENTIAL STANDAR	<u>§</u> References RDS AND USE	S	<u>Controls</u>		
18	Development Standards					
19	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>			
20	<u>Use Size</u>	<u>§§102, 121.2</u>	above		0 square feet and	
21 22 23	<u>Off-Street Parking Requirements</u>	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 5,000 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			
24 25	Off-Street Freight Loading	<u> </u>	parking spaces p None required if square feet. Exce	gross floor area	<u>is less than 10,000</u> 1 per <u>§161.</u>	

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

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

1	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
I	<u>* Not listed below</u>							
2	(1) C required for 13 or more children.							
3	(2) C required for seven or more persons.							
4	(3) HAIGHT STREET ALCOHOL RESTR sale alcoholic beverages are not permitted			establishments se	<u>lling off-sale or on-</u>			
5	(4) HAIGHT STREET RESTAURANTS Boundaries: Applicable to the Haight Stre	eet Neighborhood	Commercial Distr	ict and Haight St	reet Alcohol			
6	<u>Restricted Use Subdivision.</u> <u>Controls: A Restaurant may be permitted</u>				· · · · · · · · · · · · · · · · · · ·			
7	forth in Section 303, the Planning Commi. with this Section. Should a Restaurant per							
	of use to another principally or conditioned accordance with the terms of this Section.		the Commission n	nay consider a ne	w Restaurant in			
8								
9	(5) FRINGE FINANCIAL SERVICE REST Boundaries: The FFSRUD and its 1/4 mi				<u>eet Neighborhood</u>			
10	Commercial District. Controls: Within the FFSRUD and its 1/4	4 mile buffer. fring	e financial service	es are NP pursuai	nt to Section 249.35.			
11	Outside the FFSRUD and its 1/4 mile buff subsection 249.35(c)(3).		•	*				
12	(6) TOBACCO PARAPHERNALIA ESTAI	DIIGUMENTS 41	a special definitio	n of "Tohaooo Do	ananh am ali a			
13	Establishments" applicable to the Haight	Street Neighborho	od Commercial D	istrict shall be re	pealed three years			
14	after its initial effective date, unless the Bo In the Haight Street Neighborhood Comm Paraphernalia Establishment to be deeme	ercial District, the	period of non-use					
15	(7) C if a Macro WTS Facility; P if a Micr	ro WTS Facility.						
16	(8) Within the Haight Street Neighborhood comprised of mechanical amusement gam							
17	purposes of the Planning Code.	e devices will be c	onsidered un Amu	semeni Gume Ar	<u>Jude Ose, for the</u>			
18	SEC. 720. HAYES-GOUGH EX	CELSIOR OU	TER MISSION		HOOD			
19	COMMERCIAL TRANSIT DIST	RICT.						
20	The Hayes Gough Neighborhood C	Commercial Tra	insit District is	located within	-walking distance			
21	of the Civic Center, lying west of F	ranklin Street a	ind east of Lagi	una Street, wit	h its southern			
22	edge generally at Lily Street, with a	an extension so	ugh along both	sides of Octav	v ia Boulevard to			
23	Market Street. This mixed use commercial district contains a limited range of retail commercial							
24	activity, which primarily caters to a	the immediate n	leed of the neig	hborhood. The	: few comparison			
25	goods that it does provide attract c	lientele from a	wider area out.	side its neighb	orhood, mostly			

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

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

22 <u>The Excelsior Outer Mission Street Neighborhood Commercial District is located along</u>

- 23 Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer
- 24 <u>Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and</u>
- *housing on upper floors. The range of comparison goods and services offered is varied and often*

1	includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-					
2	oriented and the commercial uses serve residents of the area as well as residents and visitors from					
3	adjacent and other neighborhoods.					
4	The Excelsior Outer Mission	1 Street Neighbo	rhood Commercial District is intended to provide			
5	convenience goods and services to a	the surrounding	neighborhoods as well as limited comparison			
6	shopping goods for a wider market.	Housing develo	pment in new buildings is encouraged above the			
7	second story. Existing residential un	nits are protecte	d by limitations on demolitions and upper-story			
8	conversions. Parking for residentia	l and commercia	al uses is not required. Buildings range in height,			
9	with height limits generally allowin	g up to four stor	ies. Lots vary in size, generally small- or medium-			
10	sized with some very large parcels.					
11	Table 720. EXCELSIOR OUT	ER MISSION S	STREET NEIGHBORHOOD COMMERCIAL			
12	DIST	<u>RICT ZONINC</u>	G CONTROL TABLE			
13			Excelsior Outer Mission NCD			
15	Zoning Category	§ References	Controls			
	Loning Curcyory	<u>s nejerences</u>	Controls			
14	BUILDING STANDARDS	<u>, Rejerences</u>	<u>Controls</u>			
	BUILDING STANDARDS Massing and Setbacks					
14 15	BUILDING STANDARDS	<u>§§ 102, 105,</u>	Generally 40-X. See Height and Bulk Map Sheets			
	BUILDING STANDARDS Massing and Setbacks	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>			
15 16	BUILDING STANDARDS Massing and Setbacks	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u>	Generally 40-X. See Height and Bulk Map Sheets			
15	BUILDING STANDARDS Massing and Setbacks	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>			
15 16	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u> <u>Sculpting on Alleys per § 261.1.</u>			
15 16 17	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>			
15 16 17 18 19	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u> <u>Sculpting on Alleys per § 261.1.</u>			
15 16 17 18	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u>	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. P Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if			
15 16 17 18 19	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. P Required at the Second Story and at each succeeding			
15 16 17 18 19 20	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard	<u>\$</u> § 102, 105, <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$</u> \$ 130, 134, <u>134(a)(e), 136</u>	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. P Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet			
15 16 17 18 19 20 21	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. P Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in			
15 16 17 18 19 20 21 22 23	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard Street Frontage and Public Realman	<u>\$</u> § 102, 105, <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>\$</u> § 130, 134, <u>134(a)(e), 136</u> <u>\$</u> §130, 131, <u>132, 133</u>	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. P Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet			
15 16 17 18 19 20 21 22	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u> <u>134(a)(e), 136</u>	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. P Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet			

1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-
2			<u>level spaces, transparency and fenestration, and</u> gates, railings, and grillwork. Exceptions permitted
3			for historic buildings.
4		0.145.4	
5	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u> Lot Size (Per Development)	§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and
7	Loi Size (Per Development)	<u>§ 102, 121.1</u>	<u>above</u>
0	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	As permitted by Section § 607.1
10		<u>607, 607.1, 608,</u>	
10		<u>609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u> 608, 609, 610,	
		<u>611</u>	
13	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
14		<u>Commerce and</u> Industry	
45		Element	
15			
16	Zoning Category	§ References	Controls
17	RESIDENTIAL STANDARDS A		
	Development Standards		
18	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	80 square feet per unit if private, or 100 square feet
19	<u>Unit]</u>		<u>per unit if common</u>
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to one car for each
20		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<i>unit; NP above. Bike parking required per §155.2. If</i> <i>car parking is provided, car share spaces are</i>
21			required when a project has 50 units or more per <u>§166.</u>
22	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
22	<u>Use Characteristics</u>		
23	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
24	Student Housing	<u>§ 102</u>	<u>P</u>

Residential Uses

25

 $3^{rd}+$

Controls By Story

 2^{nd}

<u>1st</u>

	Residential Uses	<u>§ 102</u>	<u>P</u>	Р	<u>P</u>
1					<u>1</u>
•	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area</u>		
2	Senior Housing	<u>§§ 102,</u>		number of dwellin	
-		<u>202.2(f), 207</u>	-	rincipal Use in the	
3			•	of dwelling units	02.2(f)(1). C up to otherwise
4				incipal Use in the	
т			· ·	rements of Section	
5			except for § 202.2	2(f)(1)(D)(iv), rela	ated to location.
	Group Housing	<u>§ 208</u>	<u>1 bedroom per 2</u>	10 square foot lot	<u>area</u>
6	Accessory Dwelling Unit	<u>§§102,</u>		ing building envel	
7		207(c)(4)			Dwelling Units. No
1				<u>with 5 or more D</u> iminate or reduce	_
8			retail or commer		<u>ground-story</u>
-	Homeless Shelters	<u>§§ 102, 208</u>	Density limits reg	gulated by the Adn	ninistrative Code
9	Loss of Dwelling Units			Controls by Story	,
10	Loss of Dwennig Onnis		1st		
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>L</u>	1			

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

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

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

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

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

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

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

		Japantown NCD
Zoning Category	<u>§ References</u>	<u>Controls</u>
BUILDING STANDARDS		
Massing and Setbacks	1	1
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	50-X, and 65-A along Fillmore Street. See Height and Bulk Map Sheet HT02 for more information.
	<u>100, 250–252,</u> <u>260, 261.1, 270,</u>	Along Buchanan Street between Post and Sutter, an
	<u>271. See also</u>	upper story setback of one foot for every foot above
	<u>Height and Bulk</u> District Maps	<u>35 feet in height from the front property line is</u> required. Height Sculpting on Alleys per § 261.1.
	<u>District maps</u>	required. Height Sempting on Macys per § 201.1.
5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
Floor Uses		
<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwelling
	<u>134(a)(e), 136</u>	<u>Unit, and at each succeeding level or Story of the</u> <u>Building: 25% of lot depth, but in no case less than</u>
		<u>15 feet.</u>
Front Setback and Side Yard	<u>§§130, 131, 132,</u> 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	Required
Improvements Street Frontage, Above Grade Parking	<u>§ 145.1</u>	Required; controls apply to above-grade parking
Setback and Active Uses	<u>§ 14J.1</u>	setbacks, parking and loading entrances, active use
		ground floor ceiling height, street-facing ground-
		level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted
		for historic buildings.
	9 1 45 A	
<u>Street Frontage, Ground Floor</u> Commercial	<u>§ 145.4</u>	<u>Required on Buchanan Street between Post Street</u> and Sutter Street and Post Street between Fillmore
		Street and Laguna Street on the south side, betwee
		Webster Street and Laguna Street on the north side
Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on the north side of Post Street from
		Webster Street to Laguna Street; the south side of
		<u>Post Street from Fillmore Street to Webster Street;</u> and Buchanan Street from Post Street to Sutter
		<u>Street.</u>
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> above
Planned Unit Development	§ 304	<u>above</u> <u>C</u>
		-

1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
I	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1. All Business Signs,
2		<u>604.</u>	as defined in § 602.3 are also subject to the
-		<u>607, 607.1, 608,</u> 609	guidelines in the "Commission Guide for Formula Retail."
3		009	
	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
4		<u>604,</u>	
F		<u>608, 609, 610,</u> <u>611</u>	
5			
6	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
0		<u>Commerce and</u> Industry	
7		<u>Element</u>	
-		<u>Licmeni</u>	
8			

9	Zoning Category	<u>§ References</u>	<u>Controls</u>
	<u>RESIDENTIAL STANDARDS A</u>	ND USES	
10	Development Standards		
11	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common</u>
12	Off-Street Parking Requirements	<u> </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
13		<u>156, 166, 204.5</u>	required per § 155.2. If car parking is provided, car share spaces are required when a project has 50
14			<u>units or more per §166.</u>
15	<u>Use Characteristics</u> <u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
16	Student Housing	<u>§ 102</u>	<u>P</u>
17	<u>Residential Uses</u>		$\frac{Controls By Story}{1^{st}(1)} \qquad 3^{rd} + $
	<u>Residential Uses</u>	<u>§ 102</u>	<u> </u>
18	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 400 square foot lot area</u>
19	Senior Housing	<u>§§ 102, 202.2(f),</u>	P up to twice the number of Dwelling Units
20		<u>207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C
21			<u>up to twice the number of Dwelling Units otherwise</u> <u>permitted as a Principal Use in the district and</u> <u>meeting all requirements of Section § 202.2(f)(1).</u>
22			except for $\S 202.2(f)(1)(D)(iv)$, related to location.
23	Crown Housing	\$ 208	1 hadroom non 210 anuana faat lat anag
24	Group Housing	<u>§ 208</u> <u>§ 8 102 207(a)(4)</u>	<u>1 bedroom per 210 square foot lot area</u>
24	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	<u><i>P</i> within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.
25			No limit in buildings with 5 or more Dwelling Units.

			ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	<u>§§ 102, 208</u>	Density limits r	egulated by the A	dministrative Code	
Loss of Dwelling Units			<u>Controls by Story</u>		
		<u>1st (1)</u>	<u>2nd</u>	<u>3rd+</u>	
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	

7			1				
8	Zoning Category	<u>§ References</u>	<u>Controls</u>				
0	NON-RESIDENTIAL STANDA	RDS AND USES					
9							
10	Development Standards						
10	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>				
11	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 2,499 sq</u> above	<u>uare feet; C 2,50</u>	00 square feet and		
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			num permitted as set		
		<u>151.1, 153 -</u> 156, 166, 204.5	forth in Section 155.2.	<u>151.1. Bike park</u>	ing required per <u>§</u>		
13							
14	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 -</u> 155, 161, 204.5	<u>None required if</u> square feet.	f gross floor area	t is less than 10,000		
	Commercial Use Characteristics	133, 101, 204.5	<u>squure jeen</u>				
15	Drive-up Facility	<u>§102</u>	NP				
16	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u><u> </u></u>				
	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>				
17	Maritime Use	<u>§102</u>	<u>NP</u>				
18	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
10	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	elsewhere		
19	Walk-up Facility	<u>§102</u>	<u>P</u>				
20		·		Controls by Si	tory		
21	Agricultural Use Category	_	<u>1st (1)</u>	<u>2nd</u>	<u>3rd+</u>		
21	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
22	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>		
23	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
23	Automotive Use Category						
24	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		

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

	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
1	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
2	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
_	<u>Trade Shop</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>		
5	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
6	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
-	Service, Non-Retail Professional	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>		
7	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
8	<u>Utility and Infrastructure Use C</u>		C (4)	C(1)			
0	<u>Utility and Infrastructure*</u>	<u>\$102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>		
9	<u>Power Plant</u> Public Utilities Yard	<u>\$102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	* Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
11	<u>* Not listed below</u> (1) The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.						
12	(2) No noise or music associated with	these uses shall exce			ise level defined in		
12	<u>Section 2901(f) of the Police Code by 1</u> (3) Only two Financial Services uses p		nd floor within th	a District Abo	ve the ground floor new		
13	Financial Services uses are not permit			ie District. 1100	<u>ve me ground fillor, new</u>		
14	(4) C if a Macro WTS Facility; P if a N	<u> Aicro WTS Facility.</u>					
15	SEC. 722. NORTH BEACH N	IEIGHBORHOO			RICT.		
16	The North Beach Neigh	borhood Comm	nercial Distric	t is a nonlin	ear district centered on		
17	Columbus Avenue, located in	the valley betwe	een Telegrap	h Hill and R	ussian Hill north of		
18	Broadway. North Beach functi	ons as a neight	orhood-servi	ng marketp	lace, citywide specialty		
19	shopping, and dining district, a	and a tourist attr	action, as we	ell as an apa	artment and residential		
20	hotel zone. Traditionally, the d	istrict has provi	ded most cor	venience g	oods and services for		
21	residents of North Beach and	portions of Tele	graph and Ru	ussian Hills.	North Beach's eating,		
	drinking, and entertainment establishments remain open into the evening to serve a much						
22	drinking, and entertainment es	stablishments re	main open ir	to the even	ing to serve a much		
22 23	drinking, and entertainment es wider trade area and attract m		·		5		
		any tourists. Th	e balance be	tween neigh	nborhood-serving		

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

The North Beach District controls are designed to ensure the livability and 4 5 attractiveness of North Beach. Building standards limit new development to a small to 6 moderate scale. Rear yards are protected above the ground story and at residential levels. Most new commercial development is permitted at the first two stories. Small-scale, 7 8 neighborhood-serving businesses are strongly encouraged and formula retail uses are 9 prohibited. Use <u>s</u>izes are controlled to limit future consolidation of spaces and to encourage conversion back to the traditional small-scale commercial spaces. Special controls are 10 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 prohibited in spaces that have been occupied by neighborhood-serving retail sales and 15 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.

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

1	<u>207(c)(4) of this Code</u> ,	Accessory <i>dD</i> welling	#Units are permitte	ed within the	existing building
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2 envelope, but may not eliminate or reduce ground-story retail or commercial space district pursuant to

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

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Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

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

1			ground floor Retail or Commercial spaces is prohibited.
2	Vehicular Access Restrictions	<u>§ 155(r) and (t)</u>	Prohibited on Columbus Avenue between Washington and North Point Streets, Grant Avenue between
3			<u>Columbus Avenue and Filbert Street, and Green</u> Street between Grant Avenue and Columbus/Stockton
-			Streets. Mandatory discretionary review required to
4	<u>Miscellaneous</u>		install garages in buildings with four or more units.
5	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> above
6	Planned Unit Development	<u>§ 304</u>	<u><u> </u></u>
7	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
8	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> 607, 607.1,	<u>As permitted by Section § 607.1. Vintage Signs</u> <u>permitted per Section 608.14.</u>
9		<u>608, 609</u>	
10	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> 608, 609, 610,	<u>NP</u>
11		<u>611</u>	
12	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the General Plan's Urban Design Guidelines and historic resource consideration.
13		<u>Industry</u> <u>Element</u>	<u>Properties in this District have been identified as</u> potentially eligible for National Register or California <u>Register.</u>
14			

15	Zoning Category	<u>§</u> References	<u>Controls</u>			
16	RESIDENTIAL STANDARDS A					
17	Development Standards					
17	<u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>		<u>r unit if private, or </u>	<u>80 square feet per</u>	
18	<u>Unit]</u>		<u>unit if common</u>			
19	<u>Off Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> 156, 166, 204.5	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			
20		100, 100, 201.5	<u>controls when installing garages in Residential</u> <u>Buildings. Bike parking required per §155.2</u>			
21	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>			
22	Use Characteristics					
22	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
23	Student Housing	<u>§ 102</u>	<u>P</u>			
24	<u>Residential Uses</u>		<u>1st</u>	<u>Controls By Story</u> <u>2nd</u>	<u>3rd+</u>	
25	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	

1	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 400 square foot lot area or the density</u> <u>permitted in the nearest Residential District,</u> whichever is greater.			
2	Senior Housing	<u>§§ 102,</u>	P up to twice the number of Dwelling Units otherwise			
3	<u>Senior Housing</u>	<u>202.2(f), 207</u>	permitted as a P	Principal Use in th	he district and	
4			twice the numbe	<u>r of Dwelling Un</u> Principal Use in t		
5			meeting all requ	irements of Secti		
6	Group Housing	<u>§ 208</u>	<u>1 bedroom per 1</u>	40 square foot lo	ot area.	
7 8	Accessory Dwelling Units	<u>§§102,</u> 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			
			<u>ADUs may not e</u> or commercial s		ce ground-story retail	
9	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	egulated by the A	dministrative Code	
10	Loss of Dwelling Units			<u>Controls by St</u>		
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
	<u>Residential Conversion</u>	$\frac{\$ 317}{780.3(c)(4)}$	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	Residential Demolition and Merger	<u>§§ 317,</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
13		<u>780.3(c)(4)</u>				
13 14		<u>780.5(c)(4)</u>				
14	Zoning Category	<u>\$</u> <u><u><u></u></u><u><u></u><u><u></u><u></u><u><u></u><u></u><u><u></u></u><u></u><u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u></u>		<u>Controls</u>		
14 15	Zoning Category NON-RESIDENTIAL STANDA	<u>§</u> <u>References</u>	<u>S</u>	<u>Controls</u>		
14 15 16		<u>§</u> <u>References</u>	<u>S</u>	<u>Controls</u>		
14 15	NON-RESIDENTIAL STANDA	<u>§</u> <u>References</u> <u>RDS AND USE</u> , <u>§§ 102, 123.</u>	<u>S</u> <u>1.8 to 1</u>	<u>Controls</u>		
14 15 16	NON-RESIDENTIAL STANDA	§ References RDS AND USE §§ 102, 123, 124	<u>1.8 to 1</u>			
14 15 16 17	NON-RESIDENTIAL STANDA	<u>§</u> <u>References</u> <u>RDS AND USE</u> , <u>§§ 102, 123.</u>	<u>1.8 to 1</u> <u>P up to 1,999 sq</u>	uare feet; C 2,00	<u>O square feet to</u> are feet and above.	
14 15 16 17 18	NON-RESIDENTIAL STANDA	§ References RDS AND USE, \$\$ 102, 123, 124 \$\$102, 121.2.	<u> 1.8 to 1</u> <u> P up to 1,999 sq</u> <u> 3,999 square fee</u> <u> Specialty Groce</u> <u> 1,000 square fee</u>	uare feet; C 2,00 et; NP 4,000 squa ry use shall not e		
14 15 16 17 18 19	NON-RESIDENTIAL STANDA	§ References RDS AND USE, \$\$ 102, 123, 124 \$\$102, 121.2.	<u>1.8 to 1</u> <u>P up to 1,999 sq</u> <u>3,999 square fee</u> <u>Specialty Groce</u> <u>1,000 square fee</u> <u>District.</u> <u>Car parking not</u>	uare feet; C 2,00 et; NP 4,000 squa ry use shall not e et within the Nort required. Limits	tre feet and above. xceed a Use Size of h Beach Special Use set forth in § 151.1.	
14 15 16 17 18 19 20 21	NON-RESIDENTIAL STANDA	§ References RDS AND USE. \$\$ 102, 123, 124 \$\$ 102, 121.2, 780.3(c)(3) \$\$ 150, 151, 155(r) and (t), 155(r)	<u>1.8 to 1</u> <u>P up to 1,999 sq</u> <u>3,999 square fee</u> <u>Specialty Groce</u> <u>1,000 square fee</u> <u>District.</u> <u>Car parking not</u> <u>Bike parking rec</u>	uare feet; C 2,00 et; NP 4,000 squa ry use shall not e et within the Nort required. Limits quired per Section	tre feet and above. xceed a Use Size of h Beach Special Use set forth in § 151.1. n 155.2. If car	
14 15 16 17 18 19 20 21 21 22	NON-RESIDENTIAL STANDA	§ References RDS AND USE. \$\$ 102, 123, 124 \$\$ 102, 121.2, 780.3(c)(3) \$\$ 150, 151, 151	1.8 to 1 P up to 1,999 sq 3,999 square fee Specialty Groce 1,000 square fee District. Car parking not Bike parking rece parking is provi when a project I	uare feet; C 2,00 et; NP 4,000 squa ry use shall not e et within the Nort required. Limits quired per Section ded, car share sp	tre feet and above. <u>xceed a Use Size of</u> <u>h Beach Special Use</u> <u>set forth in § 151.1.</u> <u>n 155.2. If car</u> <u>aces are required</u> <u>ore per §166. See</u>	
14 15 16 17 18 19 20 21 22 23	NON-RESIDENTIAL STANDA	§ References RDS AND USE, \$\$ 102, 123, 124 \$\$ 102, 121.2, 780.3(c)(3) \$\$ 150, 151, 155(r) and (t), 161 \$\$ 150, 152,	1.8 to 1 P up to 1,999 sq 3,999 square fee Specialty Groce 1,000 square fee District. Car parking not Bike parking rea parking is provi when a project I restrictions under None required ip	uare feet; C 2,00 et; NP 4,000 squa ry use shall not e et within the Nort required. Limits quired per Section ded, car share sp nas 50 units or m er Vehicular Acco f gross floor area	tre feet and above. xceed a Use Size of h Beach Special Use set forth in § 151.1. n 155.2. If car aces are required ore per §166. See ess. is less than 10,000	
14 15 16 17 18 19 20 21 21 22	NON-RESIDENTIAL STANDA Development Standards Floor Area Ratio Use Size Off Street Parking Requirements	§ References RDS AND USE, \$\$ 102, 123, 124 \$\$ 102, 121.2, 780.3(c)(3) \$\$ 150, 151, 155(r) and (t), 161	1.8 to 1 P up to 1,999 sq 3,999 square fee Specialty Groce 1,000 square fee District. Car parking not Bike parking reac parking is provis when a project I restrictions undat None required if square feet. Exc	uare feet; C 2,00 et; NP 4,000 squa ry use shall not e et within the Nort required. Limits quired per Section ded, car share sp uas 50 units or m er Vehicular Acco	tre feet and above. <u>xceed a Use Size of</u> <u>h Beach Special Use</u> <u>set forth in § 151.1.</u> <u>n 155.2. If car</u> <u>aces are required</u> <u>ore per §166. See</u> <u>ess.</u> <u>is less than 10,000</u> <u>l per §161. See</u>	

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

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

1	(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))
	Boundaries: North Beach NCD
2	<u>Controls:</u>
	(a) Installing a garage in an existing residential building of four or more units requires a mandatory
3	Discretionary Review by the Planning Commission; Section 311 notice is required for a building of less than four
	units. In approving installation of the garage, the Commission shall find that:
4	(i) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of
_	residential unit," as those terms are defined in Section 317 of this Code:
5	(ii) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of
-	<u>a dwelling unit without increasing the floor area in a commensurate amount;</u> (iii) the building has not had two or more "no fault" axistions, as defined in $27.0(a)(7)$ (12) of the San
6	(iii) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years.
_	(iv) the garage would not front on a public right-of-way narrower than 41 feet, and
7	(v) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of
-	Section 101.1 of this Code.
8	(b) Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of
-	this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and
9	(3) above, which the Department shall independently verify. The Department shall also have made a determination
	that the project complies with (4) and (5) above.
10	
	(2) NORTH BEACH WALK UP FACILITIES: Walk-up facilities are NP in the District, including automated bank
11	teller machines (ATMs).
40	
12	(3) C required for 13 or more children.
40	
13	(4) C required for seven or more persons.
1 1	(5) NORTH DEACH Special USE DISTRICT (Section 780.2), Destaurants, Limited Destaurants and Dans way be
14	(5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants, Limited-Restaurants and Bars may be permitted as a Conditional Use on the First Story per Section 303 only if the Zoning Administrator first determines
15	that the Restaurant, Limited Restaurant, or Bar would occupy a space that is currently or was last occupied by the
15	same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to
16	Sections 186.1(d) or 178(d) of this Code; and provided further that the following shall apply: (A) a Bar could
10	occupy a space that is currently or was last legally occupied by a Bar, (B) a Restaurant could occupy a space that
17	is currently or was last legally occupied by a Restaurant or Bar, and (C) a Limited Restaurant could occupy a
.,	space that is currently or was last legally occupied by a Limited Restaurant, Restaurant, or Bar.
18	
10	(6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS (Section 780.3): A Restaurant Use may only add
19	ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in
10	Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place as
20	defined in Section 790.142. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time,
20	the Conditional Use authorization shall be subject to immediate revocation. To verify that the Restaurant is
21	continuing to operate as a Bona Fide Eating Place, records of the Restaurant's gross receipts, showing that a
~ '	minimum of 51% of its gross receipts within the last year is from food sales prepared and sold to guests on the
22	premises, shall be provided to the Department upon request. All records and information shall be submitted to the
	Department under penalty of perjury.
23	(7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR
_0	(7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT
24	Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on
	Sectional Map SU01.
25	Controls: Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services.

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

1	Street Frontage and Public Realm	<u>n</u>	
2	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required: controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u>
3			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
4			gates, railings, and grillwork. Exceptions permitted <u>for historic buildings.</u>
5			
6	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
0 7	Vehicular Access Restrictions	<u>§ 155(r)</u>	CU required for the entirety of California Street.
7 8	Lot Size (Per Development)	<u>§§102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> above
0	<u>Miscellaneous</u>		
9	Planned Unit Development	<u>§ 304</u>	<u>C</u>
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
11	Signs	<u>§§ 262, 602-</u> <u>604,</u> 607, 607.1,	As permitted by Section § 607.1
12		<u>608, 609</u>	
13	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
14		<u>608, 609, 610,</u> <u>611</u>	
15	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
16		<u>Industry</u> <u>Element</u>	
17			
18	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
19	RESIDENTIAL STANDARDS A	AND USES	
20	Development Standards	0.0125 125	
21	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet</u> <u>per unit if common</u>
		0.0.1.(5.1.150	

<u>Development Standards</u>		
Usable Open Space [Per Dwelling	<u>§§135, 136</u>	60 square feet per unit if private, or 80 square feet
<u>Unit]</u>		<u>per unit if common</u>
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
	<u> 151, 153 - 156,</u>	Dwelling Unit required. Certain exceptions permitted
	<u>159 - 161, 166,</u>	per §161. Bike parking required per §155.2. If car
	<u>204.5</u>	parking is provided, car share spaces are required
		<u>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>		
Single Room Occupancy	<u>§ 102</u>	<u>P</u>

Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>			<u>Controls By S</u>	
N • 1 • 1 • 1	. 102	<u><u>1</u>st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u> <u>Dwelling Units</u>	<u>§ 102</u> <u>§§ 102, 207</u>		ne nearest Resider	<u>P</u> rea; or the density ntial District,
Senior Housing	<u>§§ 102.</u> 202.2(f), 207	P up to twice to permitted as a meeting all the twice the num- permitted as a	the number of Dw Principal Use in requirements of ber of Dwelling U Principal Use in	<u>§ 202.2(f)(1). C up</u> Inits otherwise the district and
Residential Density, Group Housing	<u>§ 208</u>	except for § 20	D2.2(f)(1)(D)(iv), r 140 square foot ne nearest Resider	tion § 202.2(f)(1), related to location. lot area or the dens ntial District,
Accessory Dwelling Units	<u>\$\$102.</u> 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	<u>§§ 102, 208</u>	Density limits	regulated by the	Administrative Code
Loss of Dwelling Units		<u>1st</u>	<u>Controls by S</u> <u>2nd</u>	<u>'tory</u> <u>3rd+</u>
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	NP
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Zoning Category	<u>§</u> References		<u>Controls</u>	<u>s</u>

Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
NON-RESIDENTIAL STAND	ARDS AND USE	<u>S</u>
Development Standards		
<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>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</u> above
Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parkin waiver. Bike parking required per Section 155.2. Co share spaces required when a project has 25 or mor parking spaces per §166.

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

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

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

2	(3) POLK STREET LIQUOR LICENSES FOR RESTAURANTS: A Restaurant use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section
3	303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use
4	authorization shall be subject to immediate revocation.
5	(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within the North of Market Residential
6	<u>Special Use District; and includes some properties within the Polk Street Neighborhood Commercial</u> <u>District.</u>
7	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
8	restrictions set forth in Subsection 249.35(c)(3).
9	(5) TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION– Tobacco Paraphernalia <u>Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-</u> quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of
10	"Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District
11	shall be repealed six years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it. In the Polk Street Neighborhood Commercial District, the period of non-use
12	for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.
13	<u>(6) C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
14	SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
15	* * * *

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

1 well as new entertainment and financial service uses, are intended to minimize the 2 environmental impacts generated by the growth of such uses. The daytime orientation of the 3 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 4 neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous 5 6 retail frontage.

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

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			Sacramento Street NCD
<u>Zoni</u>	ng Category	<u>§</u> <u>References</u>	<u>Controls</u>
BUI	LDING STANDARDS		
Mass	ring and Setbacks		
<u>Heigh</u>	t and Bulk Limits.	<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheets HT02 and
		<u>106, 250—252,</u> 260, 261, 1	HT03 for more information. Height sculpting
		<u>260, 261.1,</u> <u>270, 271. See</u>	<u>required on Alleys per §261.1.</u>
		also Height	
		and Bulk	
5 500	t Unight Ponus for Acting Cround	<u>District Maps</u>	ND
Floor	<u>t Height Bonus for Active Ground</u> Uses	<u>§ 263.20</u>	<u>NP</u>
Rear	Yard	<u>§§ 130, 134,</u>	Required at Grade level and at each succeeding level
		<u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less than
			<u>15 feet</u>
Front	Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
		<u>132, 133</u>	
Stree	t Frontage and Public Realm		
Street.	scape and Pedestrian	<u>§138.1</u>	<u>Required</u>
<u>Impro</u>	<u>vements</u>		

23

1	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted
3			for historic buildings.
4		9 1 4 7 4	
5	<u>Street Frontage, Ground Floor</u> <u>Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u><i>P up to 4,999 square feet; C 5,000 square feet and above</i></u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
-	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
10		$\frac{607, 607.1,}{608, 609}$	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u> <u>608, 609, 610,</u> 611	
13	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
14		<u>Commerce and</u> Industry	
15		<u>Element</u>	
16		•	·

16	Zoning Category	Ş	Controls
17	Zoning Cuicgory	<u>s</u> <u>References</u>	<u>comots</u>
18	<u>RESIDENTIAL STANDARDS A</u>	<u>VD USES</u>	
10	Development Standards		
19	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common.</u>
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>
21		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per
22		<u>204.5</u>	<u>§155.2. If car parking is provided, car share spaces</u> are required when a project has 50 units or more per §166.
23	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
24	<u>Use Characteristics</u>		
24	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
25	Student Housing	<u>§ 102</u>	<u>P</u>

	Residential Uses			Controls By Sto	rv	
1	<u>Kesiueniiui Oses</u>		<u>1st</u>	$\frac{2^{nd}}{2}$	$\underline{3^{rd}}$ +	
2	Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
3	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 800 sq</u>	•		
4			permitted in the whichever is grea	ater.		
5	Senior Housing	<u>§§ 102,</u> <u>202.2(f), 207</u>	permitted as a P	rincipal Use in th		
6			twice the number	r of dwelling unit		
7			permitted as a Pro- meeting all require except for § 202.	irements of Section		
8	Group Housing	<u>§ 208</u>	<u>1 bedroom per 2</u>	75 square foot lo	t area.	
9	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)	<u>P within the exist</u>			
10		207(0)(4)	allowed in buildings with 4 or fewer Dwelling Un No limit in buildings with 5 or more Dwelling Uni ADUs may not eliminate or reduce ground-story			
11	Homeless Shelters	<u>§§ 102, 208</u>	<u>retail or commercial space.</u> Density limits regulated by the Administrative Code			
12	Loss of Dwelling Units	<u></u>	<i>Controls by Story</i>			
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
14	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
14	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
15			1			
16	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
17	NON-RESIDENTIAL STANDAR	RDS AND USES	<u>S</u>			
18	Development Standards					
19	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>			
20	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 squ</u>	uare <u>f</u> eet; C 2,50	0 square feet and	
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	above No car parking required if Occupied Floor Area is			
22		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> 204 5	less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking			
23		<u>204.5</u>	waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.			
24	Off-Street Freight Loading	<u>§§ 150, 152,</u> 152, 155, 161	None required if	gross floor area	<u>is less than 10,000</u>	
25		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exce</u>	eptions permitted	<u>per §101.</u>	

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

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

(1) C required for 13 or more children

1 (2) C required for s	seven or more	persons.
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(3) FRINGE FINANCIAL SERVICE RES	TRICTED USE DI	<u>STRICT (FFSRUD)</u>
	<u>ile buffer includes,</u>	but is not limited to, the Sacramento Street
Neighborhood Commercial District.		
		ge Financial Services are NP pursuant to Section
249.35. Outside the FFSRUD and its 1/4	mile buffer, Fringe	e Financial Services are P subject to the restrictions set
forth in subsection 249.35(c)(3).		
(4) A Health Service Use requires a Cond	litional Use author	ization on the ground story whether it is Principal or
<u>Accessory.</u>		
(5) C if a Macro WTS Facility; P if a Mic	ero WTS Facility.	
SEC. 725. UNION STREET NE	IGHBORHOO	D COMMERCIAL DISTRICT.
* * * *		
Table 725 UNION ST	οτετ νεισιι	DADIIAAD CAMMEDCIAL DISTDICT
<u>1 able 725. UNION 511</u>	<u>KEEI NEIGHI</u>	<u> BORHOOD COMMERCIAL DISTRICT</u>
	aonina ao	
	ZONING COL	NTROL TABLE
		Union Street NCD
7	e	
Zoning Category	<u>\$</u>	<u>Controls</u>
	<u>References</u>	
BUILDING STANDARDS		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheet HT02 for more
	<u>106, 250—252,</u>	information. Height sculpting required on Alleys per
	260, 261.1,	<u>§261.1.</u>
	270, 271. See	
	also Height	
	and Bulk	
	District Maps	N.D.
5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>NP</u>
<u>Floor Uses</u>		
Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
	<u>134(a)(e), 136</u>	level or Story of the building, and at the First Story if
		it contains a Dwelling Unit: 25% of lot depth, but in
		no case less than 15 feet
Energy Cash and Cide Vand	<u>ee120 121</u>	Net Demained
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>132, 133</u>	
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	Required
Improvements	<u>x150.1</u>	Required

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

		-4				
		<u><u>1</u>st</u>	<u>2nd</u>	$\underline{3^{rd}+}$		
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Dwelling Units	<u>§§ 102, 207</u>		x	area or the density		
		permitted in th whichever is g	<u>e nearest Resid</u> reater.	<u>ential District,</u>		
Senior Housing	<u>\$\$ 102,</u>			welling Units otherwi		
	<u>202.2(f), 207</u>	*	*	i <u>n the district and</u> of § 202.2(f)(1). C up t		
				Units otherwise		
		permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1),				
		except for $(202.2(f)(1)(D)(iv))$, related to location.				
Group Housing	<u>§ 208</u>		<u>1 bedroom per 210 square foot lot area, or the densit</u>			
			permitted in the nearest Residential District, whichever is greater.			
Accessory Dwelling Units	<u>\$\$102,</u>	P within the ex	<i>P</i> within the existing building envelope. 1 ADU			
	207(c)(4)			fewer Dwelling Units		
				duce ground-story re		
Homeless Shelters	88 102 208	or commercial		e Administrative Code		
	<u>§§ 102, 208</u>	<u>Density timus</u>	• •			
Loss of Dwelling Units		<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>		
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	ş		a ,			

17	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
18	NON-RESIDENTIAL STANDAR	DS AND USES	5
19	<u>Development Standards</u>		
20	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.0 to 1</u>
21	<u>Use Size</u>	<u>§§102, 121.2</u>	P up to 2,499 square feet; C 2,500 square feet and above
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses
23		<u>159 - 161, 166,</u> 204.5	over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car
24			share spaces required when a project has 25 or more parking spaces per §166.

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

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

	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
2	<u>* Not listed below</u>							
3	(1) C required for 13 or more children							
4	(2) C required for seven or more persons. (3) UNION STREET RESTAURANTS: Applicability: The following controls apply to new uses as well to significant							
5	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							
6	<u>Section 303, 1: the use is located on the ground floor, and 2: the Planning Commission finds that an additional</u> Restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood							
7	<u>Commercial District. The Planning Depar</u> to Conditional Use authorizations require	d by Planning Co	de § 178, including	g but not limited i	to significant			
8	alterations, modifications, and intensifica permitted in the Union Street NCD. Trans	fer of an existing l	icense type 47 or 4	49 from an existin	ng Restaurant			
9	located within the Union Street NCD to an is permitted with Conditional Use authori							
10	(4) FRINGE FINANCIAL SERVICE REST							
11	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood <u>Commercial District.</u>							
12	<u>Controls: Within the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are NP pursuant to Section</u> 249.35. Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set							
13	forth in subsection $249.35(c)(3)$.							
14	(5) C if a Macro WTS Facility; P if a Mic	cro WTS Facility.						
15	SEC. 726. VALENCIA STREET	<u>PACIFIC AVI</u>	<u>ENUE</u> NEIGH	BORHOOD	COMMERCIAL			
16	TRANSIT DISTRICT.							
17	The Valencia Street Comme	r cial Transit Di	strict is located	l near the cent	er of San Francisco ir			
18	the Mission District. It lies along Ve	ılencia Street b	etween 14th an	d Cesar Chave	ez (Army) Street, and			
19	includes a portion of 16th Street ext	ending west tov	vard Dolores S	treet. The com	mercial area provide s			
20	a limited selection of convenience g	oods for the res	sidents of sectio	o ns of the Miss	ion and Dolores			
21	Heights. Valencia Street also serves	a wider trade	area with its re	tail and whole	sale home furnishings			
22	and appliance outlets. The commerce	cial district also) has several au	utomobile-rela	ted businesses. Eating			
23	and drinking establishments contrib	ute to the stree	t's mixed-use cl	uaracter and a	ctivity in the evening			
24	hours. A number of upper-story pro	fessional and b	usiness offices (are located in	the district, some in			
25	converted residential units.							

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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 <u>207(c)(4)</u>
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

25 <u>small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood</u>

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

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

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

5

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

		Pacific Avenue NCD
Zoning Category	<u>§</u> <u>References</u>	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	<u>40-X. See Height and Bulk Map Sheets HT01and</u> <u>HT02 for more information. Height sculpting require</u> <u>on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Active Ground</u> Floor Uses	<u>§ 263.20</u>	<u>NP</u>
Rear Yard	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding leve</u> or Story: 45% of lot depth, averaging not permitted.
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	Required
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-leve
		spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
	0.145.4	
<u>Ground Floor Commercial</u> Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	<u>Not Required</u> None
Miscellaneous	<u>A 100(1)</u>	
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u>
Planned Unit Development	§ 304	<u>above</u> <u>C</u>

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

Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
RESIDENTIAL STANDARDS	AND USES				
Development Standards					
<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet</u> per unit if comm	<u>per unit if private,</u> 2011	<u>or 133 square fe</u>	
Off-Street Parking Requirements	<u>§§ 151, 161</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions perm</u> per §161. Bike parking required per §155.2. If ca			
		parking is provided, car share spaces are required when a project has 50 units or more per §166.			
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Not required			
Use Characteristics					
Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
Student Housing	<u>§ 102</u>	<u>P</u>			
<u>Residential Uses</u>			Controls By Sto	<u>ry</u>	
		$\underline{1^{st}}$	2^{nd}	$\underline{3^{rd}}$ +	
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Dwelling Units</u>	<u>§§ 102, 207</u>		square foot lot are nearest Residentic eater.		
Senior Housing	<u>§§ 102,</u>		e number of Dwell	•	
	<u>202.2(f), 207</u>	meeting all the	<u>Principal Use in the</u> requirements of § 2 r of Dwelling Unit	202.2(f)(1). C up	
		permitted as a H	Principal Use in the irements of Section	e district and	
		except for § 202	.2(f)(1)(D)(iv), real	lated to location.	

11	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>				
10							
9	<u>Residential Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
8	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
6	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Sto</u> <u>2nd</u>	<u>3rd+</u>		
5	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code				
4			<u>ADUs may not eliminate or reduce ground-story retain</u> <u>or commercial space.</u>				
3	<u>Accessory Dwelling Unit</u>	<u>§§102,</u> 207(c)(4)	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling Units.</u> No limit in buildings with 5 or more Dwelling Units.				
2	According Develling Unit	\$\$102	whichever is greater.				
1	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density</u> permitted in the nearest Residential District,				

1	2
1	3

Development Standards

NON-RESIDENTIAL STANDARDS AND USES

<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>1.5 to 1</u>
	<u>124</u>	
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 1,999 square feet; C 2,000 square feet and</u>
Off-Street Parking Requirements	§§ 145.1, 150,	<u>above</u> No car parking required if Occupied Floor Area is
<u>on sheer running nequirements</u>	<u>151, 153 - 156,</u>	less than 2,000 square feet. See chart in §151 for uses
	<u>159 - 161, 166,</u>	over 2,000 square feet. See §161 for car parking
	<u>204.5</u>	waiver. Bike parking required per Section 155.2. Car
		share spaces required when a project has 25 or more parking spaces per §166.
Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if gross floor area is less than 10,000
	<u>153 - 155, 161,</u>	square feet. Exceptions permitted per §161.
	<u>204.5</u>	
Commercial Use Characteristics		
Drive-up Facility	<u>§102</u>	<u>NP</u>
Formula Retail	<u>§§102, 303.1</u>	<u>C</u>
Hours of Operation	<u>§102</u>	<u>P 6 a.m 10 p.m.; C 10 p.m 2 a.m.; NP 2 a.m. to 6</u>
		<u>a.m.</u>
Maritime Use	<u>§102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>
	1	

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

	Kennel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
1	Liquor Store	<u>§102</u>	<u>NP</u>	NP	NP			
2	Massage Establishment	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>			
	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>			
3	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
4	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>			
5	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
6	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>			
7	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
_	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>			
8	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>			
9	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
Ũ	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
10	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
11	<u>Trade Shop</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
11	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
12	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>			
40	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>			
13	Utility and Infrastructure Use Cate	egory						
14	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
15	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
16	<u>Wireless Telecommunications Services</u> <u>Facility</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>			
17	* Not listed below							
18	(1) NP for 13 or more children							
19	(2) NP for seven or more persons.							
20	(3) C required if use sells alcohol							
21	(4) FRINGE FINANCIAL SERVICE REST Boundaries: The FFSRUD and its 1/4 m				venue Neighborhood			
	Commercial District.			·				
22	Outside the FFSRUD and its 1/4 mile but	<i>Controls:</i> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. <i>Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in</i>						
23	subsection 249.35(c)(3).							
24	(5) C if a Macro WTS Facility; P if a Micro WTS Facility.							

SEC. 727. <u>RESERVED.</u> 24TH STREET MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

- 3 The 24th Street – Mission Neighborhood Commercial Transit District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district 4 5 provides convenience goods to its immediate neighborhood as well as comparison shopping goods and 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 provide potential for new development consistent with the existing scale and character. Small-scale 11 12 buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground 13 story and at residential levels are protected. Most commercial uses are encouraged at the ground story, 14 while service uses are permitted with some limitations at the second story. Special controls are 15 necessary to preserve the unique mix of convenience and specialty commercial uses. In order to 16 maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are 17 prohibited, and limitations apply to the development and operation of ground-story full-service 18 restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and 19 encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active, 20 pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set 21 back or below ground. 22 Housing development in new buildings is encouraged above the ground story. Housing density 23 is not controlled by the size of the lot but by requirements to supply a high percentage of larger units 24 and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story
- 25 *conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central*

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1	location and	accessibility to	the City's tre	ansit notwork	accessory na	rking for ra	sidential uses is not
I	iocunon unu	accessionity to	me Cuy s m	mon nervork,	uccessory pur	king jor res	sidemilii uses is noi

2 *required*.

* * * *

3 SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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<u> Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT</u>

ZONING CONTROL TABLE

7			24th Street - Noe Valley NCD		
8	Zoning Category	<u>§ References</u>	<u>Controls</u>		
-	BUILDING STANDARDS				
9	Massing and Setbacks				
10 11	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 270, 271.</u> See also Height	<u>Varies, but generally 40-X. See Height and Bulk</u> <u>Map Sheet HT07 for more information. Height</u> <u>sculpting required on Alleys per §261.1.</u>		
12		and Bulk District Maps			
13	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>		
14 15	<u>Rear Yard</u>	<u>§ 130 § 134.</u> <u>134(a)(e)</u>	<u>Required at Grade level and at each succeeding</u> <u>level or Story: 25% of lot depth, but in no case less</u> <u>than 15 feet</u>		
16	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.		
17	Street Frontage and Public Realm	•			
18	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>		
19	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active		
20			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,		
21			and gates, railings, and grillwork. Exceptions permitted for historic buildings.		
22					
23	Ground Floor Commercial	<u>§ 145.4</u>	Not Required		
	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>		
24	<u>Miscellaneous</u>		D (000 (05000 ()		
25	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet, C 5,000 square feet and above</u>		

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

9	Zoning Category	<u>§ References</u>	<u>Controls</u>		
	<u>RESIDENTIAL STANDARDS</u>	AND USES			
10	Development Standards				
11	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if</u> <u>common</u>		
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions		
13		<u>159 - 161, 166,</u> <u>204.5</u>	permitted per §161. Bike parking required per §155.2		
14	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
15	Use Characteristics				
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
16	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
17	<u>Residential Uses</u>		$\frac{Controls By Story}{1^{st}}$ $\frac{2^{nd}}{3^{rd}+1}$		
18	Residential Uses	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>		
19	Dwelling Units	<u>§§ 102, 207</u>	1 unit per 600 square foot lot area, or the density		
			permitted in the nearest Residential District. whichever is greater.		
20			whichever is greater.		
21	Senior Housing	<u>§§ 102, 202.2(f),</u> 207	<u><i>P</i> up to twice the number of Dwelling Units</u> otherwise permitted as a Principal Use in the		
22			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		
23			district and meeting all requirements of Section §		
24			<u>202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related</u> to location.		
25					

1	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the</u> <u>density permitted in the nearest Residential District.</u>		
2			whichever is gre		
3	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling</u> <u>Units. No limit in buildings with 5 or more Dwelling</u>		
4				<u>y not eliminate o</u> mmercial space.	or reduce ground-
5	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>			dministrative Code
6	Loss of Dwelling Units			Controls by Sto	
0			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
9					
10	Zoning Category	<u>§ References</u>		Controls	
11	NON-RESIDENTIAL STANDARDS AND USES				
12	<u>Development Standards</u>				
13	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
14	<u>Use Size</u>	<u>§§102, 121.2</u>	P up to 2,499 square feet; C 2,500 square feet and		
15	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			pied Floor Area is
16		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	<u>less than 5,000 s</u> <u>uses over 5,000</u>		
17		<u>204.5</u>			uired per Section car share spaces
			are required wh		
18	Off-Street Freight Loading	<u>§§ 150, 152, 153</u>	<u>per §166.</u> <u>None required if</u>	f gross floor area	t is less than 10,000
19		<u>- 155, 161, 204.5</u>	<u>square feet. Exce</u>	eptions permitted	<u>l per §161.</u>
20	Commercial Use Characteristics				
04	Drive-up Facility	<u>§102</u>	<u>NP</u>		
21	Formula Retail	<u>§§102, 303.1</u> §102	<u>C</u> <u>P6 am</u> 2 am	. C 2 am 6 av	
22	<u>Hours of Operation</u> Maritime Use	<u>§102</u> <u>§102</u>	<u>P 6 a.m 2 a.m.</u> <u>NP</u>	, ∪ <i>2 u.m 0 a.n</i>	<u>//.</u>
23	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See 703(b)</u>		
24	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere
27	Walk-up Facility	<u>§102</u>	<u>P</u>		
25			<u>(</u>	Controls by St	ory

	Agricultural Use Category	1st	2nd	<i>3rd</i> +	
1	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Automotive Use Category	1			
4	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
C	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Entertainment, Arts and Recreation	<u>n Use Category</u>		_	-
8 9	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.4	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.0	Industrial Use Category				
13	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
16	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
17	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
19	Sales and Service Use Category				
20	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a),</u> <u>202.3</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<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>
1	Motel	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
3	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
5	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
Ū	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
10	Utility and Infrastructure Use Cate		1		
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
11	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>* Not listed below</u>				
13	(1) C required for 13 or more children				
14	(2) C required for seven or more persons.	<u>.</u>			
15	<u>(3) 24th STREET – NOE VALLEY LIQUO</u>	OR LICENSES FOR	<u>RESTAURANTS</u>		
	Boundaries: Applicable to the 24th Street				.1 11 1
16	Controls: A Restaurant Use may only add if, in addition to the criteria set forth in Sec.				
17	operating as a Bona Fide Eating Place. S length of time, the Conditional Use autho	hould a Restaurant f	ail to operate as a	Bona Fide Eatir	
18		NAITV DETAIL LICE	70		
19	(4) 24TH STREET – NOE VALLEY SPEC Boundaries: Only the area within the 24t shall not apply to NC-1 Districts or nonce	h Street – Noe Valley	y Neighborhood C		
	snall not apply to NC-1 Districts or nonce and 186.	morning uses withi	n 74 mue oj trus D	isirici assei jorth	<u>in Coue 38 / 10.10</u>
20	Controls: Formula Retail Limited-Restau	rants are NP.			
21	(5) FRINGE FINANCIAL SERVICE REST				
22	Boundaries: The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District.				
23	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				
24	<u>subsection 249.35(c)(3).</u>				
25	(6) C if a Macro WTS Facility; P if a Mic	<u>ro WIS Facility.</u>			

2	* * * *		
3	Table 729. WEST POR	RTAL NEIGHBO	RHOOD COMMERCIAL DISTRICT
4		ZONING CONT	TROL TABLE
5			West Portal NCD
5	Zoning Category	<u>§ References</u>	<u>Controls</u>
6	BUILDING STANDARDS		
7	Massing and Setbacks	1	1
, 8 9	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 270, 271.</u> <u>See also Height</u> and Bulk District	26-X. See Height and Bulk Map Sheets HT06 and HT12 for more information. Height sculpting required on Alleys per §261.1.
10		<u>Maps</u>	
10 11	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>NP</u>
12	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding</u> <u>level or Story: 25% of lot depth, but in no case</u> <u>less than 15 feet</u>
13 14	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.
. –	Street Frontage and Public Realm		
15 16	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
17	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active</u> <u>uses, ground floor ceiling height, street-facing</u>
18			<u>ground-level spaces, transparency and</u> <u>fenestration, and gates, railings, and grillwork.</u> <u>Exceptions permitted for historic buildings.</u>
19	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
20	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
21	<u>Miscellaneous</u>		
22	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 4,999 square feet; C 5,000 square feet and above</i></u>
22	Planned Unit Development	<u>§ 304</u>	<u>C</u>
23	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
24	Signs	<u>§§ 262, 602-604,</u> <u>607, 607.1, 608,</u> <u>609</u>	As permitted by Section § 607.1
25			

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

6	Zoning Category	<u>§ References</u>		Controls	
	<u>RESIDENTIAL STANDARDS A</u>	ND USES			
7	Development Standards				
8	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet if private, or 133 square feet if common</u>		
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		ne car parking spo	
10		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	permitted per §1	equired. Certain e 161. Bike parking urking is provided	required per
11		201.5		ired when a projec	
12	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
13	Use Characteristics				
15	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
14	Student Housing	<u>§ 102</u>	<u>P</u>		
15	<u>Residential Uses</u>		<u>Controls By Sto</u>		ard
15		T	<u>1st</u>	<u>2nd</u>	$\underline{3^{rd}+}$
16	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Dwelling Units</u>	<u>§§ 102, 207</u>		<u>quare foot lot area</u> nearest Residenti	
17			whichever is gre		<u>ai Districi,</u>
18	Senior Housing	\$\$ 102, 202.2(f),	P up to twice th	e number of Dwell	ling Units
19	<u>Senior Housing</u>	<u>207</u>	otherwise permi	tted as a Principa ting all the require	l Use in the
20			202.2(f)(1). C u	p to twice the num permitted as a Pr	ber of Dwelling
21			the district and	meeting all requir (f)(1), except for §	ements of
22			$\frac{Section \ § \ 202.2(}{D)(iv), \ related \ to}$		<u>202.2(])(1)(</u>
23	Group Housing	<u>§ 208</u>	density permitte	275 square foot lot d in the nearest Re	t area, or the esidential
24			District, whiche	ver is greater.	
05					

1	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>		sting building en lings with 4 or fe	*
2			allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or		
3	Homeless Shelters	<i>§§ 102, 208</i>		<u>story retail or con</u> egulated by the A	
5	<u>Tiometess Shellers</u>	<u>yy 102, 200</u>	<u>Code</u>	<u>iguiaiea by ine A</u>	aministrative
4	Loss of Dwelling Units			Controls by Sto	<u>ry</u>
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
8					
9	Zoning Category	<u>§ References</u>		<u>Controls</u>	
10	<u>NON-RESIDENTIAL STANDAI</u>	RDS AND USES			
11	Development Standards				
10	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
12 13	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 to 3,999 square</u> feet; NP 4,000 square feet and above		
14 15 16	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for 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.		
17	Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u> <u>155, 161, 204.5</u>			
18	Commercial Use Characteristics				
19	Drive-up Facility	<u>§102</u>	<u>NP</u>		
00	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>	ND 2 00	6.00
20	Hours of Operation	<u>§102</u>		., NP 2:00 a.m	<u>6:00 a.m.</u>
21	<u>Maritime Use</u> <u>Open Air Sales</u>	<u>§102</u> <u>§§102, 703(b)</u>	<u>NP</u> See 703(b)		
22	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	l elsewhere
23	Walk-up Facility	<u>§102</u>	<u>P</u>		
24	Agricultural Use Category		<u><u>1</u> <u>1</u></u>	Controls by St 2nd	ory 3rd+
25	<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>		
1	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
2	Automotive Use Category						
3	Automotive Uses*	<u>§§102, 142, 156,</u> <u>187.1, 202.2(b),</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>		
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
6	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
-	Entertainment, Arts and Recreation	<u>n Use Category</u>					
7	Entertainment and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
8	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
9	Industrial Use Category						
10	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Institutional Use Category						
11	Institutional Uses*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
12	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>		
12	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
13	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
1 /	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
14	Residential Care Facility	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>		
15	Sales and Service Use Category						
16	Retail Sales and Service Uses*	<u>§§102, 202.2(a),</u> <u>202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
17	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
17	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
18	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
4.0	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
19	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
20	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
21	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
23	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
24	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
<u>۲</u>	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		

<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
Services, Retail Professional	<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>
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Trade Shop	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
Utility and Infrastructure Use Cat	<u>egory</u>			
<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Wireless Telecommunications Services</u> <u>Facilities</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
* Not listed below		•	•	•
seven financial uses and/or stock brokerd (4) C if a Macro WTS Facility; P if a Mid	-	tock brokerages sh	all not be permit	<u>ted.</u>
SEC. 730. INNER SUNSET NE	GHBORHOOD	O COMMERCI	AL DISTRIC	т.
* * * *				
Table 730. INNER SU	NSET NEIGHBO	ORHOOD CON	<u>IMERCIAL I</u>	DISTRICT
	ZONING CON	<u>TROL TABLE</u>		
		<u>I</u> 1	ner Sunset N	I <u>CD</u>
Zoning Category	§ References		<u>Controls</u>	
BUILDING STANDARDS				
Massing and Setbacks				

1	Height and Bulk Limits.	<u> </u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT05 and HT06 for more information.
2		<u>260, 261.1, 270,</u> <u>271. See also</u>	Height sculpting required on Alleys per §261.1.
3		<u>Height and Bulk</u> <u>District Maps</u>	
4	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>NP</u>
5	<u>Floor Uses</u> <u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at Grade level and at each succeeding level
6		<u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less than 15 feet
7	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.
8	Street Frontage and Public Realm	L	
9	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
10	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
12			gates, railings, and grillwork. Exceptions permitted for historic buildings.
13			Jor mistorite oundarias.
	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
14	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
15	<u>Miscellaneous</u>		
16	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
47	Planned Unit Development	<u>§ 304</u>	<u>C</u>
17	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
18	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
19		<u>607, 607.1, 608,</u> <u>609</u>	
20	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
21		<u>608, 609, 610,</u> <u>611</u>	
		<i>G</i> 1 D1	Subject to the Urban Design Guidelines
22	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Orban Design Guidetmes
22 23	<u>Design Guidelines</u>		Subject to the Orban Design Guidennes
	<u>Design Guidelines</u>	<u>Commerce and</u> <u>Industry</u>	Subject to the Orban Design Guidelines

1	RESIDENTIAL STANDARDS A	ND USES			
2	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u> </u>	<u>100 square feet per unit if private, or 133 square</u> per unit if common		
3	Off-Street Parking Requirements	<u> </u>	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions		
4		$\frac{159, 155-156,}{159 - 161, 166,}$ $\frac{204.5}{204.5}$	permitted per §1 §155.2. If car pa	61. Bike parking rking is provided,	<u>required per</u> , car share spaces
5 6	Due III and Min	8 207.6	<u>§166.</u>	en a project has 5	0 units or more per
7	<u>Dwelling Unit Mix</u> <u>Use Characteristics</u>	<u>§ 207.6</u>	<u>Not required</u>		
•	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
8	Student Housing	<u>§ 102</u>	<u>P</u>		
9	<u>Residential Uses</u>		1 st	$\frac{Controls By Stor}{2^{nd}}$	$\frac{ry}{3^{rd}+}$
10	Residential Uses		<u>P</u>	<u></u>	<u>P</u>
11	Dwelling Units	<u>§§ 102, 207</u>	permitted in the	<u>uare foot lot area</u> nearest Residentie	· · · ·
12			whichever is gre	<u>ater.</u>	
13 14	<u>Senior Housing</u>	<u>\$\$ 102, 202.2(f).</u> 207	otherwise permit and meeting all t up to twice the n permitted as a P	the requirements of umber of Dwellin rincipal Use in th	<u>I Use in the district</u> of § 202.2(f)(1). C g Units otherwise e district and
15			<u>meeting all requirements of Section § 202.2(f)(1),</u> <u>except for § 202.2(f)(1)(D)(iv), related to location</u>		
16 17	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> <u>whichever is greater.</u>		
18 19	Accessory Dwelling Units	<u>§§102, 207(c)(4)</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.		
20			<u>ADUs may not eliminate or reduce ground-story</u> <u>retail or commercial space.</u>		
21	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	-	ministrative Code
22	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Stor</u> <u>2nd</u>	<u>3rd+</u>
23	Residential Conversion	<u>§ 317</u>	<u></u>	<u></u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u>	<u><u> </u></u>	<u><u>C</u></u>	<u>C</u>
24					
25	Zoning Category	<u>§ References</u>		<u>Controls</u>	

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

2	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
3	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 so</u>	quare feet; C 2,50	00 square feet and
4			<u>above</u>		
	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> 151, 153 - 156,	<u>No car parking required if Occupied Floor Area</u> less than 5,000 square feet. See chart in §151 for		
5		<u>159 - 161, 166,</u>		square feet. See square feet. See	
6		204.5	parking waiver.	Bike parking req	uired per Section
0				<u>e spaces required king spaces per §</u>	<u>d when a project has</u>
7	Off-Street Freight Loading	<u>§§ 150, 152, 153</u>			<u>100.</u> 11 is less than 10,000
8		<u>- 155, 161,</u> 204.5		ceptions permitted	
9	Commercial Use Characteristics				
5	Drive-up Facility	<u>§102</u>	<u>NP</u>		
10	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
11	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	н.; С 2 а.т 6 а.н	<u>n.</u>
11	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
12	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
13	Walk-up Facility	<u>§102</u>	<u>P</u>		
14			<u>Controls by Story</u>		tory
15	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
10			P	P	P
	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16 17	Agriculture, Large Scale Urban Greenhouse Automotive Use Category	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u>	<u><u> </u></u>	<u>С</u> <u>NP</u>	<u>C</u> <u>NP</u>
	Agriculture, Large Scale Urban Greenhouse	\$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 187.1,	<u>C</u>	<u>C</u>	<u>C</u>
17 18	Agriculture, Large Scale Urban Greenhouse Automotive Use Category	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u>	<u><u> </u></u>	<u>С</u> <u>NP</u>	<u>C</u> <u>NP</u>
17	Agriculture, Large Scale Urban Greenhouse Automotive Use Category	\$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 187.1, 202.2(b), 202.5,	<u><u> </u></u>	<u>С</u> <u>NP</u>	<u>C</u> <u>NP</u>
17 18	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses*	\$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 187.1, 202.2(b), 202.5, 202.5	<u>C</u> <u>NP</u> <u>NP</u> <u>C</u>	C NP NP NP NP NP	C NP NP NP NP NP
17 18 19 20	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair	§§102, 202.2(c) §§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102	<u><u>C</u> <u>NP</u> <u>NP</u></u>	<u>C</u> <u>NP</u> <u>NP</u>	<u>C</u> <u>NP</u> <u>NP</u>
17 18 19	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair Parking Garage, Private	§§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102 §102	<u>C</u> <u>NP</u> <u>C</u> <u>C</u>	C NP NP NP	C NP NP NP C
17 18 19 20	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair Parking Garage, Private Parking Garage, Public	§§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102 §102 §102 §102 §102	<u>C</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	C NP NP NP C C C C C	C NP NP NP C C C C C
17 18 19 20 21 22	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair Parking Garage, Private Parking Lot, Private	§§102, 202.2(c) §§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102 §102 §102 §102 §102 §102 §102 §102 §102 §102 §102 §8 102, 142, 156 §8 102, 142, 156	<u>C</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>		C NP NP Quarter of the second se
17 18 19 20 21 22 23	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair Parking Garage, Private Parking Garage, Public Parking Lot, Private Parking Lot, Private Entertainment, Arts and Recreation	§§102, 202.2(c) §§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102 §102 §102 §102 §102 §102 §102 §102 §102 §102 §102 §8 102, 142, 156 §8 102, 142, 156	<u>C</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>		C NP NP Quarter of the second se
17 18 19 20 21 22	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair Parking Garage, Private Parking Garage, Public Parking Lot, Private Parking Lot, Public Entertainment, Arts and Recreation Uses*	§§102, 202.2(c) §§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102 §102 §102 §102 §102 §102 §102 §102 §102 §102 §102, 142, 156 §§ 102, 142, 156 fon Use Category §102	<u>C</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>NP</u>	C NP NP C C C C C C C C NP	C NP NP C C C C C C C NP
17 18 19 20 21 22 23	Agriculture, Large Scale Urban Greenhouse Automotive Use Category Automotive Uses* Automotive Repair Parking Garage, Private Parking Garage, Public Parking Lot, Private Parking Lot, Private Entertainment, Arts and Recreation	§§102, 202.2(c) §§102, 202.2(c) §§102, 202.2(c) §§102, 187.1, 202.2(b), 202.5, 202.5 §102 §103 §104 §105 §105 §105 §105 §105 §105 §105 §105 §105	<u>С</u> <u>NP</u> <u>NP</u> <u>С</u> <u>С</u> <u>С</u> <u>С</u> <u>С</u> <u>С</u>	C NP NP NP C C C C C C C C C C C C C	

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

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

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

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
- *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-*
- 8 scaled commercial streets, although the districts may include small as well as moderately scaled lots.
- *Buildings may range in height, with height limits varying from four to eight stories.*
- *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,
- *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.*
- 21 <u>The Noriega Street Neighborhood Commercial District is located in the Outer Sunset</u>
- 22 <u>neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of</u>
- *Noriega Street between 19th and 27th and 30th 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*

1	throughout the Cit	ty and the region	There are also a	sionificant numhe	r of pr	ofessional i	realty and
	intougnout the Ch	y unu me region.	There are also a	significani nambe	<u>r 0 pr</u>	<i>Jessionai</i> , <i>i</i>	euny, unu

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

11 *be provided, unless such uses are authorized by Conditional Use. These controls are designed to*

12 *encourage the street's active retail frontage, and local fabrication and production of goods.*

13

14

15

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

10			Noriega Street NCD
16	Zoning Category	<u>§ References</u>	<u>Controls</u>
17	BUILDING STANDARDS		
18	Massing and Setbacks	88 100 105	
19	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u>	Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per §261.1.
20		<u>271. See also</u> <u>Height and Bulk</u>	
21		<u>District Maps</u>	
22	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
23	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story
24			<i>if it contains a Dwelling Unit: 25% of lot depth, but</i> <i>in no case less than 15 feet</i>
25			

Front Setback and Side Yard	<u> </u>	<u>Not Required.</u>
Street Frontage and Public Rea		
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
<u>Improvements</u> Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
<u>Sireer I romage Requirements</u>	<u>, , , , , , , , , , , , , , , , , , , </u>	setbacks, parking and loading entrances, active
		ground floor ceiling height, street-facing groun level spaces, transparency and fenestration, an
		gates, railings, and grillwork. Exceptions perm
		for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous	<u>x 155(1)</u>	
Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet
		above
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
	<u>607, 607.1, 608,</u>	
	<u>609</u>	
General Advertising Signs	<u>§§ 262, 602.7</u> 604.	<u>NP</u>
	<u>608, 609, 610,</u>	
	<u>611</u>	
<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
	<u>Commerce and</u> Industry	
	<u>Element</u>	
Zoning Category	§ References	<u>Controls</u>

10	Zoning Category	<u>§ References</u>	<u>Controls</u>
19	RESIDENTIAL STANDARDS AN	ND USES	
20	Development Standards		
21	<u>Usable Open Space [Per Dwelling Unit]</u>	<u> </u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common</u>
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>
23		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces
24			<u>are required when a project has 50 units or more</u> per \$166.
25	Dwelling Unit Mix	<u>§ 207.6</u>	Not required

1	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
2	Student Housing	<u>§ 102</u>	<u>P</u>		
	Residential Uses			Controls By Stor	<u>ry</u>
3			<u>1st</u>	2^{nd}	$\underline{3}^{rd}$ +
4	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>Dwelling Units</u>	<u>§§ 102, 207</u>		quare foot lot arec nearest Residenti pater.	•
6	Senior Housing	<u>§§ 102,</u>	P up to twice the	e number of Dwell	ling Units
7		<u>202.2(f), 207</u>			<u>l Use in the district</u> of § 202.2(f)(1). <u>C</u>
8			up to twice the n	*	g Units otherwise
9				irements of Sectio .2(f)(1)(D)(iv), re	
10	Group Housing	<u>§ 208</u>		2 <u>75 square foot lot</u> d in the nearest P	<u>t area, or the</u> esidential District,
11			whichever is gre		esidentidi Districi,
12	Accessory Dwelling Unit	<u>§§102,</u> <u>207(c)(4)</u>	allowed in build		ver Dwelling Units.
13			<u>No limit in buildings with 5 or more Dwelling Units.</u> <u>ADUs may not eliminate or reduce ground-story</u>		
14	Homeless Shelters	<u>§§ 102, 208</u>	retail or commendation of the second		ministrative Code
15	Loss of Dwelling Units	1		<u>Controls by Stor</u>	
16		0.015	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
17	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
18					

19	Zoning Category	§ References	<u>Controls</u>
20	NON-RESIDENTIAL STANDAR	DS AND USES	
21	Development Standards		
22	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>
23	Use Size	<u>124</u> <u>§§102, 121.2</u>	P up to 3,999 square feet; C 4,000 square feet and
24			above

	Off-Street Parking Requirements	<i>§§ 145.1, 150,</i>	No car parking	required if Occur	pied Floor Area is
1	<u>Off-street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>		square feet. See c	
_		<u> 159 - 161, 166,</u>	uses over 5,000	square feet. See	<u>\$161 for car</u>
2		<u>204.5</u>			uired per Section
3				<u>e spaces requirea</u> ting spaces per §.	<u>l when a project has</u> 166
0	Off-Street Freight Loading	§§ 150, 153 -			is less than 10,000
4		<u>155, 161, 204.5</u>		eptions permitted	
5	Commercial Use Characteristics				
6	Drive-up Facility	<u>§102</u>	<u>NP</u>		
0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
7	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	.; C 2 a.m 6 a.r	<u>n.</u>
0	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
8	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	elsewhere
	Walk-up Facility	<u>§102</u>	<u>P</u>		
10				Controls by St	tory
11	Agricultural Use Category		1st	2nd	3rd+
	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Automotive Use Category		I		
14	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Gas Station	<u>§§102, 187.1,</u>	<u>C</u>	NP	NP
17		<u>202.2(b)</u>			
18	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Parking Lot, Public	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Entertainment, Arts and Recreation	n Use Category			
21	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25					

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

4	* Not listed	below

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

5 SEC. 732. PACIFIC AVENUE IRVING STREET NEIGHBORHOOD COMMERCIAL

6 **DISTRICT**.

7 The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of

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

- 2 <u>rear yards above the ground story and at residential levels. In new development, most commercial uses</u>
- 3 *are permitted at the first two stories, although certain limitations apply to uses at the second story.*
- 4 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
- 5 <u>comparison shopping businesses and to protect adjacent residential livability. These controls are</u>
- 6 <u>designed to encourage the street's active retail frontage, and local fabrication and production of</u>
- 7 *goods.*
- 8
- 9

<u>Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT</u> <u>ZONING CONTROL TABLE</u>

10			Irving Street NCD
11	Zoning Category	<u>§ References</u>	<u>Controls</u>
10	BUILDING STANDARDS		
12	<u>Massing and Setbacks</u>		
13	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on
14		<u>260, 261.1, 270,</u>	<u>Alleys per §261.1.</u>
14		<u>271. See also</u> <u>Height and Bulk</u>	
15		District Maps	
16	5 Foot Height Bonus for Active Ground	§ 263.20	<u>P</u>
-	<u>Floor Uses</u>	<u>§ 205.20</u>	<u>1</u>
17	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
18		<u>134(a)(e), 136</u>	<i>level or Story of the building, and at the First Story if</i> <i>it contains a Dwelling Unit: 25% of lot depth, but in</i>
10			no case less than 15 feet
19	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
20		<u>132, 133</u>	
21	Street Frontage and Public Realm	_	
21	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
22	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
23	<u>Sir cer i i sinage i cequi enterno</u>	<u></u>	setbacks, parking and loading entrances, active uses,
-			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
24			gates, railings, and grillwork. Exceptions permitted
25			for historic buildings.

	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
1		-	*
•	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
2	<u>Miscellaneous</u>		
_	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
3			<u>above</u>
	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
4	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
5	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
Ŭ		<u>604,</u>	
6		<u>607, 607.1, 608,</u>	
-		<u>609</u>	
7	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u>	
8		<u>611</u>	
9	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
		<u>Commerce and</u>	
10		<u>Industry</u>	
		<u>Element</u>	
11			

12	Zoning Category	<u>§ References</u>		Controls	
13	<u>RESIDENTIAL STANDARDS A</u>	ND USES			
10	Development Standards				
14	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet pe</u> per unit if commo		r 133 square feet
15	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	<u>A minimum of one</u>		
16		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> 204 5	<u>Dwelling Unit req</u> <u>per §161. Bike par</u>	rking required per	• §155.2. If car
17		<u>204.5</u>	parking is provide when a project ha		
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
18	Use Characteristics				
19	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
00	Student Housing	<u>§ 102</u>	<u>P</u>		
20	<u>Residential Uses</u>			Controls By Story	
21			<u>1st</u>	<u>2nd</u>	$\underline{3^{rd}+}$
			<u>P</u>	<u>P</u>	<u>P</u>
22	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 800 squ</u>		
23			permitted in the new whichever is great		<u>District,</u>
24		1	1		

1	Senior Housing	<u>§§ 102, 202.2(f).</u> <u>207</u>	otherwise permi		al Use in the district
2			up to twice the n	umber of Dwellin	of § 202.2(f)(1). C ng Units otherwise
3			meeting all requ	<u>rincipal Use in th</u> irements of Section .2(f)(1)(D)(iv), ro	
4	Group Housing	<u>§ 208</u>		75 square foot lo	
5			<u>density permitted</u> <u>whichever is gre</u>		<u>Residential District,</u>
6	Accessory Dwelling Unit	<u>§§102,</u> 207(-)(4)	<u>P within the existing building envelope. 1 ADU</u>		
7		$\frac{207(c)(4)}{207(c)(4)}$			<u>ver Dwelling Units.</u> pre Dwelling Units.
8			<u>ADUs may not e</u> <u>retail or comme</u>	<u>liminate or reduc</u> rcial space.	<u>ce ground-story</u>
-	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	gulated by the Ad	dministrative Code
9	Loss of Dwelling Units		•	Controls by Sto	<u>pry</u>
0			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
1	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
-	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
2		4	•	•	•

Zoning Category § References **Controls** 13 NON-RESIDENTIAL STANDARDS AND USES 14 Development Standards 15 §§ 102, 123, 2.5 to 1 Floor Area Ratio 16 124 P up to 3,999 square feet; C 4,000 square feet and Use Size <u>§102, 121.2</u> 17 above **Off-Street Parking Requirements** <u>§§ 145.1, 150,</u> No car parking required if Occupied Floor Area is 18 151, 153 - 156, less than 5,000 square feet. See chart in §151 for <u> 159 - 161, 166,</u> uses over 5,000 square feet. See §161 for car parking 19 waiver. Bike parking required per Section 155.2. Car 204.5 share spaces required when a project has 25 or more 20 parking spaces per §166. §§ 150, 152, None required if gross floor area is less than 10,000 *Off-Street Freight Loading* 21 <u> 153 - 155, 161,</u> square feet. Exceptions permitted per §161. 204.5 22 Commercial Use Characteristics Drive-up Facility <u>§102</u> NP 23 Formula Retail §§102, 303.1 С *P* 6 *a.m.* - 2 *a.m.*; *C* 2 *a.m.* - 6 *a.m.* 24 Hours of Operation *§102* Maritime Use *§102* NP 25

	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
1	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	elsewhere	
2	Walk-up Facility	<u>§102</u>	<u>P</u>	<u>P</u>		
				Controls by St	ory	
3	Agricultural Use Category		1st	2nd	3rd+	
4	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
-	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	Automotive Use Category		1	ſ		
7	<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	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>	
9	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
11	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	Entertainment, Arts and Recreation	n Use Category				
14	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
15	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
16	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
17	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
18	Industrial Use Category		Γ	Γ		
19	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	Institutional Use Category	0.102	5		~	
20	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
21	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	<u>Medical Cannabis Dispensary</u> Philanthropic Admin. Services	<u>§§102, 202.2(e)</u> §102	<u>C</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	
23	<u>Philanthropic Aamin. Services</u> <u>Public Facilities</u>	<u>§102</u> §102	<u>NP</u> <u>C</u>	<u>NP</u> <u>C</u>	<u>NP</u> <u>C</u>	
	<u>Public Facilites</u> Residential Care Facility	<u>§102</u> §102	<u>C</u> <u>P</u>	<u>C</u> <u>P(2)</u>	\underline{C} <u>P(2)</u>	
24		<u>x102</u>	<u> </u>	1(2)	<u>• 14/</u>	
25	Sales and Service Use Category Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	

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

18 <u>(1) C required for 13 or more children</u> (2) C required for seven or more persons.

- 19 (3)Formula Retail NP for this use (4) Subject to Formula Retail Controls
- 20 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

21 SEC. 733. UPPER MARKET TARAVAL STREET NEIGHBORHOOD COMMERCIAL

22 **TRANSIT** DISTRICT.

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

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

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

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 o	n demolitions and upper-story conversions.			
Accessory Dwelling Units are permi	tted within the a	listrict pursuant to Subsection 207(c)(4) of this			
Code.					
The Taraval Street Neighbor	hood Commerci	al District is located in the Outer Sunset			
neighborhood and includes the non-	residential curr	ently-zoned NC-2 properties fronting both sides	<u>of</u>		
Taraval Street from 19th through 36	th Avenues. The	District provides a selection of convenience goo	ods		
and services for the residents of the	Outer Sunset Di	strict. There are a high concentration of			
restaurants, drawing customers from	1 throughout the	e City and the region. There are also a significan	<u>11</u>		
number of professional, realty, and l	business offices	as well as financial institutions.			
The Taraval Street Neighbor	hood Commerci	al District controls are designed to promote			
development that is consistent with i	ts existing land	use patterns and to maintain a harmony of uses i	<u>that</u>		
support the District's vitality. The bu	uilding standard	's allow small-scale buildings and uses, protectin	<u>ıg</u>		
rear yards above the ground story an	nd at residentia	l levels. In new development, most commercial u	<u>ses</u>		
are permitted at the first two stories,	although certa	in limitations apply to uses at the second story.			
Special controls are necessary to pre	eserve the equili	ibrium of neighborhood-serving convenience and	<u>d</u>		
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 TARLE					
Zoning Category	<u>§ References</u>	<u>Controls</u>			
	Most automobile and drive-up uses a Housing development in new story residential units are protected Accessory Dwelling Units are permit Code. The Taraval Street Neighbor neighborhood and includes the non- Taraval Street from 19th through 36 and services for the residents of the restaurants, drawing customers from number of professional, realty, and b The Taraval Street Neighbor development that is consistent with i support the District's vitality. The bu- rear yards above the ground story ar are permitted at the first two stories, Special controls are necessary to pro- comparison shopping businesses and designed to encourage the street's ac	Most automobile and drive up uses are prohibited of Housing development in new buildings is end story residential units are protected by limitations of Accessory Dwelling Units are permitted within the of Code. The Taraval Street Neighborhood Commercianeighborhood and includes the non-residential current Taraval Street from 19th through 36th Avenues. The and services for the residents of the Outer Sunset Different restaurants, drawing customers from throughout the number of professional, realty, and business offices. The Taraval Street Neighborhood Commerciane evelopment that is consistent with its existing land support the District's vitality. The building standard rear yards above the ground story and at residentian are permitted at the first two stories, although certain Special controls are necessary to preserve the equiling comparison shopping businesses and to protect adjust designed to encourage the street's active retail from <u>CONING CON</u> Zoning Category § References	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. Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience gos 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. support the District's vitality. The building standards allow small-scale buildings and uses, protectin rear yards above the ground story and at residential levels. In new development, most commercial u 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 gos Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT Loning Category § References Controls<		

4	Massing and Setbacks		
1	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheet HT05 for
2		<u>106, 250—252,</u> <u>260, 261.1, 270,</u>	more information. Height sculpting required on Alleys per §261.1.
3		271. See also	<u></u>
3		<u>Height and Bulk</u> District Maps	
4		-	
5	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
6	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each</u> succeeding level or Story of the building, and at the
7		<u>154(u)(e), 150</u>	First Story if it contains a Dwelling Unit: 25% of
7			lot depth, but in no case less than 15 feet
8			
9	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
	Street Frontage and Public Realm	<u>132, 135</u>	
10	Streetscape and Pedestrian	<u>§138.1</u>	Required
11	<u>Improvements</u>		
40	Street Frontage Requirements	<u>§ 145.1</u>	<u><i>Required; controls apply to above-grade parking</i></u> <i>setbacks, parking and loading entrances, active</i>
12			uses, ground floor ceiling height, street-facing
13			ground-level spaces, transparency and fenestration,
14			and gates, railings, and grillwork. Exceptions permitted for historic buildings.
14			
15	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
16	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
47	<u>Miscellaneous</u>		
17	Lot Size (Per Development)	<u>§ 102,121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
18	Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u> </u>
	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
20		<u>604,</u>	
21		<u>607, 607.1, 608,</u> <u>609</u>	
	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
22		<u>604,</u> 608, 609, 610,	
23		<u>611</u>	

1 2	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines		
3		1			
4	Zoning Category RESIDENTIAL STANDARDS A	<u>§ References</u>	<u>Controls</u>		
5	Development Standards	ND USES			
6	Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square</u> <u>feet per unit if common</u>		
7	Off-Street Parking Requirements	<u> </u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u>		
8		<u>159 - 161, 166,</u>	permitted per §161. Bike parking required per		
9		<u>204.5</u>	<u>\$155.2. If car parking is provided, car share spaces</u> are required when a project has 50 units or more per \$166.		
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
11	<u>Use Characteristics</u>	1			
11	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
12	Student Housing	<u>§ 102</u>			
13	<u>Residential Uses</u>		$\underline{\underline{I}^{st}} \qquad \underline{\underline{2}^{nd}} \qquad \underline{\underline{3}^{rd}} + \underline{\underline{3}^{rd}}$		
14	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>		
15	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> permitted in the nearest Residential District, whichever is greater.		
16	Senior Housing	<u>§§ 102, 202.2(f),</u>	<u><i>P up to twice the number of Dwelling Units</i></u>		
17		<u>207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of \S		
18			202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the		
19			district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
20					
21	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> whichever is greater.		
22	According Their	88102			
23	<u>Accessory Dwelling Unit</u>	<u>§§102,</u> <u>207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling</u> <u>Units. No limit in buildings with 5 or more Dwelling</u>		
24			<u>Units. ADUs may not eliminate or reduce ground-</u> story retail or commercial space.		
25	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		

1	Loss of Dwelling Units		<u>1st</u>	Controls by Stor	<u>ry</u> 3rd+	
2	Residential Conversion	<u>§ 317</u>	<u></u>	<u></u>	<u>NP</u>	
3	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
4						
5	Zoning Category	§ References	<u>Controls</u>			
6	NON-RESIDENTIAL STANDAR					
7	Development Standards					
8	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>			
9	<u>Use Size</u>	<u>\$102</u>	<u>P up to 3,999 square feet; C 4,000 square feet and</u>			
10	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	<u>above</u> <u>No car parking required if Occupied Floor Area is</u> <u>less than 5,000 square feet. See chart in §151 for</u>			
11		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	uses over 5,000	square feet. See §	3161 for car	
12		<u>204.5</u>	parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.			
13	Off-Street Freight Loading	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
14	Commercial Use Characteristics					
15	Drive-up Facility	<u>§102</u>	<u>NP</u>			
10	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
16	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>			
17	<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>			
18	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in front; C if located elsewhere			
19	Walk-up Facility	<u>§102</u>	<u>P</u>			
20	Agricultural Use Category		<u>(</u> <u>1st</u>	Controls by Sto 2nd	<u>ory</u> <u>3rd+</u>	
21	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
23	Automotive Use Category	88102 202 241	ND	ND	ND	
24	Automotive Uses*	<u>§§102, 202.2(b)</u> \$102	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	

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

	Restaurant, Limited	§§102, 202.2(a)	<i>P</i> (3)	<u>NP</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
2	Services, Fringe Financial	<u>§102</u>	<u> </u>	<u> </u>	<u>NP</u>
2	Services, Limited Financial	<u>§102</u>	<u> </u>	NP	NP
3	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	NP
4	Storage, Self	<u>§102</u>	NP	NP	NP
-	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
5	Trade Shop	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Utility and Infrastructure Use Cat	egory			
0	Utility and Infrastructure *	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
9	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>* Not listed below</u>				
11	(1) C required for 13 or more children				
12	(2) C required for seven or more persons	<u>.</u>			
12	<u>(3)Formula Retail NP for this use</u> (4) Subject to Formula Retail Controls				
13	(5) C if a Macro WTS Facility; P if a Mid	cro WTS Facility.			
14					
15	SEC. 733A. NCT-1 NEIGHBO	RHOOD COMM	ERCIAL TRA	NSIT CLUST	ER DISTRICT.
16	NC-1 Districts are intended to serve as local neighborhood shopping districts, providing				
17	convenience retail goods and services for the immediately surrounding neighborhoods primarily during				hoods primarily during
18	daytime hours. NCT-1 Districts are located near major transit services. They are small mixed use				
19	clusters, generally surrounded by residential districts, with small-scale neighborhood-serving				
20	commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by				
21	the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage,				
22	and standards for residential uses, including open space and exposure, and urban design guidelines.				
23	There are prohibitions on access (i.e. driveways, garage entries) to off street parking and loading on				
24	critical stretches of commercial and	d transit street fr	ontages to pres	serve and enha	ance the pedestrian

25 *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* order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. 2 3 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 4 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 one story. Rear yard requirements at all levels preserve existing backyard space. 10 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 SEC. 734. NCT-2 - SMALL-SCALE JUDAH STREET NEIGHBORHOOD COMMERCIAL 20 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.
25	

3	Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods						
4	and services for the residents of the Outer Sunset District. There are a high concentration of						
5	restaurants, drawing customers from throughout the City and the region. There are also a significant						
6	number of professional, realty, and business offices as well as financial institutions.						
7	The Judah Street Neighborhood Commercial District controls are designed to promote						
8	development that is consistent with	its existing land	l use patterns and to maintain a harmony of uses that				
9	support the District's vitality. The b	uilding standar	ds allow small-scale buildings and uses, protecting				
10	rear yards above the ground story c	and at residention	al levels. In new development. most commercial uses				
11	are permitted at the first two stories	s, although certe	ain limitations apply to uses at the second story.				
12	Special controls are necessary to pr	reserve the equi	librium of neighborhood-serving convenience and				
13	comparison shopping businesses an	nd to protect adj	acent residential livability. These controls are				
14	designed to encourage the street's c	active retail from	ntage, and local fabrication and production of				
15	goods.						
16	Table 734. JUDAH STI	REET NEIGHI	BORHOOD COMMERCIAL DISTRICT				
17		ZONING CO	NTROL TABLE				
10			Judah Street NCD				
18	Zoning Category	<u>§</u> References	<u>Controls</u>				
19	BUILDING STANDARDS	Rejerences					
20	Massing and Setbacks						
21	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	<u>Varies. See Height and Bulk Map Sheet HT05 for</u> more information. Height sculpting required on Alleys				
22		<u>260, 261.1,</u> 270, 271. See	per §261.1.				
23		also Height and Bulk					
24	5 Foot Height Bonus for Active Ground	<u>District Maps</u> § 263.20	<u>P</u>				
25	Floor Uses	<u>x 200.20</u>	<u>_</u>				

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

	Denny Varial	ee 120 124	Demined of the Council Chammer day and a second size
1	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story if
-		<u> · (- / - //</u>	it contains a Dwelling Unit: 25% of lot depth, but in
2			<u>no case less than 15 feet</u>
3			
4	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
4		<u>132, 133</u>	
5	<u>Street Frontage and Public Realm</u> Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
e	<u>Improvements</u>	<u>8130.1</u>	<u>Negurea</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active uses,
0			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
8			railings, and grillwork. Exceptions permitted for
9			historic buildings.
10	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
10	<u>Miscellaneous</u>		
12	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> above
13	Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
14	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
15		<u>604,</u>	
16		<u>607, 607.1,</u> 608, 609	
10	General Advertising Signs	<u>§§ 262, 602.7</u>	NP
17		<u>604,</u>	
18		<u>608, 609, 610,</u>	
10		<u>611</u>	
19	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
20		Industry	
20		<u>Element</u>	
21			
22	Zoning Category	<u>§</u>	<u>Controls</u>
23	RESIDENTIAL STANDARDS A	<u>References</u>	
	Development Standards		
24	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square feet
	<u></u>		
25	<u>Unit]</u>		per unit if common

	Off-Street Parking Requirements	<u>§§ 151, 161,</u>	A minimum of or	ne car parking sp	ace for every		
1		<u>166</u>	Dwelling Unit re	quired. Certain	exceptions permitted		
2			-		per <u>§155.2. If car</u> aces are required		
•			when a project h				
3	Dwelling Unit Mix	<u>§ 207.6</u>	Not required				
4	<u>Use Characteristics</u>	e 103	D				
F	Single Room Occupancy Student Housing	<u>§ 102</u> § 102	<u>P</u> <u>P</u>				
5		<u>§ 102</u>	Ľ	Controls By St	orv		
6	<u>Residential Uses</u>		<u>1st</u>	$\frac{Controls By St}{2^{nd}}$	$\underline{3^{rd}+}$		
7	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
8	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 800 sq</u> permitted in the	nearest Resident			
9	Service Housing	<u>§§ 102,</u>	whichever is greater		lling Units otherwise		
10	<u>Senior Housing</u>	<u>88 102,</u> 202.2(f), 207	permitted as a P	rincipal Use in th			
11			twice the number	r of Dwelling Un	its otherwise		
12			permitted as a Pa meeting all requi				
12			except for § 202.	2(f)(1)(D)(iv), r	elated to location.		
13	Group Housing	<u>§ 208</u>			ot area, or the density		
14			permitted in the whichever is greater		ial District <u>,</u>		
15	Accessory Dwelling Unit	§§102,	<i>P</i> within the exist		palona 1 ADU		
15	Accessory Dwening Oni	$\frac{88102}{207(c)(4)}$			ver Dwelling Units.		
16					ore Dwelling Units. ce ground-story retail		
17			or commercial sp		<u>e grouna-story retati</u>		
	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	Density limits re	gulated by the Ad	<u>dministrative Code</u>		
18	Loss of Dwelling Units		•	Controls by Sto	<u>ory</u>		
19			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
20	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
21	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
۷ ا							
22			Γ		1		
23	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>			

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

24

	<u>r Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
Use S	Size	<u>\$\$ 102, 121.2</u>	<u>P up to 3,999</u>	square feet; C 4,	000 square feet an	
			<u>above</u>			
<u>Off-S</u>	Street Parking Requirements	<u> </u>			<u>cupied Floor Area</u> e chart in §151 for	
		101			<u>e chart in §131 joi</u> 61 for car parking	
			waiver. Bike parking required per Section 155.2. Ca			
			share spaces required when a project has 25 or mor			
Off-S	Street Freight Loading	§§ 150, 153 -	parking spaces per §166. None required if gross floor area is less than 10,00			
<u></u>	<u></u>	<u>155, 161, 204.5</u>		Exceptions permit		
Con	nmercial Use Characteristi	<u>cs</u>	<u> </u>			
Drive	e-up Facility	<u>§102</u>	<u>NP</u>			
Form	nula Retail	<u>§§102, 303.1</u>	<u>C</u>			
Hour	rs of Operation	<u>§102</u>	<u>P 6 a.m 2 a</u>	.m.; C 2 a.m 6	<u>a.m.</u>	
<u>Mari</u>	itime Use	<u>§102</u>	<u>NP</u>			
Open	ı Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
<u>Outd</u>	loor Activity Area	<u>§§102,145.2</u>	<i><u>P</u> if located in front; C if located elsewhere</i>			
Walk	x-up Facility	<u>§102</u>	<u>P</u>			
				Controls by	Story	
Agri	icultural Use Category		<u>1st</u>	2nd	<u>3rd+</u>	
Agric	culture, Neighborhood	<u>\$\$102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
				~	â	
<u>Agric</u>	culture, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	culture, Large Scale Urban nhouse		<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	
Gree		<u>202.2(c)</u> <u>§§102,</u>				
<u>Gree</u> <u>Auto</u>	nhouse	<u>202.2(c)</u> <u>§§102,</u>				
<u>Gree</u> <u>Auto</u>	omotive Use Category	<u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Gree</u> <u>Auto</u> <u>Auto</u>	omotive Use Category motive Uses*	<u>202.2(c)</u> <u>\$\$102.</u> <u>202.2(c)</u> <u>\$\$102.</u> <u>202.2(b)</u>	<u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	
Gree Auto Auto Auto	omotive Use Category motive Uses* motive Repair	202.2(c) §§102, 202.2(c) \$§102, 202.2(b) \$§102, 202.2(b) \$\$102 \$\$102, \$\$102, \$\$102, 187.1,	<u>NP</u> <u>NP</u> <u>C</u>	<u>NP</u> <u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>	
Gree <u>Auto</u> <u>Auto</u> <u>Auto</u> <u>Auto</u> <u>Gas</u>	mhouse omotive Use Category motive Uses* motive Repair motive Service Station	202.2(c) §§102, 202.2(c) \$§102, 202.2(b) \$§102, 202.2(b) \$102 \$\$102, 202.2(b), 202.5 \$\$102, 187.1, 202.2(b), 202.5 \$\$102, 187.1,	<u>NP</u> <u>C</u> <u>C</u>	NP NP NP NP NP NP NP	<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>	
Gree Auto Auto Auto Gas	enhouse comotive Use Category motive Uses* motive Repair motive Service Station Station	202.2(c) §§102, 202.2(c) §§102, 202.2(b) §§102, 202.2(b) §102 §\$102, 187.1, 202.2(b), 202.5 §§102, 187.1, 202.2(b)	<u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP NP NP NP NP NP NP NP NP	NP NP NP NP NP NP NP C	
Gree Auto Auto Auto Gas Park Park	mhouse omotive Use Category motive Uses* motive Repair motive Service Station Station ing Garage, Private	202.2(c) §§102, 202.2(c) §§102, 202.2(b) §§102, 202.2(b) §102 §§102, 187.1, 202.2(b), 202.5 §§102, 187.1, 202.2(b) §§102 §§102	<u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	NP NP NP NP NP NP NP NP C	NP NP NP NP NP NP NP NP NP	

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

	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
1	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
•	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
3	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
_	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	Utility and Infrastructure Use Cate	• •			
6	<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>
7	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>* Not listed below</u>				
	(1) C required for 13 or more children				
9	(2) C required for seven or more persons.				
10	<u>(3)Formula Retail NP for this use</u> (4) Subject to Formula Retail Controls				
	(5) C if a Macro WTS Facility; P if a Micro	ro WTS Facility.			
11					
12	<u>SEC. 750. NCT-1 – NEIGHBORH</u>	IOOD COMM	ERCIAL TRAN	<u>ISIT CLUSTE</u>	ER DISTRICT.
4.0	NC 1 Districts are intended	to some as loo	al mainhhamhan	d shanning dis	triata providina
13	<u>NC-1 Districts are intended</u>	to serve as tocc	<u>u neigndornood</u>	<u>a snopping ais</u>	iricis, proviaing
14	convenience retail goods and servic	es for the imme	ediately surrour	iding neighbor	rhoods primarily during
15	daytime hours. NCT-1 Districts are	located near m	ajor transit ser	vices. They are	e small mixed-use
16	clusters, generally surrounded by re	esidential distri	cts, with small-	scale neighbor	rhood-serving
17	commercial uses on lower floors an	d housing abov	e. Housing den	<u>sity is limited i</u>	not by lot area, but by
18	the regulations on the built envelope	e of buildings, i	ncluding heigh	t, bulk, setback	ks, and lot coverage,
19	and standards for residential uses, i	ncluding open	space and expo	sure, and urba	an design guidelines.
20	There are prohibitions on access (i.	e. driveways, g	arage entries) t	o off-street pa	rking and loading on
21	critical stretches of commercial and	l transit street f	rontages to pre	serve and enho	ance the pedestrian-
	aniantal abana atau and ta anai (ion Decident	- 1		a an anglha linaita d
22	oriented character and transit funct	<u>ion. Kesiaentia</u>	<u>i parking is not</u>	requirea and	<u>generally limitea.</u>
23	Commercial establishments are disc	couraged from	building excess	ive accessory o	off-street parking in
24	order to preserve the pedestrian-ori	ented characte	<u>r of the district</u>	and prevent a	ttracting auto traffic.
25					

1	NCT-1 Districts are generally characterized by their location in residential neighborhoods. The							
2	commercial intensity of these di	stricts varies. Many	of these districts have the lowest intensity of					
3	commercial development in the	<u>City, generally con</u>	sisting of small clusters with three or more					
4	commercial establishments, con	umonly grouped are	ound a corner; and in some cases short linear					
5	commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.							
6	Building controls for the NCT-1	District promote la	ow-intensity development which is compatible wi	<u>th</u>				
7	the existing scale and character	<u>of these neighborh</u>	ood areas. Commercial development is limited to	<u>2</u>				
8	one story. Rear yard requirement	nts at all levels pres	erve existing backyard space.					
9	NCT-1 commercial use p	provisions encourag	ge the full range of neighborhood-serving					
10	convenience retail sales and ser	vices at the First Si	tory provided that the Use Size generally is limite	ed to				
1	<u>3,000 square feet. However, con</u>	nmercial uses and f	features which could impact residential livability	are				
12	prohibited, such as auto uses, fi	nancial services, ge	eneral advertising signs, drive-up facilities, hotel	<u>S,</u>				
13	and late-night activity; eating a	nd drinking establis	shments are restricted, depending upon the inten.	<u>sity</u>				
4	of such uses in nearby commerc	ial districts.						
15	Existing residential unit.	s are protected by p	rohibitions of conversions above the ground stor	<u>ry</u>				
16	and limitations on demolitions.							
17	<u>Table 750. NEIGHBO</u>	ORHOOD COMME	ERCIAL TRANSIT CLUSTER DISTRICT NCT	<u>-1</u>				
8		ZONING CO	NTROL TABLE					
19			<u>NCT-1</u>					
13	Zoning Category	<u>\$</u>	<u>Controls</u>					
20		References						
	BUILDING STANDARDS							
21	Massing and Setbacks							
22	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT11 and					
		$\frac{106, 250-252,}{260, 261.1,}$	<u>HT12 for more information. Height sculpting</u> required on Alleys per §261.1.					
23		<u>270, 271. See</u>	required on Alleys per §201.1.					
		also Height						
24		and Bulk						
05		<u>District Maps</u>						
25								

<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding</u> <u>level or Story: 25% of lot depth, but in no case le</u> than 15 feet
	00120 121	
Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
Street Frontage and Public Realm		I
Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active
		uses, ground floor ceiling height, street-facing
		ground-level spaces, transparency and fenestration and gates, railings, and grillwork. Exceptions
		permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Required on certain streets, see § 145.4 for more
Vehicular Access Restrictions	§ 155(r)	<u>information.</u> <u>Required on certain streets, see 155(r) for more</u>
venicular Access Restrictions	<u>§155(1)</u>	information.
Miscellaneous		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet an above</u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Canopy or Marquee	<u>§ 136.1</u>	<u>NP</u>
Awning	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>\$\$ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
Zoning Category	§	Controls

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

	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	<u>100 square feet i</u>	if private, or 133	square feet if
1	<u>Unit]</u>		<u>common</u>		
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not each two Dwellin		
3		<u>156, 166, 204.5</u>	each Dwelling U procedures of Se	Init, subject to the	e criteria and
4			spaces per Dwel per §155.2. If ca	ling Unit. Bike p	arking required
5					ect has 50 units or
6	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling		t <u>ain at least two</u> Inits shall contain
7			at least three Be		
8	<u>Use Characteristics</u>	-			
0	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
9	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
10	<u>Residential Uses</u>		<u>1st</u>	<u>Controls By Sto</u> <u>2nd</u>	$\underline{3^{rd}+}$
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
12	Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f),</u>	No density limit		
12	<u>Group Housing.</u>	<u>207, 208</u>			<u>ght, bulk, setbacks,</u> applicable controls
13			of this and other	Codes, as well a	s by applicable
14			design guideline		nents and area esign review by the
			Planning Depart		<u>esign review by me</u>
15	Accessory Dwelling Unit	<u>§§102,</u>	<u>P</u> within the exis		
16		<u>207(c)(4)</u>	<u>allowed in build</u> Units No limit i		<u>ver Dwelling</u> 5 or more Dwelling
47					<u>r reduce ground-</u>
17	Homeless Shelters	§§ 102, 208	<u>story retail or co</u>	A	dministrative Code
18	Loss and Division of Dwelling Uni		<u>Density timus re</u>	Controls by Stor	
19	Loss and Division of Dweiting One	<u>13</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	Residential Conversion	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Uni	its P per §207.8
23					
24					
25	Zoning Category	<u>§</u>		Controls	

		<u>References</u>			
NON-RESIDENT	TAL STANDA	RDS AND USES	S		
Development Stan	<u>dards</u>				
Floor Area Ratio		<u>§§ 102, 123,</u>	<u>1.8 to 1</u>		
		<u>124</u>			
<u>Use Size</u>		<u>§§ 102, 121.2</u>	<u>P up to 2,999</u> above) square feet; C	3,000 square feet o
Off-Street Parking Re	quirements	§§ 145.1, 150,		not reauired. L	imits set forth in Se
- <u>.,</u>	<u></u>	<u>151.1, 153 -</u>		*	l per Section 155.2.
		<u>156, 166, 204.5</u>			a project has 25 or
Off-Street Freight Loa	dina	<i>§§ 150, 152,</i>		<u>g spaces per §1</u>	<u>56.</u> area is less than 10
<u>OJJ-Sireei Freigni Lou</u>	<u>aang</u>	<u>88 150, 152,</u> <u>153 - 155, 161,</u> 204.5			<u>uitted per §161.</u>
Commercial Use (Characteristics	,			
Drive-up Facility		<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>		<u>§§102, 303.1</u>	<u>C</u>		
Hours of Operation		<u>§102</u>	<u>P 6 a.m 11</u>	p.m.; C 11 p.m	2 a.m.
Maritime Use		<u>§102</u>	<u>NP</u>		
Open Air Sales		<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
Outdoor Activity Area		<u>§§102,145.2</u>	<i>P</i> if located in front; <i>C</i> if located elsewhere		
Walk-up Facility		<u>§102</u>	<u>P</u>		
				Controls b	y Story
Agricultural Use (Category		1st	2nd	<i>3rd</i> +
Agriculture, Neighbor	<u> </u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
Agriculture, Large Sco	ale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
Greenhouse		$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
Automotive Use Co	ategory				
<u>Automotive Uses*</u>		<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
Parking Garage, Priv	ate	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Garage, Publ	lic	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
Parking Lot, Private		<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Public		<u>§§</u> 102, 142,	<u>C</u>	NP	<u>NP</u>
		<u>156</u>			

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

	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
1	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP			
2	Trade Shop	<u>§102</u>	<u>P</u>	<u>NP</u>	NP			
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
3	Design Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
4	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
F	Utility and Infrastructure Use Category							
5	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>			
6	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
7	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
1								
8	(1) C required for ground floor Resident (2) C required for 13 or more children; 1							
9	(3) C required for seven or more persons	; NP on 3rd floor	for seven or more	persons.				
	(4) P if located more than ¹ / ₄ mile from an		Restricted Use Sub	o district with mo	<u>re restrictive</u>			
10	<u>controls; otherwise, same as more restrictive control.</u> (5) C if located more than ¹ /4 mile from any NC District or Restricted Use Sub district with more restrictive							
11	controls; otherwise, same as more restric							
12	(6) C if a Macro WTS Facility; P if a Micro WTS Facility.							
12	SEC 751 NCT 2 SMALL SCA	I E NEICHRA		IMEDCIAL T	ΦΑΝΩΙΤ ΠΙΩΤΡΙΩΤ			
13	<u>SEC. 751. NCT-2 – SMALL-SCA</u>	<u>LE MEIGIID</u>		IMERCIAL I	KANSII DISIKICI.			
14	NCT-2 Districts are transit	oriented mixed	l-use neighborh	oods with sma	<u>ıll scale commercial</u>			
15	uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-							
16	serving commercial uses on lower	floors and hou	sing above. The	se Districts ar	e well-served by public			
17	transit and aim to maximize residential and commercial opportunities on or near major transit							
18	services. The District's form is gen	erally linear al	ong transit-pric	ority corridors,	<u>, though may be</u>			
19	concentric around transit stations	or in broader a	reas where mul	tiple transit se	ervices criss-cross the			
20	neighborhood. Housing density is l	imited not by l	ot area, but by t	he regulations	s on the built envelope of			
21	buildings, including height, bulk, so	etbacks, and lo	t coverage, and	standards for	residential uses,			
22	including open space and exposure	, and urban de	sign guidelines.	There are pro	phibitions on access			
23	(e.g., driveways, garage entries) to	off-street park	ing and loading	g on critical str	retches of commercial			
	and transit street frontages to press	ana and anhan	co the nodestri	m-orightad ab	aractor and transit			
24	una transti street fromages to press	erve una ennañ	ice me peuesinu	in-orienieu ch	uracier and iransii			
25	function. Residential parking is not required and generally limited. Commercial establishments are							

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2	oriented character of the district and prevent attracting auto traffic.				
3	NCT-2 Districts are intended to provide convenience goods and services to the surrounding				
4	neighborhoods as well as limited comparison shopping goods for a wider market. The range of				
5	comparison goods and services offe	ered is varied ar	nd often includes specialty retail stores, restaurants,		
6	and neighborhood-serving offices. T	The small-scale	district controls provide for mixed-use buildings,		
7	which approximate or slightly excee	ed the standard	development pattern. Rear yard requirements above		
8	the ground story and at residential	levels preserve	open space corridors of interior blocks.		
9	Most new commercial develo	opment is perm	itted at the ground and second stories.		
10	Neighborhood-serving businesses a	re strongly enco	ouraged. Eating and drinking and entertainment		
11	uses, however, are confined to the g	ground story. Th	ne second story may be used by some retail stores,		
12	personal services, and medical, bus	iness and profe	ssional offices. Parking and hotels are monitored at		
13	all stories. Limits on late-night activ	vity, drive-up fa	cilities, and other automobile uses protect the		
14	livability within and around the dist	trict, and prome	ote continuous retail frontage.		
15	Housing development in new	v buildings is er	acouraged above the ground story. Existing		
16	residential units are protected by lin	mitations on der	molition and upper-story conversions.		
17	Table 751. SMA1	LL-SCALE NE	IGHBORHOOD COMMERCIAL		
18	TRANSIT DIS	STRICT NCT-2	2 ZONING CONTROL TABLE		
19			<u>NCT-2</u>		
20	Zoning Category	<u>§</u> References	<u>Controls</u>		
	BUILDING STANDARDS	<u>References</u>			
21	Massing and Setbacks				
22 23	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u>	Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1		
24 25		<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>			

discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-

1	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
2	Rear Yard	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in
3			no case less than 15 feet
4 5	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
0	Street Frontage and Public Realm	152, 155	
6	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
7	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
8			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
9			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
10			historic buildings.
11	Ground Floor Commercial	<u>§ 145.4</u>	Required on certain streets
12	Vehicular Access Restrictions	<u>§ 155(r)</u>	Required on certain streets, see 155(r) for more information.
13	Miscellaneous	<u> </u>	
14	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
15	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
16 17	<u>Signs</u>	<u>\$\$ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
18	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
19		<u>604,</u> <u>608, 609, 610,</u> <u>611</u>	
20	Design Guidelines	<u>611</u> General Plan	Subject to the Urban Design Guidelines
21	Design Guidennes	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u>	Subject to the Orban Design Guidennes
22		<u>Element</u>	
23	Zening Catalogue	e	
24	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>

Development Standards					
Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square feet			
<u>Unit]</u>		<u>per unit if common</u>			
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not			
	<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	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 require			
Dwelling Unit Mix	<u>§ 207.6</u>	when a project h 40% of Dwelling			
Dwening Onit Mix	<u>§ 207.0</u>			nits shall contain at	
		least three Bedro	ooms.		
Use Characteristics					
Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
Student Housing	<u>§ 102</u>	<u>P</u>			
<u>Residential Uses</u>		<u>1st</u>	$\frac{Controls \ By \ St}{2^{nd}}$	<u>ory</u> <u>3rd+</u>	
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f),</u>	No density limit	<i></i>		
<u>Group Housing.</u>	<u>207, 208</u>	<i>physical envelope controls of height, bulk, setbacks,</i> <i>open space, exposure and other applicable controls</i> <i>this and other Codes, as well as by applicable desig</i> <i>guidelines, applicable elements and area plans of th</i> <i>General Plan, and design review by the Planning</i>			
		<u>General Plan, an</u> <u>Department.</u>	<u>ia aesign review</u>	<u>by the Planning</u>	
Accessory Dwelling Unit	<u>§§102,</u>	P within the exis	ting building env	elope. 1 ADU	
	207(c)(4)			ver Dwelling Units.	
				ore Dwelling Units. se ground-story retail	
		or commercial sp			
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits re</u>	gulated by the Ad	<u>dministrative Code</u>	
Loss and Division of Dwelling Uni	<u>its</u>		<u>Controls by Ste</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>	
Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Division of Dwelling Units	<u>§207.8</u>	Division of existi	ing Dwelling Uni	<u>its P per §207.8</u>	
	I	<u> </u>			
Zoning Category	<u>\$</u>		<u>Controls</u>		

NON-RESIDENTIAL STANDARDS AND USES

	0.0.102.122			
<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>124</u> §§102, 121.2	P up to 3 999	square feet: C 4	,000 square feet a
	<u>xx102, 121.2</u>	<u>above</u>	square jeer, e i	,000 square jeer a
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. Limits set forth in Section		
	<u>151.1, 153 -</u> 156, 166, 204.5			per Section 155.2.
	<u>150, 100, 204.5</u>	share spaces required when a project has 25 or mo parking spaces per §166.		
Off-Street Freight Loading	<u>§§ 150, 152,</u>			rea is less than 10
	<u>153 - 155, 161,</u> 204.5	<u>square feet. E</u>	Exceptions permit	<u>tted per §161.</u>
		[
Commercial Use Characteristic	_	ND		
Drive-up Facility	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
Hours of Operation	<u>§102</u>		.m.; C 2 a.m 6	<u>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>		
Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> 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>		
Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u><u>C</u></u>
<u>Greenhouse</u>	<u>§§102.</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>	- I	1	-	
Automotive Uses*	<u>§§102.</u> 202.2(b)	<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>
Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
		<u>C</u>	<u>NP</u>	<u>NP</u>
Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>			
Gas Station Parking Garage, Private		<u>C</u>	<u><u>C</u></u>	<u><u>C</u></u>
	<u>202.2(b)</u>		<u><u>C</u> <u>C</u></u>	<u><u>C</u> <u>C</u></u>
Parking Garage, Private	<u>202.2(b)</u> <u>§102</u>	<u>C</u>		

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

	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	<u>NP</u>				
1	Trade Shop	<u>§102</u>	<u>P</u>	<u><u>C</u></u>	<u>NP</u>				
2	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
0	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>				
3	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>				
4	Utility and Infrastructure Use Category								
5	Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>				
5	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
6	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
7	<u>Nor usied below</u>								
	(1) C required for ground floor residenti (2) C required for 13 or more children	al use when street	frontage is listed	<u>in 145.4(b)</u>					
8	(3) C required for seven or more person.	<u>s.</u>							
9	(4) C if a Macro WTS Facility; P if a Mi	cro WTS Facility.							
10	SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT								
11				COMMENCE					
11	<u>DISTRICT.</u>								
12	NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of								
13	varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that								
14	support neighborhood-serving commercial uses on lower floors and housing above. These districts are								
15	well-served by public transit and a	im to maximize	residential and	l commercial d	opportunities on or near				
16	major transit services. The district	's form can be e	either linear ald	ong transit-prid	<u>prity corridors,</u>				
17	concentric around transit stations,	<u>or broader are</u>	eas where trans	it services cris.	s-cross the				
18	neighborhood. Housing density is l	imited not by l	ot area, but by i	the regulations	s on the built envelope of				
19	buildings, including height, bulk, s	etbacks, and lo	t coverage, and	standards for	<u>Residential Uses,</u>				
20	including open space and exposure	e, and urban de	sign guidelines.	. Residential p	arking is not required				
21	and generally limited. Commercial	establishment	s are discourage	<u>ed or prohibite</u>	ed from building				
22	accessory off-street parking in ord	er to preserve t	<u>he pedestrian-o</u>	oriented charad	cter of the district and				
23	prevent attracting auto traffic. The	re are prohibit	ions on access (i.e. driveways,	garage entries) to off-				
24	street parking and loading on critic	*		·					
25	pedestrian-oriented character and	·		*					

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1	NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty					
2	goods and services to a population greater than the immediate neighborhood, additionally providing					
3	convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of					
4	the longest linear commercial streets in the City, some of which have continuous retail development for					
5	many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-					
6	scaled commercial streets, although	the districts m	nay include small as well as moderately scaled lots.			
7	Buildings may range in height, with	height limits v	parying from four to eight stories.			
8	NCT-3 building standards p	ermit moderate	ely large commercial uses and buildings. Rear yards			
9	are protected at residential levels.					
10	A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety					
11	of uses are permitted with special en	mphasis on nei	ghborhood-serving businesses. Eating and drinking,			
12	entertainment, and financial service uses generally are permitted with certain limitations at the first					
13	and second stories. Auto-oriented u	ses are somew	hat restricted. Other retail businesses, personal			
14	services and offices are permitted a	t all stories of t	new buildings. Limited storage and administrative			
15	service activities are permitted with	some restriction	ons.			
16	Housing development in new	v buildings is e	ncouraged above the second story. Existing			
17	residential units are protected by lin	nitations on de	molitions and upper-story conversions. Accessory			
18	Dwelling Units are permitted within	ı the district pu	ursuant to subsection 207(c)(4) of this Code.			
19	Table 752. MODER	ATE-SCALE	NEIGHBORHOOD COMMERCIAL			
20	TRANSIT DIS	STRICT NCT-	3 ZONING CONTROL TABLE			
21			<u>NCT-3</u>			
22	Zoning Category	<u>§</u> Defenses e es	<u>Controls</u>			
22	BUILDING STANDARDS	<u>References</u>				
23	Massing and Setbacks					
24						
25						

		1	
1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT02 and
1		<u>106, 250—252,</u>	<u>HT07 for more information. Height sculpting</u>
2		<u>260, 261.1,</u> 270, 271, See	<u>required on Alleys per §261.1.</u>
2		<u>270, 271. See</u> also Height	
3		and Bulk	
5		District Maps	
4	5 Foot Height Bonus for Active Ground	§ 263.20	<u>P</u>
-	<u>Floor Uses</u>	<u>x 203.20</u>	<u>-</u>
5	Rear Yard	§§ 130, 134,	Required at the lowest Story containing a Dwelling
U	<u>Neur Turu</u>	$\frac{88}{134(a)(e)}, 134$	Unit, and at each succeeding level or Story of the
6		<u>15 ((u)(c), 150</u>	Building: 25% of lot depth, but in no case less than
U			<u>15 feet</u>
7			
	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
8		132, 133	<u></u>
	Street Frontage and Public Realm		
9	Streetscape and Pedestrian	<u>§138.1</u>	Required
4.0	Improvements	<u>,,100.11</u>	<u>requireu</u>
10	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
	Sireer I romage negationenis	<u>x 1 10.1</u>	setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground-
10			level spaces, transparency and fenestration, and
12			gates, railings, and grillwork. Exceptions permitted
10			for historic buildings.
13			
14			
17	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for more</u>
15			information.
10	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Market Street, Church Street, and
16			Mission Street. C required on Duboce Street, Haight
			<u>Street</u>
17	<u>Miscellaneous</u>		
	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
18			<u>above</u>
10	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
20		<u>604,</u>	
21		<u>607, 607.1,</u>	
<u> </u>		<u>608, 609</u>	
22	General Advertising Signs	<u>§§ 262, 602.7</u>	NP
	0	604,	
23		<u>608,</u> 609, 610,	
		<u>611</u>	
24			

<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> Element	Subject to the Urban Design Guidelines			
Zoning Category	<u>§</u> References		<u>Controls</u>		
RESIDENTIAL STANDARDS A					
Development Standards					
<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet p</u> per unit if comn		or 100 square feet	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to		
	<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		<u>C up to 0.75 space</u> itted above 75 sp	es per Dwelling aces per Dwelling	
	100, 100, 201.5	<u>Unit. Bike parki</u>	ng required per §	155.2. If car	
				aces are required	
Dwelling Unit Mix	<u>§ 207.6</u>	when a project has 50 units or more per §166.40% of Dwelling Units shall contain at least two			
		<u>Bedrooms.</u>			
<u>Use Characteristics</u>	- 1				
Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
Student Housing	<u>§ 102</u>	<u>P</u>			
<u>Residential Uses</u>		<u>1st</u>	<u>Controls By Sto</u> <u>2nd</u>	$\underline{3^{rd}+}$	
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
Dwelling Units, Senior Housing, and	<u>§ 102,</u> 202 2(0) 207		ensity limit by lot		
Group Housing	<u>202.2(f),207,</u> <u>208</u>		ysical envelope co open space, expos		
		applicable cont	rols of this and oth	her Codes, as well	
			<u>e design guideline</u> ea plans of the Ge		
			y the Planning De		
Accessory Dwelling Unit	<u>§§102,</u> 207(-)(1)		sting building env		
	$\frac{207(c)(4)}{207(c)(4)}$			ver Dwelling Units. Dre Dwelling Units.	
		ADUs may not e	eliminate or reduc		
Homeless Shelters	<u>§§ 102, 208</u>	<u>retail or comme</u> Density limits re		lministrative Code	
			Controls by Sto		
Loss and Division of Dwelling Un	<u>nits</u>		Controls by Sto	<u>ry</u>	
Loss and Division of Dwelling Un	<u>nits</u>	<u>1st</u>	<u>Controls by Sto</u> <u>2nd</u>	<u>3rd+</u>	
Loss and Division of Dwelling Un Residential Conversion	<u>vits</u>	<u>1st</u>			
			<u>2nd</u>	<u>3rd+</u>	

1	Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling Units P per §207.8			
2						
3	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
4	NON-RESIDENTIAL STANDAR	<u>RDS AND USES</u>	<u>S</u>			
5	Development Standards					
6	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>			
7	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 sq</u> above	uare feet; C 6,0	00 square feet and	
8	Off-Street Parking Requirements	<u>§§ 145.1, 150.</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>Car parking not required. Limits set forth in Section</u> <u>151.1. Bike parking required per Section 155.2. Car</u> share spaces required when a project has 25 or more			
9	Off-Street Freight Loading	<u>§§ 150, 152,</u>	parking spaces per §166. None required if gross floor area is less than 10,000			
10		<u>153 - 155, 161,</u> <u>204.5</u>	square feet Exceptions permitted per §161.			
11			I			
12	Commercial Use Characteristics	0.100				
13	<u>Drive-up Facility</u> Formula Retail	<u>§102</u> §§102, 303.1	<u>NP</u> C			
14	Hours of Operation	<u>§102</u>	<u>No Limit</u>			
	Maritime Use	<u>§102</u>	NP			
15	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
16	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in f</u>	ront; C if located	elsewhere	
17	Walk-up Facility	<u>§102</u>	<u>P</u>			
17			<u>Controls by Story</u>			
18	Agricultural Use Category	1	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
19	Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
20	<u>Agriculture, Large Scale Urban</u>	<u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
21	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	<u>Automotive Use Category</u>	88102 107 1	6	ND		
23	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
24	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	NP	
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
25	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	

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

1	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>	
0	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
2	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>	
3	Services, Limited Financial	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>	
	Services, Retail Professional	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
4	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	Design Professional	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
,	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
8	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
9	<u>Trade Office</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
3	Utility and Infrastructure Use C	'ategory				
10	Utility and Infrastructure *	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
11	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	* Not listed below					
13 14 15 16 17	(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					
4.0	Boundaries: Applicable only for the p					
18	<u>Controls: A Conditional Use authoriza</u> <u>Services, Design Professional, and Tra</u>			nciui service, Kel	<u>un 1 10jessionui</u>	
19	(4) C if a Macro WTS Facility; P if a N	Micro WTS Facilit	у.			
20						
21	SEC. 735. <u>753.</u> SOMA NEIGH					
22	οιο. 755. <u>755.</u> συνιά Νείση					
	* * * *					
23	<u>Table 753. SOMA N</u>	EIGHBORHO	OD COMME	RCIAL TRAN	<u>SIT DISTRICT</u>	
24		ZONING C	CONTROL TA	BLE		
25	SoMa NCT					

1	Zoning Category	<u>§ References</u>	<u>Controls</u>
1	BUILDING STANDARDS		
2	<u>Massing and Setbacks</u>		
3	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>Varies. See Height and Bulk Map Sheets HT01 and</u> <u>HT08 for more information. Height sculpting</u> <u>required on Alleys per §261.1.</u>
4		271. See also Height and Bulk	
5		<u>District Maps</u>	
6	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>
7	<u>Rear Yard</u>	$\frac{\$\$ 130, 134,}{134(a)(a)}$	<u>Required at the lowest Story containing a Dwelling</u>
8		<u>134(a)(e), 136</u>	Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
9	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
10	Street Frontage and Public Realm	<u>132, 133</u>	
11	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
12	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
13			<u>setbacks, parking and loading entrances, active</u> <u>uses, ground floor ceiling height, street-facing</u> <u>ground-level spaces, transparency and</u>
14			fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
15	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on 6th Street for its entirety within the</u> <u>District</u>
16 17	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on 6th Street for its entirety within the</u> <u>District</u>
17	Miscellaneous	<u> </u>	
18	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet</u> and above
19	Planned Unit Development	<u>§ 304</u>	<u>C</u>
20	Awning, Canopy or Marquee	<u>§ 136.1</u> <u>§§ 262, 602-</u>	<u>P</u>
21	<u>Signs</u>	<u>604,</u> 607, 607.1, 608,	<u>As permitted by Section § 607.1</u>
22		<u>609</u>	
23	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> 608, 609, 610,	<u>NP</u>
24		<u>611</u>	

1	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> Industry	Subject to the U	rban Design Guid	<u>delines</u>
2		<u>Element</u>			
3					
4	Zoning Category	§ References		<u>Controls</u>	
	RESIDENTIAL STANDARDS A	ND USES			
5	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	20 saugua faat i	f private, or 100 .	aguano foot if
6	<u>Unit]</u>	<u>xx155, 150</u>	<u>common</u>	privale, or 100.	<u>square jeët ij</u>
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to	
8		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		<u>C up to 0.75 spac</u> ng required per §	
				ded, car share sp as 50 units or mo	aces are required
9	Dwelling Unit Mix	<u>§ 207.6</u>		<u>g Units shall cont</u>	
10			<u>Bedrooms, or 30</u> at least three Be		Inits shall contain
11	Use Characteristics			arooms <u>.</u>	
12	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
12	Student Housing	<u>§ 102</u>	<u>P</u>		
13	<u>Residential Uses</u>			Controls By Stor	
14		1	<u>1st</u>	$\underline{2^{nd}}$	$\underline{3^{rd}+}$
15	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
15	<u>Dwelling Units, Senior Housing, and</u> Group Housing	<u>§ 102, 202.2(f),</u> 207, 208		by lot area. Dens be controls of heig	
16	<u> </u>		setbacks, open s	pace, exposure a	nd other
17			- * *	ols of this and of design guideline	<u>her Codes, as well</u> rs, applicable
18				ea plans of the G the Planning De	
-	Accessory Dwelling Unit	<u>§§102,</u>	• •	ting building env	•
19	<u>Lecosory Drowing Orm</u>	$\frac{207(c)(4)}{207(c)(4)}$	allowed in build	ings with 4 or fev	ver Dwelling
20				<u>n buildings with :</u> ADUs may not el	<u>5 or more</u> liminate or reduce
21		<u>§§ 102, 208</u>	ground-story ret	ail or commercia	ıl space.
~ I			Density limits regulated by the Administrative Code		
~~	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	Code	<u></u>	<u>antintistrative</u>
22	<u>Homeless Shelters</u> <u>Loss and Division of Dwelling Un</u>			<u>Controls by Stor</u>	
22 23					
			Code	Controls by Stor	<u>v</u>

1	Division of Dwelling Units	<u>§207.8</u>	Division of exis	sting Dwelling U	nits P per <u>§207.8</u>
2			1		
3	Zoning Category	<u>§ References</u>		<u>Controls</u>	
3	NON-RESIDENTIAL STAND	ARDS AND USES			
1	Development Standards				
5	Development Standards				
6	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
7	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999 s</u> <u>above</u>	quare feet; C 4,0	000 square feet and
3	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>Section 151.1.</u> 155.2. Car shar	re spaces require	uired per Section ed when a project
)	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	<u>has 25 or more parking spaces per §166.</u> <u>None required if gross floor area is less than</u> <u>10,000 square feet. Exceptions permitted per §161</u>		
	Commercial Use Characteristic	<u>·S</u>			
2	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
3	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	n.; C 2 a.m 6 a	. <u>m.</u>
1	<u>Maritime Use</u>	<u>§102</u>			
5	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
,	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in j</u>	front; C if locate	<u>d elsewhere</u>
j	Walk-up Facility	<u>§102</u>	<u>P</u>		
	Agricultural Use Category		1st	Controls by S	<u>'tory</u> 3rd+
}	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u><u>P</u></u>
	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
)	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
)	Automotive Use Category		•	1	
	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Automotive Repair	<u>§102</u>	<u>C</u>	NP	NP
2	<u>Automotive Service Station</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
ŀ	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Utility and Infrastructure Use Cat		1		
<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>
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Wireless Telecommunications Services</u> <u>Facility</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
* Not listed below				·
(3) C required for seven or more persons (4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE		RHOOD CO		L TRANSIT DIST
(4) C if a Macro WTS Facility; P if a Mic	ET NEIGHBOI			
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. <u>754.</u> MISSION STRE * * * *	ET NEIGHBOI	HOOD COM	MERCIAL 2	
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. <u>754.</u> MISSION STRE * * * *	ET NEIGHBOF <u>T NEIGHBORI</u>	HOOD COM	MERCIAL 2	TRANSIT DISTRI
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. <u>754.</u> MISSION STRE * * * *	ET NEIGHBOF <u>T NEIGHBORI</u> <u>ZONING CON</u>	HOOD COM	IMERCIAL I LE	<u>TRANSIT DISTRI</u> eet <u>NCT</u>
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE	ET NEIGHBOR <u>T NEIGHBORI</u> <u>ZONING CON</u>	HOOD COM	MERCIAL LE <u>Mission Stre</u>	<u>TRANSIT DISTRI</u> eet <u>NCT</u>
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE	ET NEIGHBOF <u>T NEIGHBORI</u> <u>ZONING CON</u>	HOOD COM	MERCIAL LE <u>Mission Stre</u>	<u>TRANSIT DISTRI</u> eet <u>NCT</u>
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS	ET NEIGHBOR <u>T NEIGHBORI</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>\$§ 102, 105,</u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u>	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBOR <u>T NEIGHBORI</u> <u>ZONING CON</u> <u><u>§</u> <u>References</u> <u>§§ 102, 105, 106, 250–252,</u></u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u> ution. Building	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for s above 65 feet require
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBOR <u>T NEIGHBORI</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>\$</u> <u>106, 250–252,</u> <u>253.4, 260,</u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u> ution. Building	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBOR <u>T NEIGHBORI</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§§ 102, 105, 106, 250–252, </u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u> ution. Building	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for s above 65 feet require
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBOR <u>T NEIGHBOR</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>\$</u> <u>106, 250–252,</u> <u>253.4, 260,</u> <u>261.1, 270,</u> <u>271. See also</u> <u>Height and</u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u> ution. Building	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for s above 65 feet require
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBOR <u>T NEIGHBOR</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>106, 250–252,</u> <u>253.4, 260,</u> <u>261.1, 270,</u> <u>271. See also</u> <u>Height and</u> <u>Bulk District</u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u> ution. Building	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for s above 65 feet require
(4) C if a Macro WTS Facility; P if a Mic SEC. 736. 754. MISSION STRE * * * * Table 754. MISSION STREE Zoning Category BUILDING STANDARDS Massing and Setbacks	ET NEIGHBOR <u>T NEIGHBOR</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>\$</u> <u>106, 250–252,</u> <u>253.4, 260,</u> <u>261.1, 270,</u> <u>271. See also</u> <u>Height and</u>	HOOD COM	<u>MERCIAL</u> <u>LE</u> <u>Mission Stra</u> <u>Contro</u> <u>Height and Bulk</u> ution. Building	<u>TRANSIT DISTRI</u> eet NCT ols : Map Sheet HT07 for s above 65 feet require

	Rear Yard	<u>§§ 130, 134,</u>	Required at the lowest Story containing a
1		<u>134(a)(e), 136</u>	Dwelling Unit, and at each succeeding level or
2			Story of the Building 25% of lot depth, but in no case less than 15 feet
3	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
4	Street Frontage and Public Realm		
5	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and
8			<u>fenestration, and gates, railings, and grillwork.</u> <u>Exceptions permitted for historic buildings.</u>
9	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on Mission Street for the entirety of the</u> <u>District; 16th Street, between Guerrero and Capp</u>
10			Streets;22nd Street, between Valencia and Mission Streets
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Mission Street for the entirety of the
12			District and on 16th Street between Guerrero and Capp Streets.
13	<u>Miscellaneous</u>		
14	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet</i></u> <u>and above</u>
15	Planned Unit Development	<u>§ 304</u>	<u>C</u>
15	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
17		<u>607, 607.1,</u> <u>608, 609</u>	
18	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
19		<u>608, 609, 610,</u> <u>611</u>	
20	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
21		<u>Commerce and</u> <u>Industry</u> Element	
22			
23	Zoning Category	8	Controla
24	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>

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

		1			
1	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>		<u>private, or 100 s</u>	<u>square feet if</u>
1		0.0.145.1.150	<u>common</u>		0.5
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151,1,152		<u>required. P up to</u>	
Z		<u>151.1, 153 -</u> 156, 166, 204, 5		<u>C up to 0.75 spac</u> ng required per §	
3		<u>156, 166, 204.5</u>			aces are required
5				uea, car share sp uas 50 units or m	
4	Dwelling Unit Mix	<u>§ 207.6</u>		<u>g Units shall con</u>	
-	<u>Dwennig Onn mix</u>	<u>x 207.0</u>			Inits shall contain
5			at least three Be		inits shall containt
U					
6	<u>Use Characteristics</u>	8 102	n		
7	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
7	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
8	<u>Residential Uses</u>			Controls By Stor	<u>ry</u>
0			<u>1st</u>	2^{nd}	$\underline{3^{rd}+}$
9	<u>Residential Uses</u>		<u>P(1)</u>	<u>P</u>	<u>P</u>
10	Dwelling Units, Senior Housing, Group	<u>§§ 102,</u>	No density limit	by lot area. Den.	sity restricted by
10	Housing	202.2(f), 207,	physical envelop	e controls of hei	ght, bulk <u>,</u>
11		<u>208</u>	setbacks, open s	pace, exposure a	nd other
11				ols of this and ot	
12					lelines, applicable
12					eneral Plan, and
13			design review by	y the Planning De	<u>epartment.</u>
10	Accessory Dwelling Unit	<u>§§102,</u>	P within the exis	sting building env	velope. 1 ADU
14		<u>207(c)(4)</u>		ings with 4 or few	
••				n buildings with .	
15				ADUs may not e	
			reduce ground-s	tory retail or cor	nmercial space.
16	Homeless Shelters	<u>§§ 102, 208</u>	Donsity limits ro	gulated by the A	dministrative
	<u>IIOmetess Shetters</u>	<u>xx 102, 200</u>	<u>Code</u>	guidied by the Th	aministrative_
17	Logg and Division of Duvilling Unit		<u></u>	Controls by Stor	*11
18	Loss and Division of Dwelling Unit	<u>s</u>	1st	<u>2nd</u>	$\frac{y}{3rd+}$
		•	<u>131</u>	<u>2na</u>	<u>514+</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Un	its P per §207.8
22					
<i></i>					
23	[e			
-	Zaning Catagom	<u>§</u>		Controls	

23	Zenine Ceteren	§	Constant In
24	Zoning Category	References	<u>Controls</u>
27	NON-RESIDENTIAL STANDARI	DS AND USES	
25			

<u>Develo</u>	pment Standards				
<u>Floor A</u>	rea Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	2	<u>§§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet an</u> above		
Off-Stre	et Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking n	ot required. Limi Bike parking red	
		<u>156, 166, 204.5</u>	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>Off-Stre</u>	et Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155,</u> 204.5	<u>None required if gross floor area is less than</u> 10,000 square feet. Exceptions permitted per §1		
Comm	ercial Use Characteristics	204.5			
Drive-uj	p Facility	<u>§102</u>	<u>NP</u>		
<u>Formula</u>	ı Retail	<u>§§102,303.1</u>	<u>C</u>		
<u>Hours o</u>	f Operation	<u>§102</u>	<u>No Limit</u>		
<u>Maritim</u>	e Use	<u>§102</u>	<u>NP</u>		
<u>Open Ai</u>	r Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
<u>Outdoor</u>	• Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
<u>Walk-up</u>	o Facility	<u>§102</u>	<u>P</u>		
Agricu	ltural Use Category		Controls by Story1st2nd3rd+		
	ure, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u><u>P</u></u>	<u>P</u>
<u>Agricult</u>	ure, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Greenho</u>	11150	<u>§§102,</u>	110	NP	NP
		$\frac{88102}{202.2(c)}$	<u>NP</u>	<u></u>	<u></u>
Autom	otive Use Category	<u>202.2(c)</u>			
Automo	otive Use Category tive Uses*		<u>NP</u>	<u></u>	<u>NP</u>
Automo	otive Use Category	<u>202.2(c)</u> <u>§§ 102, 142,</u>			
Automo Automot	otive Use Category tive Uses* tive Repair tive Sale/Rental	<u>202.2(c)</u> <u>\$\$ 102, 142,</u> <u>156</u> <u>\$102</u> <u>\$102</u>	<u>NP</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>NP</u>	<u>NP</u> <u>NP</u> <u>NP</u>
Automo Automot	otive Use Category tive Uses* tive Repair	<u>202.2(c)</u> <u>§§ 102, 142,</u> <u>156</u> §102	<u>NP</u> <u>C</u>	<u>NP</u> <u>C</u>	<u>NP</u>
Automo Automo Automo Automo	otive Use Category tive Uses* tive Repair tive Sale/Rental	202.2(c) §§ 102, 142, 156 §102 §102 §\$102, 187.1,	<u>NP</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>NP</u>	<u>NP</u> <u>NP</u> <u>NP</u>
Automo Automo Automo Automo	otive Use Category tive Uses* tive Repair tive Sale/Rental tive Service Station tive Wash	202.2(c) §§ 102, 142, 156 §102 §102 §102 §102, 187.1, 202.2(b), 202.5 §§102,	<u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP <u>C</u> <u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>
Automo Automo Automo Automo Gas Stat	otive Use Category tive Uses* tive Repair tive Sale/Rental tive Service Station tive Wash	202.2(c) \$\$ 102, 142, 156 \$102 \$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102 \$\$102, 187.1, 202.2(b), 202.5 \$\$\$102, 202.2(b) \$\$\$102, 187.1, 202.2(b)	<u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	NP <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>	NP <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>
Automo Automo Automo Automo Gas Stat	otive Use Category tive Uses* tive Repair tive Sale/Rental tive Service Station tive Wash	202.2(c) \$\$ 102, 142, 156 \$102	<u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	NP <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>	NP NP

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

<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>				
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Utility and Infrastructure Use Cate	egory							
Utility and Infrastructure *	<u>§102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>				
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
* Not listed below								
(1) C required for ground floor residential use when street frontage is listed in 145.4(b)								
() EDINCE FINANCIAL GEDUICE DECEDICEED LIGE DIGEDICE (FEGDUD)								
(2)FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its ¹ / ₄ mile buffer includes, but is not limited to, the Mission 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,								
unless Fringe Financial Service is a Non-Profit. 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)								
services are P subject to the restrictions s	services are P subject to the restrictions set forth in subsection 249.35(c)(3).							
services are P subject to the restrictions s								
services are P subject to the restrictions s (3) C if a Macro WTS Facility; P if a Mic. SEC737. <u>755.</u> -OCEAN AVENU * * * *	ro WTS Facility.		IERCIAL TR	ANSIT DIST				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. <u>755.</u> -OCEAN AVENU	r <u>o WTS Facility.</u> E NEIGHBOR	HOOD COMN						
(3) C if a Macro WTS Facility; P if a Mic. SEC737. <u>755.</u> -OCEAN AVENU * * * *	<u>ro WTS Facility.</u> E NEIGHBOR E NEIGHBORH	HOOD COMN	ERCIAL TRA					
(3) C if a Macro WTS Facility; P if a Mic. SEC737. <u>755.</u> -OCEAN AVENU * * * *	<u>ro WTS Facility.</u> E NEIGHBOR E NEIGHBORH	HOOD COMN 1000 COMMI NTROL TABLE	ERCIAL TRA	NSIT DISTRI				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. <u>755.</u> -OCEAN AVENU * * * *	<u>ro WTS Facility.</u> E NEIGHBOR E NEIGHBORH	HOOD COMN 1000 COMMI NTROL TABLE	E RCIAL TRA	NSIT DISTRI				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE	ro WTS Facility. E NEIGHBOR E NEIGHBORH ZONING CON	HOOD COMN 1000 COMMI NTROL TABLE	ERCIAL TRA <u>-</u>	NSIT DISTRI				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE	ro WTS Facility. E NEIGHBOR E NEIGHBORH ZONING CON	HOOD COMN 1000 COMMI NTROL TABLE	ERCIAL TRA <u>-</u>	NSIT DISTRI				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * <u>Table 755. OCEAN AVENUE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	ro WTS Facility. E NEIGHBOR E NEIGHBOR E NEIGHBOR ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u>	HOOD COMN HOOD COMMI NTROL TABLE Oc	ERCIAL TRA <u>Sean Avenue I</u> <u>Controls</u> ally 45-X. See H	<u>NSIT DISTRA</u> <u>NCT</u>				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	ro WTS Facility. E NEIGHBOR E NEIGHBOR ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105, 106, 250–252,</u>	HOOD COMN HOOD COMMI NTROL TABLE Oc Varies, but gener Map Sheet HT12	ERCIAL TRA E ean Avenue I <u>Controls</u> ally 45-X. See H for more informa	<u>NSIT DISTRA</u> <u>NCT</u> <u>leight and Bulk</u> ution. <u>Height</u>				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	ro WTS Facility. E NEIGHBOR E NEIGHBOR ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105, 106, 250–252, 260, 261.1,</u>	HOOD COMN HOOD COMMI NTROL TABLE Oc	ERCIAL TRA E ean Avenue I <u>Controls</u> ally 45-X. See H for more informa	<u>NSIT DISTRA</u> <u>NCT</u> <u>leight and Bulk</u> ution. <u>Height</u>				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	ro WTS Facility. E NEIGHBOR E NEIGHBOR ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105, 106, 250–252,</u>	HOOD COMN HOOD COMMI NTROL TABLE Oc Varies, but gener Map Sheet HT12	ERCIAL TRA E ean Avenue I <u>Controls</u> ally 45-X. See H for more informa	<u>NSIT DISTRA</u> <u>NCT</u> <u>leight and Bulk</u> ution. <u>Height</u>				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>ro WTS Facility.</u> E NEIGHBOR <u>E NEIGHBOR</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u>	HOOD COMN HOOD COMMI NTROL TABLE Oc Varies, but gener Map Sheet HT12	ERCIAL TRA E ean Avenue I <u>Controls</u> ally 45-X. See H for more informa	<u>NSIT DISTRI</u> <u>NCT</u> <u>leight and Bulk</u> ution. <u>Height</u>				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	ro WTS Facility. E NEIGHBORH E NEIGHBORH ZONING CON § References § 88 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	HOOD COMN HOOD COMMI MTROL TABLE Oc Varies, but gener Map Sheet HT12 sculpting required	ERCIAL TRA E ean Avenue I <u>Controls</u> ally 45-X. See H for more informa	<u>NSIT DISTRI</u> <u>NCT</u> <u>leight and Bulk</u> ution. <u>Height</u>				
(3) C if a Macro WTS Facility; P if a Mic. SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>ro WTS Facility.</u> E NEIGHBOR <u>E NEIGHBOR</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u>	HOOD COMN HOOD COMMI NTROL TABLE Oc Varies, but gener Map Sheet HT12	ERCIAL TRA E ean Avenue I <u>Controls</u> ally 45-X. See H for more informa	<u>NSIT DISTRI</u> <u>NCT</u> <u>leight and Bulk</u> ution. <u>Height</u>				

1	<u>Rear Yard</u>	<u> </u>	<u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u>
2			it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
3	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
4	Street Frontage and Public Realm		
5	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
7			<u>servacks, parking and totaling entrances, active uses,</u> <u>ground floor ceiling height, street-facing ground-</u> level spaces, transparency and fenestration, and
8			gates, railings, and grillwork. Exceptions permitted for historic buildings.
9			
10	Ground Floor Commercial	<u>§ 145.4</u>	Required on Ocean Avenue within the District, except on the north side of Ocean Avenue between
11			<u>Plymouth and Brighton Avenues.</u>
12	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Ocean Avenue within the District.
12	<u>Miscellaneous</u>	_	
13	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and <u>above</u>
14	Lot Consolidation	<u>§ 121.6</u>	Not Permitted except to create corner lots
15	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
16 17	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
17		<u>608, 609</u>	
18	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
19		<u>608,</u> 609, 610, 611	
20	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
21		<u>Commerce ana</u> <u>Industry</u> <u>Element</u>	
22		<u>ыстені</u>	
23	Zoning Category	8	Controls
	Loning Curegory	<u>x</u> References	Connois
24	RESIDENTIAL STANDARDS A		

Development Standards

		00105 100	100		122		
1	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common</u>				
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to one space per				
3		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>Dwelling Unit; NP above. Bike parking required per</u> § 155.2. If car parking is provided, car share spaces				
			are required when a project has 50 units or more per §166.				
4	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two				
5			<u>Bedrooms, or 30% of Dwelling Units shall contain at</u> <u>least three Bedrooms.</u>				
6	Use Characteristics						
7	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
	Student Housing	<u>§ 102</u>	<u>P</u>				
8	<u>Residential Uses</u>		<u>Controls By Story</u>				
9			<u>1st</u>	2^{nd}	$\underline{3^{rd}+}$		
	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>		
10	Dwelling Units, Senior Housing, Group Housing.	<u>§ 102, 202.2(f),</u> 207, 208		<u>by lot area. Dens</u> a controls of heig	•		
11	<u>Inousing.</u>	207, 200	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				
12							
12				* *	sign review by the		
13			Planning Department.				
14	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.				
45		207(0)(4)	No limit in buildings with 5 or more Dwelling Units.				
15			ADUs may not eliminate or reduce ground-story retail or commercial space.				
16	Homeless Shelters	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>				
17							
	Loss and Division of Dwelling Units		1st	2nd	<u>3rd</u> +		
18		[
19	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
20	<u>Residential Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
21	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Unit	ts P per §207.8		
22		\$					
23	Zoning Category	<u>References</u>	<u>Controls</u>				
24	<u>NON-RESIDENTIAL STANDAR</u>	DS AND USES					
25	<u>Development Standards</u>						

1Floor Area Ratio\$§ 102, 123, 1242.5 to 12Use Size\$§102, 121.2P up to 3,999 square feet; C 4,000 above3Off-Street Parking Requirements\$§ 145.1, 150, 151.1, 153 - 156, 166, 204.5Car parking not required. Limits see 151.1. Bike parking required per St share spaces required when a projection parking spaces per \$166.4Off-Street Freight Loading\$§ 150, 152, 153 - 155, 161, 204.5None required if gross floor area is square feet. Exceptions permitted per St square feet. Exceptions permitted per St<	et forth in Section Section 155.2. Car ject has 25 or more			
2above3Off-Street Parking Requirements\$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5Car parking not required. Limits set 151.1. Bike parking required per St share spaces required when a project parking spaces per \$166.4Off-Street Freight Loading\$\$ 150, 152, 153 - 155, 161,None required if gross floor area is 	tet forth in Section Section 155.2. Car ject has 25 or more			
2above3Off-Street Parking Requirements\$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5Car parking not required. Limits set 151.1. Bike parking required per St share spaces required when a project parking spaces per \$166.4Off-Street Freight Loading\$\$ 150, 152, 153 - 155, 161,None required if gross floor area is 	et forth in Section Section 155.2. Car ject has 25 or more			
3151.1, 153 - 156, 166, 204.5151.1. Bike parking required per St share spaces required when a project parking spaces per §166.40ff-Street Freight Loading§§ 150, 152, 153 - 155, 161,None required if gross floor area is square feet. Exceptions permitted per	Section 155.2. Car ject has 25 or more			
4156, 166, 204.5share spaces required when a project parking spaces per §166.5Off-Street Freight Loading§§ 150, 152, 153 - 155, 161,None required if gross floor area is square feet. Exceptions permitted p	ject has 25 or more			
4 parking spaces per §166. 5 Off-Street Freight Loading §§ 150, 152, 153, 155, 161, square feet. Exceptions permitted p				
5 <u>153 - 155, 161,</u> <u>square feet. Exceptions permitted p</u>	parking spaces per §166.			
$\frac{155 - 155, 101}{100}$				
	<u>per §161.</u>			
6 Commercial Use Characteristics				
7 Drive-up Facility <u>§102</u> <u>NP</u>				
<i>Formula Retail</i> <u>§§102, 303.1</u> <u>C</u>				
8 <u>Hours of Operation</u> <u>§102</u> <u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>	<u>.</u>			
Maritime Use <u>§102</u> <u>NP</u>				
9 <u>Martime Ose</u> <u>\$102</u> <u>Martime Ose</u> <u>Open Air Sales</u> <u>\$\$102, 703(b)</u> <u>See \$703(b)</u>				
10 Outdoor Activity Area §§102,145.2 P if located in front; C if located el	lsewhere			
11 Walk-up Facility <u>\$102</u> P				
	Controls by Story			
12 Agricultural Use Category 1st 2nd				
	<u>P</u>			
14 $\frac{Agriculture, Large Scale Urban}{202.2(c)}$ $\frac{\$\$102}{2}$ C	<u>C</u>			
15 $\frac{Greenhouse}{202.2(c)}$ $\frac{NP}{202.2(c)}$	<u>NP</u>			
16 <u>Automotive Use Category</u>				
17 $\frac{Automotive Uses^*}{202.2(b)} \qquad \qquad$	<u>NP</u>			
<u>Automotive Repair</u> <u>§102</u> <u>C</u> <u>NP</u>	<u>NP</u>			
202.2(b), 202.5	<u>NP</u>			
202.2(b)	<u>NP</u>			
20 <u>Parking Garage, Private</u> <u>\$102</u> <u>C</u> <u>C</u>	<u>C</u>			
	<u>C</u>			
21 Parking Garage, Public <u>§102</u> <u>C</u>				
Parking Lot, Private <u>§§102, 142,</u> <u>C</u>	<u>C</u>			
22 <u>Parking Lot, Private</u> <u>\$\$102, 142,</u> <u>C</u> <u>C</u>				
22 <u>Parking Lot, Private</u> <u>\$\$102, 142,</u> <u>C</u> <u>C</u>	<u>C</u>			
Parking Lot, Private §§102, 142, 156 C C 23 Parking Lot, Public §§ 102, 142, 156 C C 24 Entertainment, Arts and Recreation Use Category C C				

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

	Non-Retail Sales and Service*	<i>§102</i>	<u>NP</u>	NP	NP	
1	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
2	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
	Utility and Infrastructure Use Cate	egory				
3	Utility and Infrastructure *	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
4	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
F	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	<u>* Not listed below</u>	1		-1.45.4(1)		
6	(1) C required for ground floor residentia (2) C required for 13 or more children	<u>u use when street fr</u>	ontage is listea i	<u>n 143.4(D)</u>		
7	(3) C required for seven or more persons. (4) C if a Macro WTS Facility; P if a Micro WTS Facility.					
8						
9	SEC. 738. 756. GLEN PARK NE	IGHBORHOO	D COMMER	CIAL TRAN	SIT DISTRICT.	
10	* * * *					
11	<u>Table 756. GLEN PARK N</u>	EIGHBORHO	OD COMME	RCIAL TRAN	<u>SIT DISTRICT</u>	
12	ZONING CONTROL TABLE					
	Glen Park NCT					
13					V <u>CT</u>	
	Zoning Category	§ References				
13 14	BUILDING STANDARDS	<u>§ References</u>		Glen Park N		
	BUILDING STANDARDS Massing and Setbacks			<u>Glen Park N</u> Controls		
14 15	BUILDING STANDARDS	<u>§§ 102, 105.</u>	<u>30-X and 40-X</u>	<u>Glen Park N</u> <u>Controls</u> . See Height and	l Bulk Map Sheet	
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>30-X and 40-X</u> <u>HT11 for more</u>	<u>Glen Park N</u> Controls	l Bulk Map Sheet	
14 15	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u>	<u>30-X and 40-X</u> <u>HT11 for more</u>	<u>Glen Park N</u> <u>Controls</u> . See Height and information. He	l Bulk Map Sheet	
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>30-X and 40-X</u> <u>HT11 for more</u>	<u>Glen Park N</u> <u>Controls</u> . See Height and information. He	l Bulk Map Sheet	
14 15 16 17	BUILDING STANDARDS Massing and Setbacks	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	<u>30-X and 40-X</u> <u>HT11 for more</u>	<u>Glen Park N</u> <u>Controls</u> . See Height and information. He	l Bulk Map Sheet	
14 15 16 17 18	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	30-X and 40-X HT11 for more required on Al P Required at the	<u>Glen Park N</u> <u>Controls</u> <u>See Height and</u> information. He leys per §261.1.	I Bulk Map Sheet ight sculpting nd at each	
14 15 16 17 18 19 20	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u>	<u>30-X and 40-X</u> <u>HT11 for more</u> required on Al <u>P</u> <u>Required at the</u> <u>succeeding lev</u>	<u>Glen Park N</u> <u>Controls</u> <u>See Height and</u> information. He leys per §261.1.	I Bulk Map Sheet ight sculpting ind at each building, and at the	
14 15 16 17 18 19	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	30-X and 40-X HT11 for more required on Al P Required at the succeeding lev First Story if it	<u>Glen Park N</u> <u>Controls</u> <u>See Height and</u> information. He leys per §261.1.	<u>I Bulk Map Sheet</u> ight sculpting ight sculpting <u>ind at each</u> building, and at the ling Unit: 25% of	
14 15 16 17 18 19 20	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	30-X and 40-X HT11 for more required on Al P Required at the succeeding lev First Story if it	<u>Glen Park N</u> <u>Controls</u> <u>See Height and</u> information. He leys per §261.1. e Second Story and el or Story of the contains a Dwel	<u>I Bulk Map Sheet</u> ight sculpting ight sculpting <u>ind at each</u> building, and at the ling Unit: 25% of	
14 15 16 17 18 19 20 21	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u> <u>134(a)(e), 136</u> <u>\$\$130, 131, 132,</u>	<u>30-X and 40-X</u> <u>HT11 for more</u> <u>required on Al</u> <u>P</u> <u>Required at the</u> <u>succeeding lev</u> <u>First Story if it</u> <u>lot depth, but i</u>	<u>Glen Park N</u> <u>Controls</u> <u>See Height and</u> information. He leys per §261.1. e Second Story and el or Story of the contains a Dwel	<u>I Bulk Map Sheet</u> ight sculpting ight sculpting <u>ind at each</u> building, and at the ling Unit: 25% of	
14 15 16 17 18 19 20 21 22	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u> <u>134(a)(e), 136</u> <u>\$\$130, 131, 132,</u>	<u>30-X and 40-X</u> <u>HT11 for more</u> <u>required on Al</u> <u>P</u> <u>Required at the</u> <u>succeeding lev</u> <u>First Story if it</u> <u>lot depth, but i</u>	<u>Glen Park N</u> <u>Controls</u> <u>See Height and</u> information. He leys per §261.1. e Second Story and el or Story of the contains a Dwel	<u>I Bulk Map Sheet</u> ight sculpting ight sculpting <u>ind at each</u> building, and at the ling Unit: 25% of	

		1	
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active</u>
2			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,
3			and gates, railings, and grillwork. Exceptions permitted for historic buildings.
4	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on Diamond and Chenery Streets within</u> the District.
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Chenery and Diamond Streets within the District.
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
0	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	Signs	<u>§§ 262, 602-</u> <u>604,</u>	As permitted by Section § 607.1
10		<u>607, 607.1, 608,</u> <u>609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>P</u>
12		<u>608, 609, 610,</u> <u>611</u>	
13	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
14		<u>Industry</u> Element	
15		Biemeni	
16	Zoning Category	§ References	<u>Controls</u>
17	RESIDENTIAL STANDARDS AN	ND USES	
10	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square
18	<u>Unit]</u>	<u>89133, 130</u>	<u>feet per unit if common</u>
19	Off-Street Parking Requirements	<u>§§ 151, 161, 166</u>	Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required
20			per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or
21			<u>more per §166.</u>
22	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two</u> <u>Bedrooms, or 30% of Dwelling Units shall contain</u> at least three Bedrooms.
23	Use Characteristics		

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

1	<u>Residential Uses</u>			Controls By Stor	
I		1	<u>1st</u>	$\underline{2^{nd}}$	$\underline{3^{rd}+}$
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
3	Dwelling Units, Senior Housing, and Group Housing	<u>§ 102, 202.2(f),</u> 207, 208		by lot area. Densi e controls of heig	ty restricted by ht, bulk, setbacks,
4				osure and other ap Codes, as well as	pplicable controls
5			design guideline.	s, applicable elem eral Plan, and des	• • •
6	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>			long 1 ADU
7	Accessory Dwening Oni	<u>88102, 207(C)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling</u> Units. No limit in buildings with 5 or more		
8			Dwelling Units.	ADUs may not eli ail or commercial	minate or reduce
9	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	gulated by the Adi	ministrative Code
10	Loss and Division of Dwelling Uni	<u>ts</u>		Controls by Story	<u>v</u>
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Division of Dwelling Units	<u>§ 207.8</u>	Division of existi	ing Dwelling Unit	s P per §207.8
13					
11				~ ~	

14	Zoning Category	§ References	<u>Controls</u>
15	NON-RESIDENTIAL STANDAR	DS AND USES	
16	Development Standards		
17	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
18	<u>Use Size</u>	<u>§102, 121.2</u>	<u><i>P up to 3,999 square feet; C 4,000 square feet and above</i></u>
19	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car
20		<u>156, 166, 204.5</u>	share spaces required when a project has 25 or more parking spaces per §166.
21	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>	<u>None required if gross floor area is less than</u> 10,000 square feet. Exceptions permitted per §161.
22	Commercial Use Characteristics		
00	Drive-up Facility	<u>§102</u>	<u>NP</u>
23	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
24	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>

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

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

<u>Massing and Setbacks</u>		
Height and Bulk Limits.	<u>\$\$ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 263.29,</u> <u>270, 271,</u> <u>823(c)(11). See</u> <u>also Height and</u> <u>Bulk District</u> <u>Maps</u>	65-X to 75-X. See Height and Bulk Map Shee HT01, HT07, and HT08 for more information Height sculpting required on alleys per § 26.
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136,</u> <u>823(c)</u>	<u>Required at the Second Story and at each</u> <u>succeeding level or Story of the building, and</u> <u>the First Story if it contains a Dwelling Unit:</u> <u>25% of lot depth, but in no case less than 15</u>
Front Setback and Side Yard	<u> </u>	Not Required.
Street Frontage and Public Realm	1	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade par</u> <u>setbacks, parking and loading entrances, act</u> <u>uses, ground floor ceiling height, street-facing</u> <u>ground-level spaces, transparency and</u> <u>fenestration, and gates, railings, and grillwo</u> <u>Exceptions permitted for historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	None
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square f and above
<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,</u> <u>607, 607.1, 608,</u> <u>609</u>	<u>As permitted by Section § 607.1</u>
General Advertising Signs	<u>§§ 262, 602.7 604,</u> 608, 609, 610, 611	<u>NP</u>



1	<u>Design Guidelines</u>	<u>§823(b), and</u> <u>General Plan</u> <u>Commerce and</u>	WSoMa Design Standards and the Urban Design Guidelines.		
2		<u>Industry Element</u>			
3		e D C			
4	Zoning Category RESIDENTIAL STANDARDS A	<u>§ References</u> ND USES		<u>Controls</u>	
5	Development Standards				
6	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136,</u> <u>823(c)(2)</u>		per unit if private, ommon - roof dec	
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1.152, 156	Car parking no	t required. P up to C up to 0.75 space	
8		<u>151.1, 153 - 156,</u> <u>166, 204.5</u>	Unit. Bike park	ing required per §	155.2. If car
9			parking is provided, car share spaces are required when a project has 50 units or more per §166.		
10	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall		
11				three Bedrooms.	<u>nus snau</u>
12	Use Characteristics				
10	Single Room Occupancy	<u>§§ 102, 823(c)(7)</u>	<u>P</u>		
13	Student Housing	§ 102	<u><i>C</i> in newly constructed buildings, NP otherwise.</u>		
			1		
14	<u>Residential Uses</u>		<u><u>1</u>st</u>	<u>Controls By Story</u> <u>2nd</u>	
14 15	Residential Uses (except for Group	<u>\$ 102</u>	T	Controls By Story	<u>v</u>
			<u><u>1</u>st</u>	<u>Controls By Story</u> <u>2nd</u>	$\underline{3}^{rd}+$
15	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	$\frac{\underline{I^{st}}}{\underline{P}}$ $\underline{C(1)}$ <i>No density limit</i>	Controls By Stor 2 nd P <u>C</u> by lot area. Dens	$\frac{3^{rd}+}{\underline{P}}$ \underline{C} ity restricted by
15 16	<u>Residential Uses (except for Group</u> <u>Housing, see below)</u> <u>Group Housing</u>	<u>§ 102</u> <u>§§ 102, 208</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u>	Controls By Stor 2 nd P C by lot area. Dens pe controls of heig space, exposure, re	<u>3rd+</u> <u>P</u> <u>C</u> ity restricted by wht, bulk, equired
15 16 17	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u> <u>Dwelling Unit n</u> <u>of this and othe</u>	Controls By Stor 2 nd P C by lot area. Dens pe controls of heig	<u>3rd+</u> <u>P</u> <u>C</u> <u>ity restricted by</u> <u>cht, bulk,</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u>
15 16 17 18	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guideling</u>	<u>Controls By Stor</u> 2nd 2nd <u>P</u> <u>C</u> by lot area. Dens pe controls of heig space, exposure, renix, and other app r Codes, as well a es, applicable element veral Plan, and de	<u>3rd+</u> <u>P</u> <u>C</u> <u>ity restricted by</u> <u>wht, bulk,</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u>
15 16 17 18 19	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guideling</u> <u>plans of the Gen</u> <u>the Planning Do</u> <u>P within the exi</u>	<u>Controls By Stor</u> 2nd 2nd <u>P</u> <u>C</u> by lot area. Dens pe controls of heig space, exposure, renix, and other app r Codes, as well a es, applicable element veral Plan, and de	<u>3rd+</u> <u>P</u> <u>C</u> <u>ity restricted by</u> <u>ght, bulk,</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u> <u>rsign review by</u> <u>elope, 1 ADU</u>
15 16 17 18 19 20	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group Housing	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u> <u>207, 208</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guideline</u> <u>plans of the Gen</u> <u>the Planning Do</u> <u>P within the exi</u> <u>allowed in build</u> <u>Units. No limit</u> <u>Dwelling Units</u> .	Controls By Stor 2nd 2nd 2 C by lot area. Dens pe controls of heig space, exposure, rents, and other app r Codes, as well a es, applicable element veral Plan, and de epartment. sting building env lings with 4 or few in buildings with 5 ADUs may not el	<u>3rd+</u> <u>P</u> <u>C</u> <u>ity restricted by</u> <u>ity restricted by</u> <u>ity restricted by</u> <u>ity restricted by</u> <u>ity restricted by</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u> <u>sign review by</u> <u>elope. 1 ADU</u> <u>ver Dwelling</u> <u>5 or more</u> <u>iminate or</u>
15 16 17 18 19 20 21	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group Housing Accessory Dwelling Unit	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f),</u> 207, 208 <u>§§102, 207(c)(4)</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guidelin</u> <u>plans of the Gen</u> <u>the Planning Do</u> <u>P within the exi</u> <u>allowed in build</u> <u>Units. No limit</u> <u>Dwelling Units.</u> <u>reduce ground-</u>	Controls By Stor 2nd 2nd 2nd 2 by lot area. Dens pe controls of heig space, exposure, ranix, and other app r Codes, as well a es, applicable element teral Plan, and de epartment. sting building env lings with 4 or few in buildings with 5 ADUs may not el story retail or con	<u>3rd+</u> <u>P</u> <u>C</u> <u>ity restricted by</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u> <u>resign review by</u> <u>elope. 1 ADU</u> <u>ver Dwelling</u> <u>5 or more</u> <u>iminate or</u> <u>umercial space.</u>
15 16 17 18 19 20 21 22	Residential Uses (except for Group Housing, see below) Group Housing Dwelling Units, Senior Housing, Group Housing	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u> <u>207, 208</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open s</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guidelin</u> <u>plans of the Gen</u> <u>the Planning Do</u> <u>P within the exi</u> <u>allowed in build</u> <u>Units. No limit</u> <u>Dwelling Units.</u> <u>reduce ground-</u>	Controls By Stor 2nd 2nd 2 C by lot area. Dens pe controls of heig space, exposure, rents, and other app r Codes, as well a es, applicable element veral Plan, and de epartment. sting building env lings with 4 or few in buildings with 5 ADUs may not el	<u>3rd+</u> <u>P</u> <u>C</u> <u>ity restricted by</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u> <u>resign review by</u> <u>elope. 1 ADU</u> <u>ver Dwelling</u> <u>5 or more</u> <u>iminate or</u> <u>umercial space.</u>

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

5	Zoning Category	§ References		Controls		
6	<u>NON-RESIDENTIAL STANDA</u>			Connors		
7	Development Standards					
8	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>			
9	<u>Use Size</u>	<u>§102, 121.2</u>	above		00 square feet and	
10	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 - 156,</u> <u>166, 204.5</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			
11 12	Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u> <u>155, 161, 204.5</u>	has 25 or more parking spaces per §166. None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
13	Commercial Use Characteristics					
14	Drive-up Facility	<u>§102</u>	<u>NP</u>			
15	<u>Formula Retail</u>	<u>§§102, 303.1,</u> <u>823(c)(10)</u>	<u>C</u>			
-	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>			
16	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
17	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
18	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P at 1st and 2nd</u> <u>C if located else</u>	<u>l Floors if locate</u> <u>where</u>	ed in front;	
10	Walk-up Facility	<u>§102</u>	<u>P</u>			
19			<u>(</u>	Controls by St	<u>ory</u>	
20	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
21	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
21	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
23	Automotive Use Category					
20	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5,	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24		<u>202.2(0), 202.3,</u> <u>202.5</u>				
25	Automotive Repair	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>	

	Entertainment, Arts and Recreation	n Use Category			
1	Entertainment, Arts and Recreation	<u>§§102, 202.4</u>	NP	<u>NP</u>	<u>NP</u>
2	<u>Uses*</u>				
	<u>Livery Stable</u>	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
3	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
·	Industrial Use Category				
5	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Manufacturing, Light	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
0	Institutional Use Category	-	_		
7	Institutional Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Community Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Community Facility, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Job Training	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Philanthropic Admin. Services	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
11	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>NP</u>	<u>C(3)</u>	<u>C(3)</u>
12	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	Social Service or Philanthropic Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Sales and Service Use Category			•	
14	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Animal Hospital	<u>§§102,</u>	$\underline{P(4)}$	<u>NP</u>	<u>NP</u>
16		<u>823(c)(9)(B)</u>			
47	Bar	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cat Boarding</u>	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
18	<u>Gym</u>	<u>§102</u>	<u>P(8)</u>	<u>P</u>	<u>NP</u>
19	Hotel	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(5)</u>
20	Kennel	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Motel	<u>§§102, 202.2(a)</u>	NP	<u>NP</u>	<u>NP</u>
24	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
<u>۲</u>	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
25	Services, Financial	<u>§102</u>	<u>P(7)(8)</u>	<u>NP</u>	<u>NP</u>

	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	<u>Services, Health</u>	<u>§102</u>	<u>P(7)(8)</u>	<u>NP</u>	<u>NP</u>	
2	Services, Instructional	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>	
•	Services, Limited Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
3	Services, Personal	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>	
4	Services, Retail Professional	<u>§102</u>	<u>P(7)(8)</u>	<u>P</u>	<u>NP</u>	
_	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	Tobacco Paraphernalia Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	Design Professional	<u>§102</u>	<u>P(7)</u>	<u>NP</u>	<u>NP</u>	
8	<u>Trade Office</u>	<u>§102</u>	<u>P(7)</u>	<u>NP</u>	<u>NP</u>	
U	<u>Wholesale Sales</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
9	Utility and Infrastructure Use	<u>Category</u>				
10	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(9)</u>	<u>C(9)</u>	<u>C(9)</u>	
10	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	* Not listed below (1) NP on 1st floor on lots with more than 25 feet of street frontage					
13	(2) Ingress/egress onto alleys, as defi- Districts is NP	ned in the Western SoMo	a Community Pla	n, containing l	<u>RED or RED-MX</u>	
14	(3) NP for seven or more persons					
	(4) <i>P</i> for grooming and daycare only; (5) <i>NP</i> above 25 rooms per Hotel.	<u>: no 24 hour care.</u>				
15	(6) NP above 10,000 Gross Square Fi	eet per Lot.				
16	(7) Must be primarily open to the gen		priented basis, N	<u>P if not.</u>		
	(8) P on first or second floor, but not (9) C if a Macro WTS Facility; P if a					
17	<u>()) C y a macro mibir acaay, i y a</u>	<u>mere wisi demaj.</u>				
18	SEC. 744. 758. REGIONAL C	COMMERCIAL DIS	STRICT.			
19	* * * *					
20	<u>Table 7</u>	758. REGIONAL CO	<u>OMMERCIAI</u>	DISTRICT	-	
20 21	<u>Table 7</u>	758. REGIONAL CO ZONING CON			-	
21	<u>Table 7</u>		TROL TABLI	<u> </u>	<u>.</u> rcial District	
21 22	<u>Table 7</u> Zoning Category		TROL TABLI	<u> </u>	rcial District	
21	Zoning Category BUILDING STANDARDS	ZONING CON	TROL TABLI	<u>E</u> 1al Commer	rcial District	
21 22	Zoning Category	ZONING CON	TROL TABLI	<u>E</u> 1al Commer	rcial District	

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

1 2 3	<u>Design Guidelines</u>	<u>§823(b), and</u> <u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	<u>WSoMa Design</u> <u>Guidelines.</u>	Standards and the U	Urban Design
	Zoning Category	§ References		Controls	
4	RESIDENTIAL STANDARDS A	AND USES			
5	Development Standards		1		
6	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136,</u> <u>823(c)(2)</u>		<u>er unit if private, or</u> 10n - roof decks do r	
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>		t required. P up to 0. C up to 0.75 spaces	
8		<u>156, 166, 204.5</u>	<u>Unit. Bike parking required per § 155.2. If car</u> parking is provided, car share spaces are required		
9	Dwelling Unit Mix	<u>§ 207.6</u>		<u>has 50 units or more</u> g Units shall contair	
10			Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
11	Use Characteristics				
12	Single Room Occupancy	<u>§§ 102.</u> 823(c)(7)	<u><i>P</i>, except on the ground floor</u>		
13	Student Housing	<u>§ 102</u>	<u>NP</u>		
14	<u>Residential Uses</u>		~ st	Controls By Story	
			<u>1st</u>	$\underline{2^{nd}}$	$\underline{3^{rd}+}$
15	<u>Residential Uses (Except for Group</u> <u>Housing, see below)</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	Group Housing	<u>§ 102, 208</u>	<u>C(1)</u>	<u>C</u>	<u>C</u>
17	<u>Dwelling Units, Group Housing and</u> Senior Housing	<u>§§ 102,</u> 202.2(f), 207,		by lot area. Density pe controls of height	
18	<u></u>	<u>208</u>	open space, exp	osure, required dwe	lling unit mix,
-			and other applicable controls of this and other Codes, as well as by applicable design guidelines,		
10					
19			applicable elem	ents and area plans	of the General
19 20	Accessory Dwelling Unit	<u>\$§102,</u>	applicable elem Plan, and design	ents and area plans n review by the Plan	of the General pning Department.
	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	applicable elem Plan, and design <u>P</u> within the exi- allowed in build <u>No limit in build</u>	ents and area plans n review by the Plan sting building envelo lings with 4 or fewen lings with 5 or more	of the General ming Department. ope. 1 ADU Dwelling Units. Dwelling Units.
20	Accessory Dwelling Unit		applicable elem Plan, and design <u>P</u> within the exi- allowed in build <u>No limit in build</u>	ents and area plans n review by the Plan sting building envelo lings with 4 or fewen lings with 5 or more eliminate or reduce	of the General ming Department. ope. 1 ADU Dwelling Units. Dwelling Units.
20 21	<u>Accessory Dwelling Unit</u> <u>Homeless Shelters</u>		applicable elem Plan, and design P within the exi- allowed in build No limit in build ADUs may not of retail or comme	ents and area plans n review by the Plan sting building envelo lings with 4 or fewen lings with 5 or more eliminate or reduce	of the General ming Department. ope. 1 ADU Dwelling Units. Dwelling Units. ground-story
20 21 22		<u>207(c)(4)</u>	applicable elem Plan, and design P within the exi- allowed in build No limit in build ADUs may not of retail or comme	ents and area plans n review by the Plan sting building envelo lings with 4 or fewen lings with 5 or more eliminate or reduce y rcial space.	of the General ming Department. ope. 1 ADU Dwelling Units. Dwelling Units. ground-story inistrative Code

Planning Commission BOARD OF SUPERVISORS

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

4	Zoning Category	§ References	<u>Controls</u>				
5	NON-RESIDENTIAL STANDA	RDS AND USES					
6	Development Standards						
7	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>				
8	<u>Use Size</u>	<u>§102, 121.2</u>		<i>P up to 10,000 square feet; C above; NP above</i> 25,000 square feet except for Schools and Child Care Facilities			
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			s set forth in Section		
10		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		quired when a pr	r <u>Section 155.2. Car</u> roject has 25 or more		
11	Off-Street Freight Loading	<u>§§ 150, 152,</u> 152, 155, 161	None required i	f gross floor area	a is less than 10,000		
12		<u>153 - 155, 161,</u> <u>204.5</u>	square feet. Exceptions permitted per <u>§161.</u>				
13	Commercial Use Characteristics		Γ				
	Drive-up Facility	<u>§102</u>	<u>NP</u>				
14	<u>Formula Retail</u>	<u>§§102, 303.1,</u> <u>823(c)(10)</u>	<u>C</u>				
15	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	.; C 2 a.m 6 a.	<u>m.</u>		
16	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
10	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
17	Outdoor Activity Area	<u>§§102,145.2</u>	P at 1st and 2na located elsewhe	l Floors if locate <u>re</u>	d in front; C if		
18	Walk-up Facility	<u>§102</u>	<u>P</u>				
19				Controls by S	Story		
00	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
20	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
21	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	Automotive Use Category						
23	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
24	Automotive Repair	<u>\$102</u>	<u>C(2)</u>	NP	NP		
25	Parking Garage, Private	<u>§102, 158.1</u>	<u><u>C</u></u>	<u>NP</u>	<u>NP</u>		

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

<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
Services, Financial	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
Services, Fringe Financial	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
Services, Health	<u>§102</u>	<u>P(6)(7)</u>	NP	<u>NP</u>
Services, Instructional	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
Services, Limited Financial	<u>§102</u>	NP	NP	<u>NP</u>
Services, Personal	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
Services, Retail Professional	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
Tobacco Paraphernalia Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	NP
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
Design Professional	<u>§102</u>	<u>P(6)</u>	NP	<u>NP</u>
Storage, Commercial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	NP
Wholesale Sales	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Utility and Infrastructure Use	Category			
Utility and Infrastructure*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Power Plant	<u>§102</u>	<u>NP</u>	NP	NP
Public Utilities Yard	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
* Not listed below			I	I
(1) NP on 1st floor on lots with more	e than 25 feet of street fr	ontage.		
(2) Allowed with C so long as there	is no ingress/ egress ont	o alleys, as dej	fined in the Wes	tern SoMa Community
Plan, containing RED or RED-MX I				
(3) C required for 13 or more childr (4) NP for facilities with seven or mo				
(5) P up to 10,000 gross square feet	-			
(6) P when primarily open to the gen	neral public on a client-o			
(7) P on first or second floor, but no	v	s in Historic B	<u>uildings.</u>	
(8) P for grooming and daycare only	y; no 24 nour care.			
SEC. 746. 759. DIVISADER	O STREET NEIGH	IBORHOO	D COMMEF	CIAL TRANSIT
DIGTRICT				
DISTRICT.				
* * * *				
		DILOGR C	01/1/PPP 07	
Table 759. DIVISADERO S	<u>TREET NEIGHBO</u>	KHOOD C	<i>JMMERCIA</i>	<u>L TRANSIT DISTR</u>
	ZONING CON	TROL TAI	3LE	
				sadero St. NCT
Zoning Category	§ Reference	25		<u>Controls</u>

4	BUILDING STANDARDS		
1	Massing and Setbacks		
2	Height and Bulk Limits.	<u>\$\$ 102, 105, 106, 250—252,</u> <u>260, 261.1, 270, 271. See</u>	<u>65-X, and 40-X south of Oak Street.</u> <u>See Height and Bulk Map Sheets</u>
3		<u>also Height and Bulk</u> <u>District Maps</u>	<u>HT02 and HT07 for more</u> <u>information. Height sculpting</u> <u>required on Alleys per §261.1.</u>
4 5			<u>required on the 55 per 3201111</u>
6	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
7	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at</u> <u>each succeeding level or Story of the</u>
8			<u>building, and at the First Story if it</u> <u>contains a Dwelling Unit: 25% of</u> <u>lot depth, but in no case less than 15</u> feet
9	Front Setback and Side Yard	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
10	Street Frontage and Public Realm		
11	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
12	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-</u> grade parking setbacks, parking and
13 14			loading entrances, active uses, ground floor ceiling height, street-
15			<u>facing ground-level spaces,</u> <u>transparency and fenestration, and</u> <u>gates, railings, and grillwork.</u> <u>Exceptions permitted for historic</u>
16			buildings.
17	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required along Divisadero Street</u> <u>for the entirety of the District</u>
8	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
	Miscellaneous		
19	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000</u> square feet and above
20	Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
21	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
22	Signs	<u>§§ 262, 602-604,</u> <u>607, 607.1, 608, 609</u>	As permitted by Section § 607.1
23	General Advertising Signs	<u>§§ 262, 602.7 604,</u> 608, 609, 610, 611	<u>NP</u>
24	Design Guidelines	<u>General Plan Commerce</u> and Industry Element	<u>Subject to the Urban Design</u> <u>Guidelines</u>
25	L		1

4	Zoning Category	<u>§ References</u>	<u>Controls</u>
1	RESIDENTIAL STANDARDS AND	USES	
2	Development Standards		
3	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or</u> <u>133 square feet per unit if common</u>
4	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151.1, 153 -</u> <u>156, 166, 204.5</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit, C up
5			to 0.75 cars per Dwelling Unit; NP above. Bike parking required per §
6			<u>155.2. If car parking is provided,</u> car share spaces are required when
7			a project has 50 units or more per <u>§166.</u>
8	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain</u> at least two Bedrooms, or 30% of
9			Dwelling Units shall contain at least three Bedrooms.
10	Use Characteristics		
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
11	Student Housing	<u>§ 102</u>	
12	<u>Residential Uses</u>		$\frac{Controls By Story}{\underline{1}^{st}} \qquad \underline{2^{nd}} \qquad \underline{3^{rd}} + 3^{r$
13	<u>Residential Uses</u>	<u>§ 102</u>	$\underline{P(1)}$ \underline{P} \underline{P}
14	Dwelling Units, Senior Housing, Group Housing	<u>§§ 102, 202.2(f), 207, 208</u>	<u>No density limit by lot area. Density</u> restricted by physical envelope
15			<u>controls of height, bulk, setbacks,</u> <u>open space, exposure, required</u>
16			<u>dwelling unit mix, and other</u> <u>applicable controls of this and other</u>
17			<u>Codes, as well as by applicable</u> <u>design guidelines, applicable</u>
18			<u>elements and area plans of the</u> <u>General Plan, and design review by</u>
19	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	the Planning Department. <u>P within the existing building</u>
20			envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units, No limit in buildings with 5 or
21			<u>Units. No limit in buildings with 5 or</u> <u>more Dwelling Units. ADUs may not</u>
22		88 102 200	eliminate or reduce ground-story retail or commercial space.
23	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u> <u>Administrative Code</u>
24	Loss and Division of Dwelling Units		<u>Controls by Story</u>
0E		0.015	<u>1st 2nd 3rd+</u>
25	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>NP</u>

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

4	Zoning Category	§ References		Contr	<u>rols</u>
5	NON-RESIDENTIAL STANDAR	DS AND USES			
-	<u>Development Standards</u>				
6	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
7	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 3,99</u>		et; C 4,000
8			<u>square feet a</u>		1 7
9	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151.1, 153 -</u> <u>156, 166, 204.5</u>			ed. Limits set Bike parking
			required per		
10			<u>share space</u> project has 2		
11			spaces per §	<u>3166.</u>	
	Off-Street Freight Loading	<u>§§ 150, 152, 153 - 155, 161,</u>			<u>floor area is</u>
12		<u>204.5</u>	less than 10 Exceptions p		
13				<u>`</u>	-
4.4	Drive-up Facility	<u>§102</u>	<u>NP</u>		
14	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
15	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2</u>	a.m.; C 2	<u>a.m 6 a.m.</u>
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
16	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
17	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located</i></u>	in front; C	if located
	Walk-up Facility	§102	<u>elsewhere</u> <u>P</u>		
18		<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		<i>itrols by</i>	Story
19	Agricultural Use Category			1	
	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u> </u>	<u>C</u>
21	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u> </u>	<u> </u>
22	Automotive Use Category		1		
22	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	NP	<u>NP</u>
23	Automotive Repair	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
24	Automotive Service Station	<u>§§102, 187.1, 202.2(b),</u> 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Gas Station	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

2

	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3					
4	Entertainment, Arts and Recreation U Entertainment, Arts and Recreation Uses*		NP	NP	NP
_	Amusement Game Arcade	<u>§102</u> <u>§102</u>	<u>NF</u> <u>C</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, General	<u>§102</u>	<u>e</u> <u>P</u>	$\frac{INI}{P(2)}$	<u>NP</u>
6	Entertainment, Nighttime	<u>§102</u> §102	<u>P</u>	$\frac{P(2)}{P(2)}$	<u>NP</u>
-	Movie Theater	<u>§102</u> §§102, 202.4	<u>P</u>	$\frac{P(2)}{P(2)}$	<u>NP</u>
7	Open Recreation Area	<u>§102</u>	<u> </u>	<u><u>C</u></u>	<u><u>C</u></u>
8	Passive Outdoor Recreation	<u>\$102</u>	<u>c</u>	<u>c</u>	<u>c</u>
•	Industrial Use Category	<u></u>	<u> </u>	<u> </u>	<u> </u>
9	Industrial Uses	<u>§§102, 202.2(d)</u>	NP	NP	NP
10	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
11	Child Care Facility	<u>§102</u>	<u> </u>	<u>–</u> <u>P(3)</u>	<u>–</u> <u>P(3)</u>
12	<u>Hospital</u>	<u>§102</u>	NP	NP	NP
	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	DR	NP	NP
13	Philanthropic Admin. Services	<u>§102</u>	NP	<u>P(2)</u>	NP
14	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
15	Sales and Service Use Category				
16	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
47	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Animal Hospital	<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>
	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	Liquor Store	<u>§102</u>	<u>NP(5)</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<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>

	Retail Sales and Service, General	<u>§§102, 202.3</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>C</u>	NP	NP
2	Services, Fringe Financial	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
_	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
5	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<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>
7	Utility and Infrastructure Use Catego	<u>ory</u>			
8	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>
	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	* Not Listed Below				
	(1) C required for ground floor residential u				• 1 .• 1 77
11	(2) P on the Second Story of existing buildin, otherwise NP.	gs which have had no immediate	<u>ely prior secoi</u>	nd-story Re	<u>sidential Use,</u>
12	(3) C required for 13 or more children				
12	(4) C required for seven or more persons.				
13	(5) (a) Liquor Stores are not permitted within				
14	inactive for more than 180 days may not be district with Conditional Use authorization;	reestablished. A lawfully existin	<u>g Liquor Store</u>	e may reloc	<u>ate within the</u>
17	(b) Liquor Stores, General Grocery Store	s, and Specialty Grocery Stores	shall comply	with the fol	lowing Good
15	<u>Neighbor requirements:</u>		• • • • • •		
16	(i) The business operator shall maintain subject property in a clean and sanitary con-		•		
10	Sidewalk Maintenance Standards. In additio	n the operator shall be responsi	ible for daily n	nonitoring	of the
17	sidewalk within a one-block radius of the sur the business during business hours in accord	•			
18	For information about compliance, contact I				
19	(ii) The business operator shall provide sidewalk areas and adjacent parking as app				
20	(iii) No more than one-third of the squa			0	
	advertising or signage of any sort and all ad	vertising and signage shall be p	placed and ma	intained in	<u>a manner that</u>
21	ensures that law enforcement personnel have including the area in which the cash register				
22	premises. (6) FRINGE FINANCIAL SERVICE RESTRI	·	-	ewaik of en	irance to the
23	Boundaries: The FFSRUD and its 1/4 mile b Street NCD.			s within the	<u>Divisadero</u>
24	Controls: Within the FFSRUD and its 1/4 m				
25	<u>Outside the FFSRUD and its 1/4 mile buffer.</u> <u>Section 249.35(c)(3).</u>	, jringe financial services are P	<u>subject to the</u>	<u>restrictions</u>	<u>s set jorth in</u>

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

- 3 **DISTRICT.**
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Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

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

ZONING CONTROL TABLE

4	<u>Miscellaneous</u>		
I	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
2	Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
	-	<u>§ 304</u> § 136.1	<u>P</u>
3	Awning, Canopy or Marquee		
4	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
5		<u>608, 609</u>	
6	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
7		<u>608, 609, 610,</u> <u>611</u>	
8	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
9		<u>Industry</u> <u>Element</u>	
10			

11	Zoning Category	<u>§</u> References		<u>Controls</u>	
12	RESIDENTIAL STANDARDS A				
13	Development Standards	-			
	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	<u>80 square feet per</u> unit if common	<u>unit if private, or 1</u>	<u>00 square feet per</u>
14			•		
15	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150.</u> <u>151.1, 153 -</u> 156, 166, 204.5	Dwelling Unit; C	equired. P up to 0.5 up to 0.75 spaces pe urking required per	er Dwelling Unit;
16		<u>150, 100, 204.5</u>	parking is provide	ed, car share spaces s 50 units or more p	are required
17	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	Units shall contain d	at least two
18			least three Bedroo	6 of Dwelling Units oms.	<u>shall contain ai</u>
19	Use Characteristics				
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
20	Student Housing	<u>§ 102</u>	<u>P</u>		
21	<u>Residential Uses</u>		<u>1st</u>	<u>Controls By Story</u> <u>2nd</u>	<u>3rd+</u>
22	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
23	L	1		1	<u> </u>

1 2 3	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§§ 102,</u> <u>202.2(f), 207,</u> <u>208</u>	open space, expo other applicable well as by applic	e controls of heig osure, required d controls of this of cable design guid ca plans of the G	ght, bulk, setbacks, welling unit mix, and and other Codes, as lelines, applicable eneral Plan, and
4	Accessory Dwelling Unit	<u>§§102,</u>			velope. 1 ADU allowed
5		<u>207(c)(4)</u>	-	or more Dwellin	lling Units. No limit in g Units. ADUs may tory retail or
6			<u>commercial space</u>	-	iory retail or
7	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	gulated by the Ad	dministrative Code
1	Loss and Division of Dwelling Un	<u>iits</u>		<u>Controls by St</u>	tory
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
-	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Uni	its P per <u>§207.8</u>
11					

13	Zoning Category	<u>§</u> References	<u>Controls</u>
14	NON-RESIDENTIAL STANDA		25
15	Development Standards		
16	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>
17	<u>Use Size</u>	<u>§§ 102, 121.2</u>	P up to 5,999 square feet; C 6,000 square feet and above
18	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car
19		<u>156, 166, 204.5</u>	share spaces required when a project has 25 or more parking spaces per <u>§166.</u>
20	Off-Street Freight Loading	<u> </u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.
21		<u>204.5</u>	
00	Commercial Use Characteristics	1	
22	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
23	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
20	Hours of Operation	<u>§102</u>	<u>No limit</u>
24	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>

	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in</u>	front; C if locate	ed elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>		
2				Controls by	y Story
~	Agricultural Use Category		<u>1st</u>	2nd	3rd+
3	Agriculture, Neighborhood	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>
4		<u>202.2(c)</u>	C		
F	<u>Agriculture, Large Scale Urban</u>	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
5	Greenhouse	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6		<u>202.2(c)</u>			
7	<u>Automotive Use Category</u> Automotive Uses*	<u>§§ 102, 142,</u>	<u>C</u>	NP	NP
7	Automotive Uses	<u>88 102, 142,</u> <u>156, 187.1,</u>	<u>c</u>	<u>1 1 1 1</u>	
8		<u>202.2(b), 202.5</u>			
0	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
11	Service, Motor Vehicle Tow	<u>\$102</u>	NP	NP	NP
	Service, Parcel Delivery	<u>§102</u>	NP	NP	NP
12	Vehicle Storage Garage	<u>§102</u>	NP	NP	NP
13	Vehicle Storage Lot	<u>§102</u>	<u>NP</u>	NP	NP
10	Entertainment, Arts and Recreat	ion Use Categor	у.		
14	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Uses*</u>				
10	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
. /	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	Open Recreation Area	<u>§102</u>	<u>C</u>	<u><u>C</u></u>	<u><u>C</u></u>
19	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
10	Industrial Use Category	<u>§§102,</u>	ND	ND	ND
20	Industrial Uses	$\frac{88102}{202.2(d)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Institutional Use Category				·
- '	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
24	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
24	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Sales and Service Use Category				

1	<u>Retail Sales and Service Uses*</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>
0	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
_	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Restaurant, Limited</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10					
13	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13 14		<u>§102</u> <u>§102</u>	<u>P</u> <u>P</u>	<u>P</u>	<u>NP</u>
14	Services, Limited Financial				
	<u>Services, Limited Financial</u> Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14 15	<u>Services, Limited Financial</u> <u>Services, Personal</u> <u>Storage, Self</u>	<u>§102</u> <u>§102</u>	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>	<u>NP</u> <u>C</u>
14 15 16	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store	<u>§102</u> <u>§102</u> <u>§102</u>	<u>Р</u> <u>С</u> <u>С</u>	<u>Р</u> <u>С</u> <u>NP</u>	<u>NP</u> <u>C</u> <u>NP</u>
14 15	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop	\$102 \$102 \$102 \$102 \$102	<u>Р</u> <u>С</u> <u>С</u> <u>Р</u>	<u>Р</u> <u>С</u> <u>NP</u> <u>С</u>	<u>NP</u> <u>C</u> <u>NP</u> <u>C</u>
14 15 16 17	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service*	<u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>Р</u> <u>С</u> <u>С</u> <u>Р</u> <u>NP</u>	P C NP C NP NP	NP C NP C NP P P C
14 15 16	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service* Design Professional	\$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102	P <u>C</u> <u>C</u> <u>P</u> <u>NP</u> <u>P</u>	P <u>C</u> <u>NP</u> <u>C</u> <u>NP</u> <u>P</u>	<u>NP</u> <u>C</u> <u>NP</u> <u>C</u> <u>NP</u> <u>P</u>
14 15 16 17	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service* Design Professional Service, Non-Retail Professional	<u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>Р</u> <u>С</u> <u>С</u> <u>Р</u> <u>NP</u> <u>Р</u> <u>С</u>	P C NP C NP P P C	NP C NP C NP P P C
14 15 16 17 18 19	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service* Design Professional Service, Non-Retail Professional Storage, Commercial	\$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102	P C C P NP P C C C C C C C C	P C <u>NP</u> C <u>NP</u> <u>P</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>NP</u> <u>C</u> <u>NP</u> <u>P</u> <u>C</u> <u>C</u> <u>C</u>
14 15 16 17 18	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service* Design Professional Service, Non-Retail Professional Storage, Commercial Trade Office	\$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102	P C C P NP P C C C C C C C C	P C <u>NP</u> C <u>NP</u> <u>P</u> <u>C</u> <u>C</u>	<u>NP</u> <u>C</u> <u>NP</u> <u>C</u> <u>NP</u> <u>P</u> <u>C</u> <u>C</u> <u>C</u>
14 15 16 17 18 19	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service* Design Professional Service, Non-Retail Professional Storage, Commercial Trade Office Utility and Infrastructure Use Cal	\$102 \$102	P C C P NP P C C C P C P P	P <u>C</u> <u>NP</u> <u>C</u> <u>NP</u> <u>P</u> <u>C</u> <u>C</u> <u>P</u> <u>C</u> <u>P</u> <u>C</u> <u>P</u>	NP C NP C NP P C C P C P C P P
14 15 16 17 18 19 20	Services, Limited Financial Services, Personal Storage, Self Tobacco Paraphernalia Store Trade Shop Non-Retail Sales and Service* Design Professional Service, Non-Retail Professional Storage, Commercial Trade Office Utility and Infrastructure Use Ca Utility and Infrastructure*	<u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u>	P C C P NP P C C C P C P C P C P C C P C P C C P C D C(3)	P C NP C NP P C C P C P C P C P C P C P C P C C P C D C(3)	NP C NP C NP P C C P C C P C C C D C C C C C C C C C C C C D

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

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

1 <u>Street NCD.</u>

2	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
3	Subsection 249.35(c)(3).'
4	(3) C if a Macro WTS Facility; P if a Micro WTS Facility.
5	
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	
12	edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market
13	Street. This mixed-use commercial district contains a limited range of retail commercial activity, which
14	primarily caters to the immediate need of the neighborhood. The few comparison goods that it does
15	provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and
16	Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types
17	of retail activity are limited.
18	The Hayes-Gough District controls are designed to allow for growth and expansion that is
19	compatible with the existing building and use scales. Building standards protect the moderate building
20	and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the
20	district, most commercial uses are permitted at the first and second stories and housing is strongly
22	encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial
23	activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses
23	are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is
25	further promoted by restricting new ground-story medical, business and professional offices. To protect
-	

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

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

10 11

Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

|--|

		Hayes-Gough NCT
Zoning Category	<u>\$</u>	<u>Controls</u>
	<u>References</u>	
<u>BUILDING STANDARDS</u>		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT02 and
	<u>106, 250—252,</u>	HT07 for more information. Height sculpting require
	<u>260, 261.1,</u>	<u>on Alleys per §261.1.</u>
	<u>270, 271. See</u>	
	<u>also Height</u>	
	and Bulk	
5 Foot Height Bonus for Active Ground	District Maps	D
Floor Uses	<u>§ 263.20</u>	<u>P</u>
	88.120.124	
<u>Rear Yard</u>	<u>§§ 130, 134,</u>	<u>Required at the lowest Story containing a Dwelling</u>
	<u>134(a)(e), 136</u>	Unit, and at each succeeding level or Story of the
		Building: 25% of lot depth, but in no case less than 15 feet
		<u>15 feet</u>
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>132, 133</u>	<u> </u>
Street Frontage and Public Realm	<u>n</u>	
Streetscape and Pedestrian	<u>§138.1</u>	Required
Improvements		

1 2	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level <u>spaces, transparency and fenestration, and gates,</u> <u>railings, and grillwork. Exceptions permitted for</u>
3			historic buildings.
4		0.145.4	
5	<u>Ground Floor Commercial</u> <u>Vehicular Access Restrictions</u>	<u>§ 145.4</u> <u>§ 155(r)</u>	<u>Required on Hayes Street; portions of Octavia Street</u> <u>Prohibited on Hayes Street between Franklin and</u>
6			Laguna Streets, and on Octavia Street between Hayes and Fell Streets. CU required on Haight between
7			Market and Webster Streets and on Octavia between Fell and Market Streets.
8			
9	<u>Miscellaneous</u>		
-	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> above
10	Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
2	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
3		<u>608, 609</u>	
4	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
5		<u>608, 609, 610,</u> <u>611</u>	
16	Design Guidelines	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
17		<u>Industry</u> Element	
8			
9	Zoning Category	<u>§</u> References	<u>Controls</u>
20	RESIDENTIAL STANDARDS		

17		<u>Element</u>	
18			
19	Zoning Category	<u>§</u> References	<u>Controls</u>
20	RESIDENTIAL STANDARDS A		
21	Development Standards		
22	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	60 square feet per unit if private, or 80 square feet per unit if common
23	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit.
24		<u>156, 166, 204.5</u>	<u>NP above 0.75 spaces per Dwelling Unit. Bike</u> parking required per § 155.2. If car parking is
25			provided, car share spaces are required when a project has 50 units or more per §166.

	Dwelling Unit Mix	§ 207.6	40% of Dwelling	Units shall cont	ain at least two
1		<u>x 207.0</u>	Bedrooms.	<u>Onus shau com</u>	<u>um ur icusi iwo</u>
2	Use Characteristics	1	I		
0	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
3	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
4	<u>Residential Uses</u>		<u>1st</u>	$\frac{Controls \ By \ St}{2^{nd}}$	<u>ory</u> 3 rd +
5					
C	<u>Residential Uses</u> <u>Dwelling Units, Senior Housing, and</u>	<u>§ 102</u> <u>§§ 102,</u>	<u>P(1)</u> No residential de	<u>P</u>	<u>P</u>
6	Group Housing	$\frac{88.102}{202.2(f), 207}$	<u>restricted by phys</u>		
7		<u>208</u>	bulk, setbacks, of		
8					her Codes, as well as applicable elements
0			and area plans of	f the General Pla	an, and design review
9			by the Planning 1	•	
10	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)	<u><i>P</i> within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.		
-		207(0)(1)	No limit in buildi	ings with 5 or ma	ore Dwelling Units.
11			<u>ADUs may not el</u> or commercial sp		ce ground-story retail
12	Homeless Shelters	<u>§§ 102, 208</u>			Administrative Code
13	Loss and Division of Dwelling Un	its	I	Controls by St	ory
-			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.0	Division of Dwelling Units	<u>§207.8</u>	Division of existing	ng Dwelling Uni	<u>its P per §207.8</u>
16		1	1		
17	Zoning Category	<u>§</u> References		<u>Controls</u>	
18	NON-RESIDENTIAL STANDAR		<u>S</u>		
19	Development Standards				
20	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>3.0 to 1</u>		
21	Use Size	<u>124</u> §102, 121.2	P up to 2,999 squ	uara faat:	
	Use size	<u>8102, 121.2</u>	<u>r up 10 2,999 squ</u>	ure jeer;	
			<u>C 3,000 square fe</u>	<u>eet and above</u>	
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			set forth in Section

24

25

share spaces required when a project has 25 or more parking spaces per §166.

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

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

1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
2	<u>* Not listed below</u> (1) C required for ground floor resident	ial use when street	frontage is l	isted in 145.4(b)			
3	(2) C required for 13 or more children (3) C required for seven or more person (4) Subject to the matricipant and forth in		aludina hut	not limited to the			
4	(4) Subject to the restrictions set forth in forth in subsection 249.35(c)(3).		<u>iciuaing, bui</u>	noi iimitea io, ine	<u>proximity restrictions set</u>		
5	(5) C if a Macro WTS Facility; P if a Micro WTS Facility. SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.						
6					e center of San Francisco in		
7	the Mission District. It lies along V				·		
8	includes a portion of 16th Street ex	xtending west to	ward Dolo	ores Street. The	e commercial area provides		
9	a limited selection of convenience	goods for the re	esidents of	sections of the	Mission and Dolores		
10	Heights. Valencia Street also serve	es a wider trade	area with	<u>its retail and v</u>	vholesale home furnishings		
11	and appliance outlets. The comme	rcial district als	so has seve	ral automobile	-related businesses. Eating		
12	and drinking establishments contra	bute to the stre	et's mixed-	use character d	and activity in the evening		
13	hours. A number of upper-story pr	ofessional and	business o <u>f</u>	fices are locat	ed in the district, some in		
14	converted residential units.						
15	The Valencia Street Distric	rt has a pattern	<u>of large lo</u>	ts and business	ses, as well as a sizable		
16	number of upper-story residential	units. Controls	<u>are design</u>	ed to permit m	oderate-scale buildings and		
17	uses, protecting rear yards above	the ground stor	y and at re	sidential levels	. New neighborhood-servin		
18	commercial development is encour	raged mainly at	the ground	d story. While o	offices and general retail		
19	sales uses may locate at the second	l story of new b	<u>uildings ur</u>	ider certain cit	rcumstances, most		
20	commercial uses are prohibited above the second story. In order to protect the balance and variety of						
21	retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment						
22	uses at the ground story are limited	d. Continuous r	etail fronte	ige is promoted	d by prohibiting drive-up		
23	facilities, some automobile uses, a	nd new nonreta	il commerc	cial uses. Park	ing is not required, and any		
24	new parking is required to be set b	ack or below g	round. Act	ive, pedestrian	-oriented ground floor uses		
25	<u>are required.</u>						

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<u>Housing development in nev</u>	v buildings is er	ncouraged above the ground story. Housing der				
is not controlled by the size of the la	ot but by require	ements to supply a high percentage of larger un				
and by physical envelope controls. Existing residential units are protected by prohibitions on upper						
story conversions and limitations of	n demolitions, n	nergers, and subdivisions. Given the area's cen				
ocation and accessibility to the Cit	ty's transit netwo	ork, accessory parking for Residential Uses is r				
required. Accessory Dwelling Units	s are permitted	within the district pursuant to subsection 207(c				
of this Code.						
	ET NEIGHROI	RHOOD COMMERCIAL TRANSIT DISTRIC				
	<u>ZUMING CUI</u>	<u>NTROL TABLE</u> Valencia Street NCT				
Zoning Category	<u>\$</u>	Controls				
BUILDING STANDARDS	<u>References</u>					
Massing and Setbacks						
Height and Bulk Limits.	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> District Maps	40-X, 50-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.				
<u>5 Foot Height Bonus for Active Ground</u> Floor Uses	<u>§ 263.20</u>	<u>P</u>				
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u> <u>no case less than 15 feet</u>				
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.				
Street Frontage and Public Realm						
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>				
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.				

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

	1				
Zoning Category	<u>S</u>	<u>Controls</u>			
RESIDENTIAL STANDARDS	<u>References</u> AND USES				
Development Standards					
Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>	80 square feet per unit if private, or 100 square per unit if common			
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to (
	<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		<u>C up to 0.75 spaces</u> ng required per § 1		
		parking is provided, car share spaces are requiredwhen a project has 50 units or more per §166.40% of Dwelling Units shall contain at least two			
Dwelling Unit Mix	<u>§ 207.6</u>				
		Bedrooms, or 30% of Dwelling Units shall contai least three Bedrooms.			
Use Characteristics					
Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
Student Housing	<u>§ 102</u>	<u>P</u>			
<u>Residential Uses</u>		-st	Controls By Story	_	
	A 100	<u>1st</u>	<u>2nd</u>	$\underline{3^{rd}+}$	
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	

1	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§§ 102,</u> <u>202.2(f), 207,</u>	restricted by phy		ontrols of height,
2		<u>208</u>	applicable contr		her Codes, as well
3			elements and are	design guideline ea plans of the G the Planning De	eneral Plan, and
4	Accessory Dwelling Units	<u>§§102,</u>	<i>P</i> within the exis	ting building env	velope. 1 ADU
5		207(c)(4)	allowed in build	ings with 4 or fev	ver Dwelling Units. Dre Dwelling Units.
6				liminate or reduc	•
7	Homeless Shelters	<u>§§ 102, 208</u>	<u>Density limits re</u>		dministrative Code
0	Loss and Division of Dwelling Uni	<u>ts</u>		<u>Controls by Sto</u>	
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Un	its P per <u>§207.8</u>
12					
13	Zoning Category	<u>§ References</u>		<u>Controls</u>	
-	NON-RESIDENTIAL STANDAR	<u>DS AND USES</u>	5		
14	Development Standards				
15	Floor Area Ratio	<u>§§ 102, 123,</u>	2.5 to 1		
16		<u>124</u>	2.5 10 1		
17	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,999 sq</u> above	uare feet; C 3,00	0 square feet and
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not	-	set forth in Section
18		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>			Section 155.2. Car oject has 25 or more
19		<u>150, 100, 204.5</u>	parking spaces p	<u>per §166.</u>	•
20	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>		^e gross floor area eptions permittea	<u>t is less than 10,000</u>
20		<u>204.5</u>	<u>square jeen Exc</u>	epiions permitted	<u>i per gioi.</u>
21	Commercial Use Characteristics				
22	Drive-up Facility	<u>§102</u>	<u>NP</u>		
22	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
23	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.n	<u>n.</u>
24	Maritime Use	<u>§102</u>	<u>NP</u>	(1)	
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703	<u>[D]</u>	

	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in front; C if located elsewhere				
1	Walk-up Facility	<u>§102</u>	<u>P</u>				
2			<u>Controls by Story</u>				
•	Agricultural Use Category		1st	2nd	3rd+		
3	Agriculture, Neighborhood	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>		
4	Agriculture, Large Scale Urban	<u>202.2(c)</u> <u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
5	<u>Greenhouse</u>	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
6	Automotive Use Category						
7 8	Automotive Uses* §§102, 187.1, 202.2(b), 202.5, 202.5 NP NP		<u>NP</u>	<u>NP</u>			
	Automotive Repair			<u>NP</u>			
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
11	Parking Lot, Private	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
12	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Entertainment, Arts and Recreation	on Use Category	Category				
13	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
14	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
15	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
16	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
10	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
17	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
18	Industrial Use Category		1				
19	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	Institutional Use Category	0100					
20	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
21	<u>Child Care Facility</u> Hospital	<u>§102</u> §102	<u>P</u> NP	$\frac{P(2)}{NP}$	<u>P(2)</u>		
	<u>Medical Cannabis Dispensary</u>	<u>§102</u> <u>§§102,</u>	<u>NP</u> <u>DR</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>		
22		<u>202.2(e)</u>					
23	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
24	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>		
25	Sales and Service Use Category						

1	Retail Sales and Service Uses*	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>
•	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Bar</u>	<u>§§102.</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<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>
5	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
10	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
12	Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4 5	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Design Professional	<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>
17	Utility and Infrastructure Use C	<u>Category</u>			
18	Utility and Infrastructure *	<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>
19	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Not listed below				
21	(1) C required for ground floor reside		eet frontage is list	<u>ted in 145.4(b)</u>	
22	(2) C required for 13 or more children				
23	(3) C required for seven or more pers				
24	(4) GROUND FLOOR CONVERSION Boundaries: Valencia Street from 15	th Street to 24th St	reet.		ad an unitail uses at any
25	Controls: Conversion of existing group point within a period of three years pr				

conditional use authorization.

1

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

SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT. The 24th Street - Nick the deal Street Activity of the street of the s

- 8
 Mission District on 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
- 9 provides convenience goods to its immediate neighborhood as well as comparison shopping goods and

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

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

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

1	Housing development in new	v buildings is ei	ncouraged above the ground story. Housing density			
2	is not controlled by the size of the lot but by requirements to supply a high percentage of larger units					
3	and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story					
4	conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central					
5	location and accessibility to the City's transit network, accessory parking for Residential Uses is not					
6	<u>required.</u>					
7	<u>Table 763. 24TH STR</u>	<u>EET – MISSIO</u>	N NEIGHBORHOOD COMMERCIAL			
8	TRANSIT	DISTRICT ZO	DNING CONTROL TABLE			
9			24th Street - Mission NCT			
10	Zoning Category	<u>§</u> References	<u>Controls</u>			
11	BUILDING STANDARDS					
	<u>Massing and Setbacks</u>	-				
12	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	<u>40-X, 50-X, 105-E. See Height and Bulk Map Sheets</u> <u>HT07 and HT08 for more information. Height</u>			
13		<u>260, 261.1,</u> <u>270, 271. See</u>	sculpting required on Alleys per §261.1.			
14		<u>also Height</u> <u>and Bulk</u>				
15	5 Foot Height Bonus for Active Ground	<u>District Maps</u> <u>§ 263.20</u>	<u>P</u>			
16	<u>Floor Uses</u>					
47	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story if			
17		<u>10 (((()) 100</u>	it contains a Dwelling Unit: 25% of lot depth, but in			
18			<u>no case less than 15 feet</u>			
19	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.			
20	Ctrust Ensuring and Dublis Dealer	<u>132, 133</u>				
21	Street Frontage and Public Realm Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>			
	<u>Improvements</u>	<u>§130.1</u>				
22						
23						
24						

Planning Commission BOARD OF SUPERVISORS

1	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required: controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level
2			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
3			<u>historic buildings.</u>
4		0.145.4	
5	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on 24th Street for the entirety of the district</u>
6	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on 24th Street for the entirety of the</u> <u>district</u>
-	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
D	<u>Signs</u>	<u>\$\$ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
1		<u>608, 609</u>	
2	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> 608, 609, 610,	<u>NP</u>
3		<u>611</u>	
1	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
5		<u>Industry</u> <u>Element</u>	
j			I
	7 . 0 .	e	

17	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
18	RESIDENTIAL STANDARDS A	ND USES	
19	Development Standards		
13	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	80 square feet per unit if private, or 100 square feet per unit if common
20			
21	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> 156, 166, 204.5	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
22			when a project has 50 units or more per §166.
23	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at
24			least three Bedrooms.
25	Use Characteristics		
20	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

	Student Housing	<u>§ 102</u>	<u>P</u>		
1	Residential Uses	<u>x 102</u>	<u> </u>	Controls By St	ory
2			<u>1st</u>	<u>2nd</u>	$\underline{3^{rd}}$ +
3	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
4	Dwelling Units, Senior Housing, and Group Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> 208			ontrols of height,
5		200	applicable contr	ols of this and ot	her Codes, as well as applicable elements
6			and area plans of	of the General Pla anning Departme	an, and design
7	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)		ings with 4 or fev	ver Dwelling Units.
8			ADUs may not e	liminate or reduc	ore Dwelling Units. ce ground-story retail
9	Homeless Shelters	<u>§§ 102, 208</u>	or commercial s Density limits re		dministrative Code
10	Loss and Division of Dwelling Uni	<u>its</u>		Controls by St	ory
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Un	its P per <u>§207.8</u>
15			I		
16	Zoning Category	<u>§</u> References		<u>Controls</u>	
17	NON-RESIDENTIAL STANDAR	RDS AND USES	<u>S</u>		
18	Development Standards				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
20	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,499 sq</u> above	uare feet; C 2,50	0 square feet and
21	Off-Street Parking Requirements	<u>§§ 150, 151,</u> <u>161</u>			set forth in Section Section 155.2. Car
22			share spaces req parking spaces p		oject has 25 or more
23	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>		^c gross floor area eptions permitted	<u>is less than 10,000</u> per §161.
24	~	204.5			
25	<u>Commercial Use Characteristics</u> Drive-up Facility	<u>§102</u>	NP		
	Drive up I ucuny	<u>x102</u>	<u></u>		

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

	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
	Sales and Service Use Category	§102 C C C §102 P P(3) P(3)			
3	<u>Retail Sales and Service Uses*</u>		<u>P</u>	<u>NP</u>	<u>NP</u>
4	Adult Business		<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Bar	<u>202.2(a)</u>			
	<u>Gym</u>	<u>§102</u>			<u>NP</u>
7	<u>Hotel</u>	<u>§102</u>			<u>NP</u>
8	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
U	<u>Liquor Store</u>	<u>§102</u>		<u>NP</u>	<u>NP</u>
9	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Motel</u>		<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Restaurant</u>		<u>C</u>	<u>NP</u>	<u>NP</u>
12	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
13	Services, Health	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	Utility and Infrastructure Use Ca	<u>itegory</u>			
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
20	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
		<u>§102</u>	NP	NP	NP
21	Public Utilities Yard	<u>§102</u>	<u>1<u>11</u></u>	<u>1 V I</u>	<u>101</u>
21 22	<u> Public Utilities Yard</u> <u>* Not listed below</u>	<u>§102</u>	<u>101</u>	<u>111</u>	<u>1<u>v1</u></u>

23 (2) C required for 13 or more children

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

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

A		11 1	11 1 1	Church Streets to	1	1	1
1	stroot narving	י מחם והממוחס הח	Market and	I nurch Ntroots to	ηγοςογνο αηά	onnanco tho	noaostrian_
1	sireer parking	und todding on	manner ana		preserve unu	chinance inc	peacsman

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

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL

TRANSIT DISTRICT ZONING CONTROL TABLE

19			<u>Upper Market Street NCT</u>
10	Zoning Category	<u>§ References</u>	<u>Controls</u>
20	BUILDING STANDARDS		
21	Massing and Setbacks		
_ .	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheet HT07 for
22		<u>106, 250—252,</u> 260, 261.1, 270,	<i>more information. Height sculpting required on</i> <i>Alleys per §261.1.</i>
23		<u>271. See also</u>	<u>1</u>
20		<u>Height and Bulk</u>	
24		<u>District Maps</u>	
25	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>

Zoning Category	<u>§ References</u>	<u>Controls</u>
	I	1
	<u>Element</u>	
	<u>Commerce and</u> <u>Industry</u>	
Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
	<u>611</u>	
	<u>604,</u> 608, 609, 610,	
General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
	$\overline{607, 607.1, 608,}$ 609	
<u>Signs</u>	<u> </u>	<u>As permitted by § 607.1 and the Upper Market S</u> <u>Special Sign District in § 609.12</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Planned Unit Development	<u>§ 304</u>	
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet</u> above
<u>Miscellaneous</u>		
		<u>Noe to Market Streets</u>
<u>yenicum Access Restrictions</u>	<u>× 155(1)</u>	Castro Street. CU required on Duboce Street fr
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>the Upper Market NCT</u> Prohibited on Market Street from Embarcadero
Ground Floor Commercial	<u>§ 145.4</u>	Market Street and Church Street for the entiret
		for historic buildings.
		level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permi
		ground floor ceiling height, street-facing ground
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parkin</u> setbacks, parking and loading entrances, active
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage and Public Red		Desident
	<u>132, 133</u>	
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less the state of the state
<u>Rear Yard</u>	$\frac{\$\$ 130, 134,}{124(z)(z)}$	<u>Required at Grade level and at each succeeding</u>

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

Zoning Category	<u>§ References</u>		<u>Controls</u>	<u>.</u>
		· · · · · · · · · · · · · · · · · · ·	•	
Division of Dwelling Units	<u>§207.8</u>	Division of ex	isting Dwelling U	nits P per <u>§207.8</u>
Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u><u>C</u></u>	<u>NP</u>
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Loss and Division of Dwelling Un	<u>nits</u>		<u>Controls by S</u>	tory
Homeless Shelters	<u>§§ 102, 208</u>		regulated by the	Administrative Cod
		retail or comm	nercial space.	
			ildings with 5 or r t eliminate or red	nore Dwelling Uni
Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)		<u>xisting building en</u> ildings with 4 or f	<u>nvelope. 1 ADU</u> Tewer Dwelling Uni
		Planning Dep	artment.	
			nes, applicable el eneral Plan, and	l <u>ements and area</u> design review by tl
		of this and oth	ner Codes, as well	as by applicable
<u>Group Housing.</u>	<u>207, 208</u>		* *	<u>eight, bulk, setback</u> • applicable contro
Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f).</u>	No density lim	uit by lot area. De	nsity restricted by
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Kesideniidi Oses</u>		1 st	$\frac{Controls By S}{2^{nd}}$	$3^{rd}+$
<u>Student Housing</u> Residential Uses	<u>§ 102</u>	<u>P</u>	Controls By S	Story
Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
<u>Use Characteristics</u>		1		
		<u>Bedrooms.</u>		
Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwell	ing Units shall co	
			<u>share spaces are</u>) units or more pe	
		Bike parking	required per § 15.	5.2. If car parking
				<u>ces per Dwelling U</u> per Dwelling Unit

Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling Units P per §207.8
Zoning Category	<u>§ References</u>	<u>Controls</u>
NON-RESIDENTIAL STAN	DARDS AND USES	
<u>Development Standards</u>		
Floor Area Ratio	<u>§§ 102, 123,</u>	<u>3.0 to 1</u>
	<u>124</u>	
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,999 square feet; C 3,000 square feet and</u>
		<u>above</u>

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

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

	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>* Not listed below</u>				
3	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)				
4	(2) C required for 13 or more children				
5	(3) C required for seven or more persons	<u>.</u>			
6	(4) UPPER MARKET STREET LIQUOR Boundaries: Applicable to the Upper Ma	erket Street Neighb	orhood Comme	rcial Transit Dis	
7	<u>Controls: A Restaurant Use may only add</u> if, in addition to the criteria set forth in S	ection 303, the Pla	unning Commiss	sion finds that th	e Restaurant is
8	operating as a Bona Fide Eating Place. S length of time, the conditional use author				<u>Eating Place for any</u>
9	(5) FRINGE FINANCIAL SERVICE RES				
10	Boundaries: The FFSRUD and its 1/4 m Street NCT Neighborhood Commercial I	District.		* *	
11	<i>Controls:</i> Within the FFSRUD and its 1/ Outside the FFSRUD and its 1/4 mile bug subsection 249.35(c)(3).				
12	(6) C if a Macro WTS Facility; P if a Mic	ero WTS Facility.			
13	(7) Within the Upper Market Street Neigh				
14 15	operating under a Conditional Use authon has not been in Residential use within the Bar use and the upper floor already exist	e previous five yea	rs, (b) an intern	al staircase cont	necting the ground floor
16	(8) Within the Upper Market Neighborh considered an accessory use and up to t				
17	Arcade use.				
18	SEC. 780.1. LAKESHORE PLA	AZA SPECIAL	USE DIST	RICT.	
19	* * * *				
20	(b) Controls. The <i>foll</i> .	owing controls	for the NC-	S District, as	set forth in Sections
21	713.10 through 713.95 of this Cod	de, shall apply	to the Lake	shore Plaza	Special Use District,
22	except as provided below:				
23	* * * *				
24					
25					

SEC. 780.2. BAYSHORE-HESTER SPECIAL USE DISTRICT.

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(b) **Controls.** All of the controls for the NC-S District, as set forth in Sections 713.10 through 713.95 of this Code, shall apply to the Bayshore-Hester Special Use District, except 4

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

6 7

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9

10

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

11 SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

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

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

3 *Controls.* The following provisions shall apply within such *dD*istrict: (c)Restaurants, as defined in Section 790.91 of this Code Limited Restaurant, and 4 (a)(1)Bars uses as defined in Section 790.22 of this Code may be permitted as a eConditional μ Use on 5 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)*, or by a permitted principal use under Section 722 (North Beach Controls); or the same use as that 10 being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections 11 12 186.1(*d*) or 178(*d*) of this Code; and provided further that the following shall apply: 13 (A) 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 18 (C) A Limited Restaurant may occupy a space that is currently or was last 19 legally occupied by a Limited Restaurant, Restaurant or Bar. 20 (2) a vacant space last occupied by a nonconforming use or a permitted 21 cConditional uUse under Section 722 (North Beach Controls) that has been discontinued or abandoned 22 pursuant to Section 186.1(d) or Section 178(d) of this Code. 23 (b) For purposes of this Section, a Basic Neighborhood Sale or Service shall mean a use 24 within the North Beach Neighborhood Commercial District that provides goods and/or services which 25

2

for consumption on or off the premises.

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

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

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SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT.

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

(a) (1) Restaurants and Limited-Restaurants, as defined in Sections 790.90 and
 790.91 of this Code, are permitted as *c*Conditional *u*Uses on the *f*First *s*Story and below.

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

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

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

18 FORMULA RETAIL EATING AND DRINKING SUBDISTRICT.

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

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

- (a) (1) A <u>rR</u>etail <u>uUse</u>, as defined in Section 790.102(g) of this Code, that is a pet
 supply store and also a <u>fF</u>ormula <u>rR</u>etail use, as defined in Section 303.1 of this Code, shall
 not be permitted in this <u>sS</u>ubdistrict. For purposes of this section, a "pet supply store" shall be
 defined as a <u>rR</u>etail <u>uUse</u> which devotes more than 50% of its <u>eO</u>ccupied <u>fF</u>loor <u>Area</u> <u>space</u> to
 pet food, toys, apparatus, and similar pet items for sale.
- 7 (2) An <u>eE</u>ating and <u>dD</u>rinking use, <u>as defined in Section 790.34 of this Code</u>, that
 8 is also a <u>fF</u>ormula <u>rR</u>etail use, <u>as defined in Section 303.1 of this Code</u>, shall not be permitted in
 9 this <u>sS</u>ubdistrict.
- 10 (b) (3) The provisions of Sections 180 through 186.1 of this Code shall govern 11 fFormula rRetail pet supply stores and eating and drinking uses which existed lawfully at the 12 effective date of this Code in this sSubdistrict.

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

- (a) <u>Purpose.</u> In order to preserve the mix and variety of goods and services provided
 to the Mission neighborhood and City residents and prevent further proliferation of formula
 retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict,
 generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall
 Streets, as designated on Sectional Map 7SU of the Zoning Map.
- 19 (b) <u>Controls.</u> The following provisions shall apply within such sSubdistrict:
- 20 (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 21 *Uuses*, as defined in Planning Code Section 303.1, shall not be permitted in this *s*Subdistrict. 22 23 (b)(2)The provisions of Sections 180 through 186.1 of this Code shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective 24 date of this Code in this *s*Subdistrict. 25

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

- 3 *Purpose.* In order to preserve the unique mixture of local, citywide and regional (a)sales and services in the North Beach area, there shall be a North Beach Financial Service, 4 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 *s*Subdistrict: 9 (a) (1)A <u>fF</u>inancial <u>sService</u>, as defined in Section 790.110 of this Code, shall not be 10 permitted in this subdistrict. 11 (b)or a A ILimited fFinancial sService, as defined in Section 790.112 of this Code, shall 12 not be permitted in this *sSubdistrict*. 13 (2)A business Retail or *p*Professional sService, Design Professional and Trade (c)Office, as defined in Section 790.108 of this Code, shall not be permitted in this s. Subdistrict on the 14 15 *fF*irst *sS*tory. 16 (3)The provisions of Sections 180 through 186.1 of this Code shall govern 17 <u>fF</u>inancial <u>sS</u>ervices, <u>IL</u>imited <u>fF</u>inancial <u>sS</u>ervices, <u>and business</u> <u>Retail or pP</u>rofessional 18 sServices, Design Professional and Trade Offices that which existed lawfully at the effective date 19 of this Code in this *s*Subdistrict. SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT. 20 Purpose. In order to preserve the unique mixture of sales and services in the 21 *(a)* 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 cross streets, between Webster and Broderick Streets, as designated on Sectional Map 2SU 24
- 25 of the Zoning Map.

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

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

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

8

SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

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

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

1	Ashbury neighborhood, tThe Haight Street Alcohol Restricted Use Subdistrict (Haight Street
2	Alcohol RUSD) is hereby established with boundaries coterminous with the Haight Street
3	Neighborhood Commercial District as designated on Sectional Maps numbers 6 ZN06 and
4	<u>ZN07</u> . The Haight Street Alcohol RUSD is designated on <u>Section</u> <u>Sectional</u> Map <u>s</u> Numbers 6SU
5	<u>SU06</u> and 7SU <u>SU07. These controls shall also apply within¹/4-mile of the Haight Street Alcohol RUSD</u>
6	to nonconforming Commercial Uses in R Districts pursuant to Section 186 and in NC-1 Districts
7	pursuant to Section 710 of this Code.
8	(c) <u>Controls.</u>
9	(1) <u>Definitions.</u>
10	(A) A "liquor establishment" shall mean any enterprise selling alcoholic
11	beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant
12	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	<u>59, 60, 61, 67, 70 or 75.</u>
20	(C) An "off-sale liquor establishment" shall mean a Liquor Store use.
21	(D A "prohibited liquor establishment" shall mean any establishment selling
22	alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street
23	Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
24	or off-site consumption, so long as otherwise lawful.
25	

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

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

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

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

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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	(c) (d) Fringe Financial Services. In addition to all other applicable controls set
11	forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within
12	the Fringe Financial Service Restricted Use District established by Section 249.35 and are
13	subject to the controls and exemptions set forth in Section 249.35.
14	SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.
15	* * * *
16	(b) Establishment of the Lower Haight Street Alcohol Restricted Use District.
17	In order to preserve the residential character and the neighborhood-serving commercial uses
18	of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street
19	Alcohol RUD) is hereby established for the following:
20	(1) Properties in the Neighborhood Commercial Cluster District located
21	generally along Haight Street at Scott Street;
22	(2) Properties in the Neighborhood Commercial Cluster District located
23	generally along Haight Street at Pierce Street;
24	(3) Properties in the Small-Scale Neighborhood Commercial District located
25	generally along Haight Street at and between Steiner and Webster Streets.

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

1	(a) (b) Controls. In this sSpecial #Use dDistrict, 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 <u>R</u> estaurant, as defined in Section 790.91, a bBar, as defined in Section		
5	790.22, <u>Nighttime Entertainment,</u> and other <u>General e</u> Entertainment , as defined in Section 790.38, up		
6	to 6,999 gross square feet in use size of Gross Floor Area shall be pPermitted #Uses on the		
7	<i>±<u>T</u>hird <u></u>s<u>S</u>tory and above.</i>		
8	(c) (2) An θO utdoor aA ctivity aA real operated by a permitted rR estaurant, bB ar,		
9	<u>Nighttime Entertainment,</u> or other <u>General</u> <u>eE</u> ntertainment use , as defined by Sections 145.2 and		
10	$\frac{790.70}{5}$ shall be a <u><i>p</i>P</u> ermitted <u><i>uU</i>se on the <i>tT</i>hird <u>sS</u>tory and above if located contiguous to the</u>		
11	Market Street front property line, subject to the following restrictions:		
12	(1) (A) Hours of operation of the ∂O utdoor aA ctivity aA rea shall be no later		
13	than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and		
14	evenings before a holiday.		
15	(2) (B) The noise associated with any amplified music, outdoor speakers,		
16	or other devices located in the outdoor activity area shall not exceed a noise level more than		
17	eight dBA above the local ambient at any point outside of the property plane, as defined by		
18	Chapter 29 of the Police Code.		
19	SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.		
20	* * * *		
21	(c) 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		

Planning Commission BOARD OF SUPERVISORS 2 of this Code, or 3 (B) operates as a General Grocery or Specialty Grocery use an "other retail sales and service"use that sells general groceries or specialty groceries, as defined in Planning 4 Code Section 790.102(a) or (b), respectively. 5 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

operates as a Bona Fide Eating Place, as defined in Section 790.142

- 9 *Planning Code Section 790.22.*
- 10

1

(d) **Controls.**

(A)

No new on-sale or off-sale liquor establishment shall be permitted in the 11 (1)12 Lower Polk Street Alcohol Restricted Use District; provided that a liquor establishment located 13 in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to 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 Restricted Use District shall not transfer any alcohol license to a liquor establishment located 16 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 *#Use permit authorization* for the new liquor 20 establishment.

(2) Whenever a liquor establishment has discontinued its use for a
continuous period of one year or more, the liquor establishment shall be deemed to have
abandoned its use as a liquor establishment; provided that a break in continuous operation
shall not be interpreted to include the following, as long as the location of the establishment
does not change, the square footage used for the sale of alcoholic beverages does not

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

1	790.110 shall refer to Section 102, Financial Service

- 2 <u>790.114 shall refer to Section 102, Health Service</u>
- 3 <u>790.116 shall refer to Section 102, Personal Service</u>
- 4 <u>790.117 shall refer to Section 102, Self-Storage</u>

5 Any other discrepancy between an Article 1, or 2 or 7 references in this Section of the Code

6 and the actual or intended reference shall be arbitrated by the Zoning Administrator on a

7 case-by-case basis. Any other discrepancy between an Article 1, and 2, or 7 references in this

8 Section of the Code and the actual or intended reference shall be arbitrated by the Zoning

9 Administrator on a case-by-case basis.

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

11 DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.

- 12
- * * * *

(b) Use Limitations. Uses in Eastern Neighborhood Mixed Use Districts and South
 of Market Mixed Use Districts are either <u>Principally Permitted</u>, <u>eConditional</u>, <u>aA</u>ccessory,
 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 *#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. (B) Conditional Uses. Conditional uses are permitted in an Eastern 24 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by 25

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

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

3

* * * *

*

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

6

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

- 12 (4) The owner(s) of $d\underline{D}$ welling \underline{U} nits authorized pursuant to this $\underline{S}\underline{s}$ ubsection 13 (*a*) shall submit an annual enforcement report to the City, along with a fee whose amount shall 14 be determined periodically by the Planning Commission to pay for the cost of enforcement of 15 this $\underline{S}\underline{s}$ ubsection. The fee shall not exceed the amount of such costs. The annual report shall 16 provide information regarding rents, mortgage payments, sales price and other housing costs, 17 annual household income, size of household in each dwelling unit, and any other information 18 the City may require to fulfill the intent of this $\underline{S}\underline{s}$ ubsection.
- 19
- 20

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

22 (a) **Preservation of Historic Buildings Within the South of Market Mixed Use** 23 **Districts.** Within the South of Market Mixed Use Districts, any use which is permitted as a 24 principal or eC onditional #Use within the SSO District, excluding #N ighttime eE ntertainment 25 use, may be permitted as a eC onditional #Use in (a) (1) a landmark building located outside a

1 designated historic district, (b) (2) a contributory building which is proposed for conversion to 2 *eO*ffice use of an aggregate gross square footage of 25,000 or more per building and which is 3 located outside the SSO District yet within a designated historic district, or (c) (3) a building designated as significant or contributory pursuant to Article 11 of this Code and located within 4 5 the Extended Preservation District. For all such buildings the following conditions shall apply: 6 (1) the provisions of Sections 316 through 318 of this Code must be met; (2) in addition to the 7 eConditional #Use criteria set out in Sections-303(c)(6) and 316 through 316.8, it must be 8 determined that allowing the use will enhance the feasibility of preserving the landmark, 9 significant or contributory building; and (3) (2) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads 10 and forces which are in effect at the time of the application for conversion of use. 11 12 A contributory building which is in a designated historic district outside the SSO District may 13 be converted to any use which is a pPrincipal μU se 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, occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted, 24 25 conditional, accessory, temporary or are not permitted. If there are two or more uses in a

* * *

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

4

(1) **Permitted Uses.**

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

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

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 *eC*onditional *#U*se authorization. This Section shall not authorize a change in use if the new
18 use or uses are otherwise prohibited.

19

Section 5. 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 deletes the current Zoning Control Tables and other provisions of Article 7 of 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.

4

Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors 5 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 By: 15 JUDITH A. BOYAJIAN Deputy City Attorney 16 n:\legana\as2017\1600365\01164569.docx 17 18 19 20 21 22 23

- 24
- 25

1	[Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables]
2	
3	Ordinance amending Article 7 of the Planning Code to delete Zoning Control Tables
4	that are superseded by new Zoning Control Tables in a companion ordinance and to
5	delete duplicate definitions previously relocated to Article 2 and related outdated text;
6	affirming the Planning Department's determination under the California Environmental
7	Quality Act; and making findings of consistency with the General Plan and the eight
8	priority policies of Planning Code Section 101.1.
9	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
10	Additions to Codes are in <i>single-underline italics Times New Roman font</i> . Deletions to Codes are in <i>strikethrough italics Times New Roman font</i> .
11	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.
12	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
13	
14	Be it ordained by the People of the City and County of San Francisco:
15	
16	Section 1. Findings.
17	(a) The Planning Department has determined that the actions contemplated in this
18	ordinance comply with the California Environmental Quality Act (California Public Resources
19	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20	Supervisors in File No and is incorporated herein by reference. The Board
21	affirms this determination.
22	(b) On, the Planning Commission, in Resolution No,
23	adopted findings that the actions contemplated in this ordinance are consistent, on balance,
24	with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
25	

Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
the Board of Supervisors in File No. ______, and is incorporated herein by reference.

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

7

Section 2. The Planning Code is hereby amended by deleting Sections 701.3, 703.1,
703.3, 703.5, 709, 790, 790.2, 790.4, 790.6, 790.8, 790.8, 790.10, 790.12, 790.14, 790.15,
790.16, 790.17, 790.18, 790.22, 790.30, 790.34, 790.34, 790.38, 790.44, 790.46, 790.47,
790.48, 790.50, 790.51, 790.54, 790.55, 790.56, 790.60, 790.62, 790.64, 790.68, 790.69,
790.70, 790.80, 790.88, 790.90, 790.91, 790.100, 790.102, 790.104, 790.106, 790.107,
790.108, 790.110, 790.111, 790.112, 790.114, 790.116, 790.117, 790.118, 790.122, 790.123,
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*

1 //

102.35(a) shall refer to Section 102, Neighborhood Agriculture

- 2 *102.35(b) shall refer to Section 102, Large Scale Urban Agriculture.*
- 3 Any other discrepancy between an Article 1 or 2 references in this Section of the Code and the
- 4 *actual or intended reference shall be arbitrated by the Zoning Administrator on a case-by-case basis.*
- 5 SEC. 703.1. BUILDING STANDARDS.
- 6 Building standards are controls which regulate the general size, shape, character, and design of
- 7 *development in Neighborhood Commercial Districts. They are set forth or summarized and cross-*
- 8 *referenced in the zoning control categories as listed in Paragraph (a) below in Sections 710.10 through*
- 9 729.94 of this Code for each district class.
- 10 (a) Building Standard Categories. The building standard categories which govern
- 11 Neighborhood Commercial Districts are listed below by zoning control category and number and
- 12 *cross-referenced to the Code Section containing the standard and the definition.*

No.	Zoning Control Categories for Building Standards	Section Number of Standard	Section Number of Definition
.10	Height and Bulk	Zoning Map	§§ 102.11, 102.18, 263.20, 270
.11	Lot Size [Per Development]	§ 121.1	§§ 121(c), 790.56
.12	Rear Yard	§ 134(a)(e)	§ 134
.13	Street Frontage	§ 145.1	
.14	Awning	§ 136.1(a)	ş 790.20
.15	Canopy	§ 136.1(b)	§ 790.26
.16	<i>Marquee</i>	§ 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 4	.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
5 6	. 23	Off Street Freight Loading	§ 152	§ 150
7	.30	General Advertising Sign	§ 607.1(e)	§ 602.7
8	.31	Business Sign	§ 607.1(f)	§ 602.3
9 10	.32	Other Signs	§ 607.1(c), (d)-(g)	§§ 602.9, 602.17, 602.20
11	. 91	Residential Density, Dwelling Units	§ 207.4	§ 207.1
12	. 92	Residential Density, Group Housing	§ 208	ş 208
13 14	. <u>93</u>	Usable Open Space	§ 135(d)	§ 135
15	.94	Off Street Parking, Residential	§ 151	§ 150
16 17	SEC.	703.3. FORMULA RETAIL USES. (a) The Formula Retail controls set j	forth in Section 303.1 of t	his Code apply to all
18	Neigh	nborhood Commercial Districts in Article	7 of this Code.	
19		(b) Formula Retail Uses Permitted.	Any use permitted in a N	eighborhood Commercial
20	<i>Distr</i>	ict that is a "Formula Retail use" as define	ed in Section 303.1 of this	Code is hereby permitted.
21	SEC.	703.5. OPERATING CONDITIONS.		
22		(a) Eating and Drinking Uses. Such	i businesses shall operate	in accordance with the
23	follov	ving conditions:		
24		(1) The business operator sh	all maintain the main entr	rance to the building and a
25	sidew	valks abutting the subject property in a clea	an 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.
25	

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	D
25	P- Permitted as a principal use.

1	<i>C</i>	Permitted as a conditional use, subject to the provisions set forth in Sections 178, 179,
2		and 316 through 316.8 of this Code.
3		A blank space on the table or the symbol "NP" indicate that the use or feature is not
4		permitted. Unless a use or feature is permitted or required as set forth in the Zoning
5	-	Control Tables or in those sections referenced in Section 799 of this Code, such use or
6		feature is prohibited, unless determined by the Zoning Administrator to be a permitted use
7		pursuant to Section 307(a) of this Code.
8 9	<i>+t</i>	See specific provisions listed by section and zoning category number at the end of the
10	// _	table.
11	1st –	1st story and below
12	2nd -	2nd story
13 14	3rd+	3rd story and above
15	((e) At the end of each table, footnotes to zoning control categories marked with the symbol
16	<u>"#" prov</u>	vide additional controls and/or references for additional controls applicable to certain portions
17	of distri	cts as identified and/or referenced therein.
18	ť	f) All uses, buildings and features in NC Districts shall comply with all controls set forth
19	for the a	listrict in which they are located. Where different controls conflict or overlap within the same
20	NC Dist	rict, the use, building or feature shall abide by the most restrictive of all controls. For example,
21	in an N (C-2 District, a residential unit on the second story is proposed for conversion into a business
22	service.	Residential conversions at the second story in an NC-2 District require conditional use
23	authoriz	ation under Section 711.38, while business services at the second story in an NC-2 District are
24	<i>permitte</i>	ed as principal uses under Section 711.53. Following the most restrictive control, the applicant
25		

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.*

24

25

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.
25	

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	<u>SEC. 790.22. BAR.</u>
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.
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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 wash, as defined in Sections 790.14, 790.15, 790.17 and 790.18 of this Code. 4 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 Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as 10 defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from 11 12 another adult entertainment use. 13 SEC. 790.38. ENTERTAINMENT, OTHER. A retail use, other than adult entertainment, as defined in Section 790.36 of this Code, which 14 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*

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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 garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling 11 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.

The permitted hours during which any commercial establishment, not including automated teller machines, may be open for business.

(a) Other restrictions on the hours of operation of movie theaters, adult entertainment, and
 other entertainment uses, as defined in Sections 790.64, 790.36, and 790.38 of this Code, respectively,
 shall apply pursuant to provisions in Section 303(c)(5), when such uses are permitted as conditional
 uses.

- (b) Exception for Pharmacies. For purposes of this Section, "pharmacy" shall mean a retail 5 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. Not withstanding anything to the 9 contrary in this Code, a pharmacy may operate on a 24-hour basis as a permitted use provided that the following conditions are met during any period between 11:00 p.m. and 6:00 a.m. in which the 10 pharmacy is open for business: 11 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 - The pharmacy provides prescription drugs for retail sale; and (2)15 The pharmacy provides adequate lighting and security for the safety (3)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:*
- (a) Assembly and Social Service. A use which provides social, fraternal, counseling or
 recreational gathering services to the community. It includes a private noncommercial club house,
- 25

lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an 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.*
- (b) Residential Care. A medical use which provides lodging, board and care 24 hours or
 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
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1	home, or home for the treatment of the addictive, contagious, or other diseases or physiological
2	disorders.
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4	SEC. 790.54. LIGHT MANUFACTURING, WHOLESALE SALES.
5	A commercial use, including light manufacturing or wholesale sales, as defined in Subsections
6	(a) and (b) below.
7	(a) Light Manufacturing. A nonretail use which provides for the fabrication or production
8	of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises,
9	primarily involving the assembly, packaging, repairing, or processing of previously prepared
10	materials, when conducted in an enclosed building having no openings other than fixed windows or
11	exits required by law located within 50 feet of any R District. Light manufacturing uses include
12	production and custom activities, usually involving individual or special design, or handiwork, such as
13	the following fabrication or production activities defined by the Standard Industrial Classification
14	Code Manual as light manufacturing uses:
15	(1) Food processing, not including mechanized assembly line production of canned
16	or bottled goods;
17	(2) Apparel and other garment products;
18	(3) Furniture and fixtures;
19	(4) Printing and publishing of books or newspapers;
20	(5) Leather products;
21	(6) Pottery;
22	(7) Glass blowing;
23	(8) Measuring, analyzing, and controlling instruments; photographic, medical and
24	optical goods; watches and clocks.
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1 It shall not involve the chemical processing of materials or the use of any machine that has 2 more than five horsepower capacity, nor shall the mechanical equipment required for the use, together 3 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. 4 It shall be distinct and separate from a trade shop, as defined in Section 790.124 of this Code. It 5 6 shall not include other general or heavy manufacturing uses, not described in this Subsection (a). 7 (b) Wholesale Sales. A nonretail use which exclusively provides goods or commodities for 8 resale or business use, including accessory storage. It shall not include a nonaccessory storage 9 warehouse. 10 SEC. 790.55. LIOUOR STORE. A retail use which sells beer, wine, or distilled spirits to a customer in an open or closed 11 12 container for consumption off the premises and which needs a State of California Alcoholic Beverage 13 Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general). This classification 14 shall not include retail uses that: 15 (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 16 17 to alcoholic beverages that is within the accessory use limits set forth in Section 703.2(b)(1)(C)(vi); or 18 (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 19 limits as set forth in Section 204.2 or 703.2(b)(1)(C) of this Code, depending on the zoning district in 20 21 which the use is located. For purposes of Planning Code Sections 249.5, 781.9, 782, and 784, the retail uses 22 23 explicitly exempted from this definition as set forth above shall only apply to general grocery and 24 specialty grocery stores that exceed 5,000 s/f in size, that do not: 25

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	<u>Health Code.</u>
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.
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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. A use may be more or less neighborhood-serving depending upon its trade area. Uses which, 4 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), whether a business is neighborhood-serving depends on the size of the establishment: the larger the 11 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 availability of other similar establishments in other neighborhoods: the more widespread the use, the 14 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. SEC. 790.70. OUTDOOR ACTIVITY AREA. 19 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 establishment including, but not limited to, sitting, eating, drinking, dancing, and food-service 22 23 activities. SEC. 790.80. PUBLIC USE. 24

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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 offices of government agencies), public libraries, police stations, transportation facilities, utility 4 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 Community Recycling Collection Center. A public use, which collects, stores or (a)10 handles recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper products, plastic and other materials which may be processed and recovered, if within a completely 11 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 hours are limited to 9:00 a.m. to 7:00 p.m. daily. It does not include the storage, exchange, packing, 14 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.

19A use which provides housing for San Francisco residents, rather than visitors, including a20dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as21defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.22Notwithstanding the foregoing, use of a dwelling unit as a Short-Term Residential Rental in compliance23with Administrative Code Section 41A.5 shall not alter the use type as a residential use.24(a)0Dwelling 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.

1	A retail eating or eating and drinking use which serves foods to customers for consumption on
2	or off the premises and which has seating. It may have a Take-Out Food use as defined by Planning
3	Code Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor
4	sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so
5	it shall be required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct
6	and separate from a Limited-Restaurant as defined in Section 790.90. This use must comply with the
7	controls set forth in Section 703.5.
8	It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1)
9	so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor
10	seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in
11	this Code.
12	SEC. 790.100. SALES AND SERVICES, NONRETAIL.
13	A commercial use which provides goods and/or services, including light manufacturing,
14	wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106 of this Code,
15	respectively, exclusively to the business community and not to the general public.
16	SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.
17	A retail use which provides goods and/or services but is not listed as a separate zoning category
18	in zoning category numbers .41 through .63 listed in Article 7 of this Code, including but not limited to,
19	sale or provision of the following goods and services:
20	(a) General groceries. As used herein, general groceries means:
21	(1) An individual retail food establishment that:
22	(A) Offers a diverse variety of unrelated, non-complementary food and non-
23	food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,
24	frozen foods, household products, and paper goods;
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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	(1) 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.

1	A nonretail use which provides executive, management, administrative, and clerical services
2	and support related to philanthropic activities that serve non-profit institutions and organizations; such
3	philanthropic activities may include funding and support of educational, medical, environmental,
4	cultural, and social services institutions and organization. Such uses:
5	(a) May not be located on the first story of buildings, where the most recent prior use of
6	which was any use other than residential or office; and
7	(b) May be located in a single undivided space not physically separated from a residential
8	use; provided that:
9	(1) Any Residential Conversion above the first story, associated with, or following,
10	commencement of such use shall be considered a conditional use requiring approval pursuant to
11	Section 703.2(b)(1)(B); and
12	(2) Any loss of dwelling units described in Section 317 shall require approval as
13	provided in Section 317.
14	SEC. 790.108. SERVICE, BUSINESS OR PROFESSIONAL.
15	A retail use which provides to the general public, general business or professional services,
16	including but not limited to, architectural, management, clerical, accounting, legal, consulting,
17	insurance, real estate brokerage, and travel services.
18	It also includes business offices of building, plumbing, electrical, painting, roofing, furnace or
19	pest control contractors, if no storage of equipment or items for wholesale use are located on-site. It
20	may also include incidental accessory storage of office supplies and samples. Parking, loading and
21	unloading of all vehicles shall be located entirely within the building containing the use.
22	It may provide services to the business community, provided that it also provides services to the
23	general public. Otherwise, it shall be considered a nonretail service, as defined in Section 790.100 of
24	this Code.

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1	It does not include research service of an industrial or scientific nature in a commercial or
2	medical laboratory, other than routine medical testing and analysis by a health-care professional or
3	hospital.
4	SEC. 790.110. SERVICE, FINANCIAL.
5	A retail use which provides banking services and products to the public, such as banks, savings
6	and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of
7	gross floor area. Any applicant for a financial service use shall provide the Planning Department with
8	a true copy of the license issued to it by the State of California.
9	SEC. 790.111. SERVICE, FRINGE FINANCIAL.
10	A retail use that provides banking services and products to the public and is owned or operated
11	by a "check casher" as defined in California Civil Code Section 1789.31, as amended from time to time,
12	or by a "licensee" as defined in California Financial Code Section 23001(d), as amended from time to
13	time. Any applicant for a fringe financial service use shall provide the Planning Department with a true
14	copy of the license issued to it by the State of California.
15	SEC. 790.112. SERVICE, LIMITED FINANCIAL.
16	A retail use which provides banking services, when not occupying more than 15 feet of linear
17	frontage or 200 square feet of gross floor area. Automated teller machines, if installed within such a
18	facility or on an exterior wall as a walk-up facility, are included in this category; however, these
19	machines are not subject to the hours of operation, as defined in Section 790.48 of this Code and set
20	forth in zoning category number .27 listed in Article 7 of this Code for each district. Any applicant for a
21	limited financial service use shall provide the Planning Department with a true copy of the license
22	issued to it by the State of California.
23	SEC. 790.114. SERVICE, MEDICAL.
24	A retail use which provides medical and allied health services to the individual by physicians,
25	surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other
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BOARD OF SUPERVISORS

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.
9	
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.
25	

(a) First Story. The highest building story with a floor level which is not more than six feet
 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 finished surface of the ground, paving or sidewalk at the property line located along primary frontage, 4 i.e., any street frontage between two consecutive streets or alleys where the total street frontage is 5 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, grade shall be taken at the surface of the ground, paving or sidewalk along the building frontage. 11 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. Second Story. The story above the first story. 14 (b-Third Story and Above. The story or stories above the second story and below the 15 (c)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.
- A retail eating or eating and drinking use without seating which provides ready-to-eat food to a
 high volume of customers, who carry out the food for off-premises consumption. It sells in disposable
 wrappers or containers ready-to-eat food which is prepared on the premises and generally intended for
 immediate consumption off the premises.
 It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.
 It does not include retail 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 Paraphernalia Establishments shall mean retail uses where Tobacco Paraphernalia is sold, distributed, 11 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 San Francisco Health Code, are not Tobacco Paraphernalia Establishments. 19

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.
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For information about compliance with the requirements for amplified sound, including music 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.*
- *For information about compliance, contact the Bureau of Street Use and Mapping, Department 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.
25	

(c) Notice. Once the Department has determined that the application is complete, a 30-day notice of application shall be mailed to owners and occupants within a 300 foot radius of the subject property. Notice shall be posted on the project site for no less than 30 days.

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(d) **Hearing.** A Mandatory Discretionary Review hearing will be scheduled at the Planning Commission, which may choose to exercise its discretionary review powers and disapprove, modify, or approve the dispensary.

- *(e)* Signage. Signage for the medical cannabis dispensary shall be limited to one wall sign *not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area; such signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical cannabis dispensary has no exterior wall sign, shall include the following language: "Only individuals with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required text shall be a minimum of two inches in height.*
- (f) Abandonment. If an MCD closes for a duration longer than 18 months or if the MCD's
 license is revoked by DPH pursuant to Health Code Section 3315, the MCD will be considered
 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 Equation is a statement of the 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.
- A place which is regularly and in a bona fide manner used and kept open for the service of
 meals to guests for compensation and which has suitable kitchen facilities connected therewith,
 containing conveniences for cooking of an assortment of foods which may be required for ordinary
 meals.
- 25

(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.*

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25		~ ^

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25					

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5		
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13 14	Section 235	Special Use Districts
14	-	-
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	Section 252	
22	Section 253.1	Review of Proposed Buildings and Structures in North Beach and
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, 8		Child Care Requirements for Office Development Projects (Outside
9	Section 314	C-3 Districts)
10		Procedures for Conditional Use Authorization in Neighborhood
11	e	Commercial Eastern Neighborhoods Mixed Use Districts, and South
12	Section 316et seq.	of Market Mixed Use Districts and for Live/Work Units in RH and
13		RM Districts
14	Sections 330-330.18	Permit Review in the San Francisco Coastal Zone Area
15	-	_
16	Fees	_
17 18	Section 350	Fees, General
19		Fees for Applications to Establish, Abolish or Modify a Setback Line,
20	Section 351	to Reclassify Property, to Authorize a Conditional Use, to Consider
21		a Variance, or to Review a Coastal Zone Permit
22	Section 352	Fee for Review of Building Permit Applications
23		Fee for Review of Permit Applications Issued by the Fire
24	Section 353	Department, the Police Department, and the Department of Public
25		<i>Health</i>

Section 355	Fee for Reviewing Notices and Special Restrictions
	Fee for Reviewing Proposals Which Cast a Shadow on Recreation
Section 356	and Park Commission Property
	Development Impact Fees and Project Requirements that Authorize
Article 4	the Payment of In-Lieu Fees
_	_
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Sections 602et seq.	Special Definitions
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25

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:

3

* * * *

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- 5

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

No.	Zoning Category	§ References	NC-1 Controls
BUILI	DING STANDARDS		
			<i>Varies</i>
			See Zoning Map
			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
		<u>§§ 102.12, 105</u>	,Farellones Street to San Jose Avenue to
		106, 250 - 252 ,	Alemany Boulevard to 19th Avenue to
710.10	Height and Bulk Limit	260, 261.1,	Randolph Street to Monticello Street and back
		263.20, 270,	to Sargent Street.
		271	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.
			See § 263.20;
			Height Sculpting on Alleys:
			§ 261.1

			D (000 (
	Lot Size	\$\$	<u>P up to 4,999 sq. ft.;</u>
710.11	[Per Development]	121.1, 790.56	C 5,000 sq. ft. & above
		,	<u>§ 121.1</u>
710.12		§§ 130,	Required at grade level and above
710.12	Rear Yard	134, 136	§ 134(a) (e)
710.13	Street Frontage	§ 145.1	<i>Required</i>
		\$	
710.14	Awning	136.1(a)	P
		÷	
710.15	<i>Canopy</i>	136.1(b)	
		§	
710.16	<i>Marquee</i>	s 136.1(c)	
	Streetscape and	150.1(0)	
710.17	Pedestrian	§ 138.1	<i>Required</i>
	<i>Improvements</i>		
COMMI	ERCIAL AND INSTITUT	TIONAL STANE	ARDS AND USES
-10.00		şş 102.9,	1.8 to 1
710.20	Floor Area Ratio	102.11, 123	§ 124(a) (b)
		, .	
710.21	Use Size	§ 790.130	<u>P up to 2,999 sq. ft.;</u>
710.21	Use Size [Non Residential]		
710.21			P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
710.21 710.22	[Non Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above

		şş 150, 153-	Generally, n	one required if	f gross floor area is
710.23	Off Street Freight	155,	less than 10,		- *
	<i>Loading</i>	204.5	§§ 152, 161 ((b)	
			P if located	in front;	
710.24	Outdoor Activity Area	§ 790.70	C if located	elsewhere	
			§ 145.2		
710.25	Drive-Up Facility	§ 790.30			
710.26	Walk-Up Facility	§ 790.140	₽		
710 27		8 700 40	<u>P66</u>	ı.m. 11 p.m.;	
710.27	Hours of Operation	§ 790.48	C 11 p.m 2	2 a.m.	
		§§ 262, 602-			
710.30		604,			
	<u>Sign</u>	608, 609			
		§§ 262, 602-	D		
7 <u>10.31</u>	Business Sign	604,	P 8 607 1(6)1		
		608, 609	§ 607.1(f)1		
		§§ 262, 602-	D		
710.32	Other Signs	604,	P	1) ()	
		608, 609	§ 607.1(c) (c	t) (g)	
No.	Zoning Category	§ References	NC	-1 Controls by	Story
		§ 790.118	1st	2nd	3rd+
		•	•	•	•
	<i>Residential</i>				
710.36	<i>Conversion</i>	§ 317	P		

710.37	Residential	<u>§ 317</u>	₽	e	e
	Demolition	2			
Retail S e	ales and Services			-	
	Other Retail Sales and				
710.40	Services	ş 790.102	P #		
	[Not Listed Below]				
710.41	Bar	§ 790.22	₽ #		
710.43	Limited Restaurant	§ 790.90	P #		
710.44	<i>Restaurant</i>	§ 790.91	P #		
7 <i>10.45</i>	Liquor Store	§ 790.55	₽		
710.46	Movie Theater	§ 790.64			
710.47	Adult Entertainment	§ 790.36			
710.48	Other Entertainment	§ 790.38	C		
710.49	Financial Service	§ 790.110			
710.50	Limited Financial Service	§ 790.112	₽		
7 <u>10.51</u>	Medical Service	§ 790.114	₽		
710.52	Personal Service	ş 790.116	₽		
710.53	Business or Professional Service	§ 790.108	₽		
		§ 790.60,			
710.54	Massage Establishment	<u> </u>			
		Health Code			
710.55	Tourist Hotel	<u>§ 790.46</u>			

1	710.56	Automobile Parking	§§ 790.8, 156,	e		
2			160	-		
3	7 <u>10.57</u>	Automotive Gas Station	§ 790.14			
4	710.50	Automotive Service	e 700 17			
5	710.58	<u>Station</u>	§ 790.17			
6	710.59	Automotive Repair	§ 790.15			
7	710.60	Automotive Wash	ş 790.18			
8		Automobile Sale or				
9	710.61	Rental	§ 790.12			
10	710.62	Animal Hospital	§ 790.6			
11	710.63	Ambulance Service	§ 790.2			
12	710.64	<i>Mortuary</i>	§ 790.62			
13	710.65	Trade Shop	§ 790.124	₽		
14	710.66	<u>Storage</u>	§ 790.117			
15 16	710.68	Fringe Financial Service	§ 790.111			
17 18	710.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
19 20 21	710.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
22 23 24	710.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
25	710.69D	Large Scale Urban	§ 102.35(b)	C	e	e

	Agriculture				
Institutio	ns and Non-Retail Sales o	and Services			
710.70	Administrative Service	§ 790.106			
710.80	Hospital or Medical Center	§ 790.44			
710.81	Other Institutions, Large	§ 790.50	₽	C	
710.82	Other Institutions, Small	ş 790.51	₽	₽	₽
710.83	Public Use	ş 790.80	e	ϵ	ϵ
710.84	Medical Cannabis Dispensary	§ 790.141	₽#		
RESIDE	NTIAL STANDARDS AN	VD USES			
710.90	Residential Use	§ 790.88	₽	₽	P
710.91	Dwelling Unit Density	§ 207		y, up to 1 uni . lot area #	t per
7 <u>10.92</u>	Residential Density, Group Housing	§§ 207, 208	Generally area § 208	y, up to 1 bee	lroom per 275 sq. fi
710.92b		§§ 102, 207.1, 790.88(c)	Density l i	i mits per § 2 (98(a)
7 10.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally sq. ft. if c § 135(d)		sq. ft. if private, or
710.94	Off-Street Parking,	§§ 150, 153 -	Generally	1 space for	r each dwelling unit

1	Ra	<i>Residential</i>			§§ 151, 161(a) (g)		
2				204.5				
3		ommunity Re	esidential	8 700 10	C	C	C	
4	710.95 Pe	arking		§ 790.10	E	e	e	
5			SPEC.	IFIC PROVISIO	ONS FOR N	C-1 DISTRICI	S	
6	Article 7	Other Code		(1				
7	Code Section		Zoning Co	ontrois				
8	§ 710.40		Boundari	es: All NC-1 Dis	tricts			
9	§ 710.41		Controls:	P if located mor	e than ¼ mile	e from any NC	District or	
10	ş 710.43		<i>Restricted</i>	Use Subdistrict	with more re	strictive contro	ls; otherwise, same	
11	§ 710.44		as more re	estrictive control	<u>.</u>			
12			<u>TARAVAL</u>	. STREET REST.	A URANT SUI	BDISTRICT		
13			Boundaries: Applicable only for the two Taraval Street NC-1 Districts					
14	§ 710.43	<u>ş 781.1</u>	between 40th and 41st Avenues and 45th and 47th Avenues as mapped on					
15	§ 710.44	0	Sectional .	Map 5 SU				
16			Controls: Restaurants and Limited-Restaurants are C; Formula Retail					
17			Restaurants and Limited-Restaurants are NP.					
18			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT					
19 20			(FFSRUD)					
20			Boundari	es: The FFSRUE) and its 1/4 1	nile buffer incl	udes, but is not	
21	§ 710.68	§ 249.35	<i>limited to</i> ,	the NC-1 Neigh	borhood Con	ımercial Distri	ct.	
22			Controls:	Within the FFSI	RUD and its 1	/4 mile buffer,	fringe financial	
23			services are NP pursuant to Section 249.35. Outside the FFSRUD and its					
25			1/4 mile b	uffer, fringe fina	ncial service:	s are P subject	to the restrictions	
20								

Planning Commission BOARD OF SUPERVISORS

				1			
1				set for	th in Subsection 24	19.35(c)(3).	
2				Only t	hose medical cann	abis dispensaries that can demonstrate to the	
3	<u>ş 710.8</u> -	4		<u>Plann</u> i	ing Department the	ey were in operation as of April 1, 2005 and have	
4	<u>ş 790.1-</u>	41		remaii	red in continuous c	operation and have obtained a final permit to	
5				operat	te by March 1, 200	8 are permitted in an NC-1 District.	
6				ACCE	SSORY DWELLIN	G UNITS	
7				Bound	laries: Board of Su	pervisors District 8 extant on July 1, 2015.	
8				<u>Contr</u>	ols: An "Accessory	Dwelling Unit," as defined in Section 102 and	
9	§ 710.9.	ł	§207(c)(4)	meetin	ig the requirements	s of Section 207(c)(4), is permitted to be	
10				constr	ucted within an exi	isting building zoned for residential use or within	
11				an existing and authorized auxiliary structure on the same lot.			
12		* *	* *				
13	,	Table	711. NC-2	<u>SM</u> /	ALL-SCALE NEIC	GHBORHOOD COMMERCIAL DISTRICT.	
-	, -	Table	711. NC-2	<u>- SM</u> A	ALL-SCALE NEIC	GHBORHOOD COMMERCIAL DISTRICT.	
14			711. NC-2		ALL-SCALE NEIC § References	GHBORHOOD COMMERCIAL DISTRICT. NC-2Controls	
14 15	No.	Zonii		÷			
14 15 16	No.	Zonii	ng Category	÷		NC-2Controls	
14 15 16 17	No.	Zonii	ng Category	÷			
14 15 16 17 18	No.	Zonii	ng Category	÷		NC-2Controls Generally, 40 X See Zoning Map: additional 5 feet for NC 2 parcels with active uses along	
14 15 16 17 18 19	No.	Zonii	ng Category	÷	§ References	NC-2Controls 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	
14 15 16 17 18 19 20	No. BUILD	Zonii ING S	ng Category	,)	§ References §§ 102.12, 105, 106, 250–252,	NC-2Controls 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	
14 15 16 17 18 19 20 21	No. BUILD	Zonii ING S	ng Category STANDARI	,)	§ References §§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20	NC-2Controls 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 O, on Balboa Street between 2nd Avenue and 8th	
14 15 16 17 18 19 20 21 21 22	No. BUILD	Zonii ING S	ng Category STANDARI	,)	§ References §§ 102.12, 105, 106, 250–252,	NC-2Controls 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 O, on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th	
14 15 16 17 18 19 20 21 22 23	No. BUILD	Zonii ING S	ng Category STANDARI	,)	§ References §§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20	NC-2Controls 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 O, on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue, see § 263.20.	
14 15 16 17 18 19 20 21 21 22	No. BUILD	Zonii ING S	ng Category STANDARI	,)	§ References §§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20	NC-2Controls 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 O, on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th	

1		[Per Development]		C-10,000 sq. ft. & above
2				<u>§ 121.1</u>
3				Required at the second story and above and at
4	711.12	Rear Yard	§§ 130, 134, 136	all residential levels
5				§ 134(a) (e)
6	711.13	Street Frontage	§ 145.1	<i>Required</i>
7	711.14	Awning	§ 136.1(a)	₽
8	711.15	<i>Canopy</i>	§ 136.1(b)	₽
9	711.16	<i>Marquee</i>	§ 136.1(c)	₽
10		Streetscape and		
11	711.17	Pedestrian	§ 138.1	Required
12		<i>Improvements</i>		
13	СОММ	ERCIAL AND INSTIT	UTIONAL STAND	ARDS AND USES
13 14				ARDS AND USES 2.5 to 1
		Floor Area Ratio		
14		Floor Area Ratio	§§ 102.9, 102.11,	2.5 to 1
14 15 16 17		Floor Area Ratio Use Size	§§ 102.9, 102.11,	2.5 to 1 § 124(a) (b)
14 15 16 17 18	711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.;
14 15 16 17 18 19	711.20	Floor Area Ratio Use Size	§§ 102.9, 102.11, 123 § 790.130	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.; C 4,000 sq. ft. & above
14 15 16 17 18 19 20	711.20 711.21	Floor Area Ratio Use Size [Non Residential]	§§ 102.9, 102.11, 123 § 790.130 §§ 150, 153 – 157,	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
14 15 16 17 18 19 20 21	711.20 711.21	Floor Area Ratio Use Size [Non Residential] Off Street Parking,	§§ 102.9, 102.11, 123 § 790.130	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 Generally, none required if occupied floor
14 15 16 17 18 19 20 21 22	711.20 711.21	Floor Area Ratio Use Size [Non Residential] Off Street Parking, Commercial/Institution al	§§ 102.9, 102.11, 123 § 790.130 §§ 150, 153 – 157, 159 – 160, 204.5	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 Generally, none required if occupied floor area is less than 5,000 sq. ft.
14 15 16 17 18 19 20 21 22 23	711.20 711.21	Floor Area Ratio Use Size [Non Residential] Off Street Parking, Commercial/Institution al Off-Street Freight	§§ 102.9, 102.11, 123 § 790.130 §§ 150, 153 – 157, 159 – 160, 204.5 §§ 150, 153 – 155,	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
14 15 16 17 18 19 20 21 22	711.20 711.21 711.22	Floor Area Ratio Use Size [Non Residential] Off Street Parking, Commercial/Institution al	§§ 102.9, 102.11, 123 § 790.130 §§ 150, 153 – 157, 159 – 160, 204.5	2.5 to 1 § 124(a) (b) P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) Generally, none required if gross floor area is

			P if located in fr	ont;			
711.24	Outdoor Activity Area	§ 790.70	C if located elsev	where			
			§ 145.2				
711.25	Drive-Up-Facility	§ 790.30					
711.26	Walk-Up Facility	§ 790.140	P				
			<u>Рба.т. 2а.т.</u>	;			
711.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.				
	General Advertising	§§ 262, 602 - 604,					
711.30	Sign	608, 609					
		§§ 262, 602 - 604,	P				
711.31	Business Sign	608, 609					
711.32		608, 609	§ 607.1(c) (d) (g)				
No.	Zoning Category	§ References	NC-2 Controls	by Story			
		§ 790.118	1st	2nd	3rd+		
711.36	Residential Conversion	§ 317	P	e			
711.37	Residential Demolition	§ 317	₽	e	e		
Retail S	ales and Services						
	Other Retail Sales						
711.40	and Services	§ 790.102	₽	₽			
	[Not Listed Below]						
711.41	Bar	§ 790.22	₽				
711.43	Limited-Restaurant	§ 790.90	₽-#				
711.44	Restaurant	§ 790.91	P #				
	711.25 711.26 711.27 711.30 711.31 711.32 No. 711.32 711.32 711.32 711.32 711.32 711.32 711.32 711.40 711.40 711.41 711.43	711.25Drive-Up Facility711.26Walk-Up Facility711.26Walk-Up Facility711.27Hours of Operation711.30General Advertising Sign711.31Business Sign711.32Other SignsNo.Zoning Category711.36Residential Conversion711.37Residential DemolitionRetail Sales and Services711.40Other Retail Sales711.40And Services	711.24Outdoor Activity Area\$ 790.70711.25Drive Up Facility\$ 790.30711.26Walk-Up Facility\$ 790.140711.27Hours of Operation\$ 790.48711.30General Advertising Sign\$ 262, 602 - 604, 608, 609711.31Business Sign608, 609711.32Other Signs\$ \$ 262, 602 - 604, 608, 609711.32Other Signs\$ \$ \$ 262, 602 - 604, 608, 609711.32Other Signs\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	711.24 Outdoor Activity Area § 790.70 C if located elser 711.25 Drive Up Facility § 790.30 711.26 Walk-Up Facility § 790.140 P 711.27 Hours of Operation § 790.48 P 6 a.m2 a.m. 711.27 Hours of Operation § 790.48 P 6 a.m2 a.m. 711.30 General Advertising § § 262, 602 - 604, P 711.30 General Advertising § § 262, 602 - 604, P 711.31 Business Sign 608, 609 § 607.1(f) 2 711.32 Other Signs § 8 262, 602 - 604, P 711.32 Other Signs § 8 262, 602 - 604, P 711.32 Other Signs § 8 262, 602 - 604, P 711.32 Other Signs § 8 262, 602 - 604, P 711.32 Other Signs § 790.118 1st 711.33 Residential Conversion § 317 P 711.37 Residential Demolition § 317 P 711.40 and Services § 790.102 P 711.40 and Services § 790.22 P 711.41 <td>Final State \$ 145.2 711.25 Drive-Up Facility \$ 790.30 711.26 Walk-Up Facility \$ 790.140 P 711.27 Hours of Operation \$ 790.48 P 6 a.m 2 a.m.; C 2 a.m 6 a.m. 711.20 General Advertising \$ \$ 262, 602 - 604, Sign P 711.30 General Advertising \$ \$ 262, 602 - 604, 608, 609 P 711.31 Business Sign \$ \$ \$ 262, 602 - 604, 608, 609 P 711.32 Other Signs \$ \$ \$ 262, 602 - 604, 608, 609 P 711.32 Other Signs \$ \$ \$ \$ 262, 602 - 604, 608, 609 P 711.32 Other Signs \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td>	Final State \$ 145.2 711.25 Drive-Up Facility \$ 790.30 711.26 Walk-Up Facility \$ 790.140 P 711.27 Hours of Operation \$ 790.48 P 6 a.m 2 a.m.; C 2 a.m 6 a.m. 711.20 General Advertising \$ \$ 262, 602 - 604, Sign P 711.30 General Advertising \$ \$ 262, 602 - 604, 608, 609 P 711.31 Business Sign \$ \$ \$ 262, 602 - 604, 608, 609 P 711.32 Other Signs \$ \$ \$ 262, 602 - 604, 608, 609 P 711.32 Other Signs \$ \$ \$ \$ 262, 602 - 604, 608, 609 P 711.32 Other Signs \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		

1	711.45	Liquor Store	§ 790.55	₽		
2	711.46	<i>Movie Theater</i>	§ 790.64	₽		
3	711.47	<u>Adult Entertainment</u>	§ 790.36			
4	7 <u>11.48</u>	Other Entertainment	§ 790.38	₽		
5	711.49	Financial Service	§ 790.110	P #	C #	
6 7	711.50	Limited Financial Service	§ 790.112	P -#		
8	7 <u>11.51</u>	Medical Service	§ 790.114	₽	₽	
9	711.52	Personal Service	§ 790.116	₽	₽	
10		Business or				
11	711.53	Professional	§ 790.108	₽	₽	
12		<u>Service</u>				
13 14 15	711.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #		
16	711.55	Tourist Hotel	§ 790.46	e	e	e
	711.56	Automobile Parking	<u>§§ 156, 160, 790.8</u>	e	e	e
18	7 <u>11.57</u>	Automotive Gas Station	§ 790.14	e		
19 20 21	711.58	Automotive Service Station	§ 790.17	C		
21	711.59	Automotive Repair	§ 790.15	e		
22	711.60	Automotive Wash	ş 790.18			
24	711.61	Automobile Sale or Rental	<u>§ 790.12</u>			

						· · · · · · · · · · · · · · · · · · ·
1	711.62	Animal Hospital	§ 790.6	e		
2	711.63	Ambulance Service	§ 790.2			
3	711.64	<i>Mortuary</i>	§ 790.62			
4	7 <u>11.65</u>	Trade Shop	§ 790.124	P #	<i>C-</i> #	
5	711.66	Storage	§ 790.117			
6 7	711.68	Fringe Financial Service	§ 790.111	P#		
8 9	711.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
10 11 12	711.69 B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
14	711.69 €	Neighborhood Agriculture	§ 102.35(a)	₽	₽	P
15 16 17	711.69 Ð	Large Scale Urban A griculture	§ 102.35(b)	¢	e	¢
18	Instituti	i ons and Non-Retail Sal	es and Services	[Γ	
19	711.70	Administrative Service	§ 790.106			
20 21	711.80	Hospital or Medical Center	§ 790.44			
22 23	711.81	Other Institutions, Large	<u>§ 790.50</u>	₽	e	C
24 25	711.82	Other Institutions, Small	§ 790.51	₽	<u>₽</u>	₽

7 <u>11.83</u>	Public Use	ş 790.80	\boldsymbol{c}	ϵ	\boldsymbol{C}
711.84	<u>Medical Cannabis</u> Dispensary	§ 790.141	₽#		
RESIDI	ENTIAL STANDARDS	AND USES			
711.90	Residential Use	§ 790.88	₽	₽	₽
711.91	Dwelling Unit Density	§ 207	Generally, up to § 207(c)	- 1 unit per 800) sq. ft. lot a
7 <u>11.92</u>	Residential Density, Group Housing	§§ 207, 208	Generally, up to area § 208	- 1 bedroom pe	er 275 sq. ft.
7 <u>11.92</u> b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits p	er § 208(a)	
7 11.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, eithe if private, or 13. if common § 135(d)		
711.94	Off-Street Parking, Residential	§§ 150, 153 - 157, 159 - 160, 204.5	Generally, 1 spc §§ 151, 161(a) (velling unit
711.95	Community Residential Parking	§ 790.10	c	e	e
	SPEC	IFIC PROVISION	S FOR NC-2 DI	STRICTS	
Article 2 Code Section	Other Code	: Controls			

1			TARAVAL STREET RESTAURANT SUBDISTRICT
2	\$ 711 42		Boundaries: Applicable only for the Taraval Street NC-2 District between
3	§ 711.43 § 711.44	§ 781.1	12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU.
4	§ /11.44		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	§ 781.2	District between 19th and 27th Avenues as mapped on Sectional Map 5
9			SU.
10			Controls: Restaurants are C.
11			CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT
12	ş 711.49		Boundaries: Applicable only for the Chestnut Street NC-2 District from
13	§ 711.50	§ 781.7	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	§§ 29.1-29.32	massage are described in Section 790.60(c). When considering an
20		Health Code	application for a conditional use permit pursuant to this subsection, the
21			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	ş 711.68	§ 249.35	(FFSRUD)
25			Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not

1			limited to, properties wit	hin: the Mission Alcoholic Beverage Special Use			
2			District; the Lower Haight Street Alcohol Restricted Use District; the				
3			Third Street Alcohol Restricted Use District; and includes Small Scale				
4			Neighborhood Commerc	ial Districts within its boundaries.			
5			Controls: Within the FF	SRUD and its ¼ mile buffer, fringe financial			
6			services are NP pursuan	t to Section 249.35. Outside the FFSRUD and its			
7			¼ mile buffer, fringe fine	uncial services are P subject to the restrictions set			
8		 	forth in Subsection 249.3	35(c)(3).			
9	§ 711.8						
10	§		1	usaries in NC-2 District may only operate between			
11	790.141		the hours of 8 a.m. and 1	'0 p.m.			
12		* * * *					
13		Table 712. MO	DERATE-SCALE NEI	GHBORHOOD COMMERCIAL DISTRICT NC-3			
14			ZONING CO	ONTROL TABLE			
15	[[1	,			
16	No.	Zoning	§ References	NC-3 Controls			
17	110.	Category	3 Rejerences	IVC-5 Controis			
18	BUILDI.	NG STANDARD,	S				
19				Generally, 40-X See Zoning Map; additional 5			
20				feet for NC-3 parcels with active uses along			
21			§§ 102.12, 105, 106,	Mission Street, from Silver Avenue to the Daly			
22	712.10	Height and Bulk	250 - 252, 260, 261.1,	City Border, and on Geary from Masonic			
23		Limit	263.20, 270, 271	Avenue to 28th Avenue, except for parcels on			
~ (the north side of Geary Boulevard between			
24							

1				Height Sculpting on Alleys: § 261.1
2		Lot Size		P up to 9,999 sq. ft.;
3	712.11	[Per	§§ 121.1, 790.56	C-10,000 sq. ft. & above
4		Development]		§ 121.1
5				Required at residential
6	712.12	Rear Yard	şş 130, 134, 136	levels only
7				§ 134(a)(e)
8	712.13	Street Frontage	§ 145.1	<i>Required</i>
9	712.14	Awning	§ 136.1(a)	₽
10	712.15	Canopy	§ 136.1(b)	₽
11	712.16	Marquee	§ 136.1(c)	₽
12		Streetscape and		
13	712.17	-	§ 138.1	Required
14		<i>Improvements</i>		
15	COMMI	ERCIAL AND IN	STITUTIONAL STANE	DARDS AND USES
16				3.6 to 1
17	712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	$\frac{5.0101}{\$ 124(a)(b)}$
18		Use Size		P up to 5,999 sq. ft.;
19	712.21		\$ 700 120	
20	/12.21	[Non-	§ 790.130	C 6,000 sq. ft. & above
21		Residential]		<u>§ 121.2</u>
22		Off-Street		<i>Generally, none required if occupied floor area</i>
23	712.22	Parking,	§§ 150, 153 - 157, 159 -	is less than 5,000 sq. ft.
	/ 12.22	Commercial/Insti	160, 204.5	
24		tutional		§§ 151, 161(g)
25	_			

	1			1			
1 2	712.23	Off Street Freight Loading	§§ 150, 153—155, 204.5	less than 10,0	00 sq. ft.	gross floor area is	
3				§§ 152, 161(b)			
4		Outdoor Activity		<i>P</i> if located in front;			
5	712.24	2	§ 790.70	C if located el	lsewhere		
6		Area		§ 145.2			
7		Drive-Up					
8	712.25	<i>Facility</i>	§ 790.30	#			
9	712.26	Walk-Up-Facility	§ 790.140	₽			
10		Hours of					
11	712.27	v	§ 790.48	No Limit			
		<i>Operation</i>					
12	712.30	General	§§ 262, 602 - 604, 608,				
13		Advertising Sign	609				
14			<u> </u>	₽			
15	712.31	Business Sign	609	§ 607.1(f)3			
16			<u> </u>	p			
17	712.32	Other Signs					
10			609	§ 607.1(c) (d)	(g)		
18		Zoning					
19	No.	Category	§ References	NC-3 Contro	ols by Story		
20							
21			§ 790.118	1st	2nd	3rd +	
		<i>Residential</i>					
22	712.36	Conversion	§ 317	₽	C	<i>C</i> #	
23							
24	712.37	<i>Residential</i>	§ 317	₽	E	ϵ	
25		Demolition	ر م م م م		<u> </u>		
20							

1	Retail S a	ales and Services				
2		Other Retail				
3		Sales and				
4	712.40	Services	§ 790.102	₽#	₽#	₽ #
5		[Not Listed				
6		Below]				
7	712.41	Bar	§ 790.22	₽#	₽	
8 9	712.43	Limited- Restaurant	§ 790.90	P #	₽ #	
10	712.44	<i>Restaurant</i>	§ 790.91	₽#	₽#	
11	712.45	Liquor Store	§ 790.55			
12	712.46	<i>Movie Theater</i>	§ 790.64	P	₽	
13 14	712.47	Adult Entertainment	§ 790.36	C	e	
15 16	712.48	Other Entertainment	§ 790.38	₽	₽	
17 18	712.49	Financial Service	§ 790.110	₽	₽	
19 20 21	712.50	Limited Financial Service	§ 790.112	₽	₽	
22	712.51	Medical Service	<u>§ 790.114</u>	₽	₽	₽
23	7 <u>12.52</u>	Personal Service	§ 790.116	₽	₽	₽
24 25	712.53	Business or	§ 790.108	P	₽	₽

1		Professional				
2		Service				
3			§ 790.60,			
4	712.54		<u> </u>	<i>C</i> -#	<i>C</i> -#	
5		<u>Establishment</u>	Health Code			
6	712.55	Tourist Hotel	§ 790.46	ϵ	e	e
7		Automobile				
8	712.56	Parking	§§ 156, 160, 790.8	C	C	E
9		Automobile Gas				
10	712.57	<u>Station</u>	§ 790.14	C		
11		<u>Automotive</u>				
12	712.58	Service Station	§ 790.17	E		
13		Automotive				
14	712.59	Repair	§ 790.15	C	C	
15	712.60	Automotive Wash	§ 790.18	C		
16		Automobile Sale				
17	712.61	or Rental	§ 790.12	ϵ		
18	712.62	Animal Hospital	§ 790.6	e	c	
19		Ambulance				
20	712.63	Service	§ 790.2	C		
21	712.64	<i>Mortuary</i>	§ 790.62	ϵ	ϵ	e
22	712.65	Trade Shop	<u>§ 790.124</u>	₽		C
23		Storage	<u>§ 790.117</u>	c	$\frac{c}{c}$	c
24			0			с
25	712.68	Fringe Financial	y /90.111	P #		

						· · · · · · · · · · · · · · · · · · ·
1		Service				
2		<i>Tobacco</i>				
3	7 <u>12.69</u>	Paraphernalia	§ 790.123	ϵ		
4		Establishments				
5		Amusement				
6		Game Arcade				
7	712.69B	(Mechanical	§ 790.4	ϵ		
8		Amusement				
9		Devices)				
10		Neighborhood				
11	712.69C	<i>Agriculture</i>	§ 102.35(a)	₽	₽	₽
12		Large-Scale				
13	712.69D		§ 102.35(b)	e	e	e
14		Agriculture				
15			il Sales and Services			I
16		Administrative				
17	712.70	Service	§ 790.106	e	E	C
18						
19	712.80	Hospital or Medical Center	§ 790.44	ϵ	ϵ	e
20		Other				
21			<u>§ 790.50</u>	P	P	P
22			8790.30	T	<i>T</i> -	<i>T</i> -
23		Large				
24	712.82	Other	§ 790.51	₽	₽	P
25		Institutions,				

					1	
1		Small				
2	712.83	Public Use	§ 790.80	C	C	ϵ
3		<i>Medical</i>				
4	712.84	Cannabis	§ 790.141	₽#		
5		Dispensary				
6	RESIDE	NTIAL STANDA	RDS AND USES			
7	712.90	Residential Use	§ 790.88	₽	₽	₽
8				Generally, up	to 1 unit per 6	00 sq. ft. lot area #
9	712.91	Density	§ 207	§ 207(c)		
10		<i>Residential</i>		Generally, up	to 1 bedroom	per 210 sq. ft. lot
11	712.92	Density, Group	§§ 207, 208	area		
12		Housing		ş 208		
13		Residential				
14		Density,	§§ 102, 207.1,			
15	712.92b	Homeless	790.88(c)	Density limits	s per § 208(a)	
16		Shelters				
17		Usable Open		Generally, eit	ther	
18		Space		80 sq. ft. if pr	ivate, or	
19	712.93	[Per Residential	§§ 135, 136	100 sq. ft. if c		
20		Unit]		§ 135(d)		
21		Off-Street				
22	712.94	Parking,	§§ 150, 153-157, 159 -	Generally, 1 s	space for each c	dwelling unit
23		Residential	160, 204.5	§§ 151, 161(a	ı) (g)	
24	712.95	<i>Community</i>	§ 790.10	ϵ	C	ϵ
25	, 1 2.75	Conun unity	5 / / 0.10	~	С —	~

1	Resid	lential						
2	Parki	ing						
3		C L	SPECI	FIC PROVISIO	NS FOR NC-3	3 DISTRICTS		
4 5	Article 7	Other Co	ode					
6	Code Section	Section	Ħ	Zoning Controls				
7				THIRD STREET	SPECIAL USI	E DISTRICT		
8				Boundaries: App	licable only to) the portion of	the Third Street	
9	§ 712.25	<u>§ 249.14</u>		SUD as shown of	ı Sectional Ma	ip 10 SU zoned	NC-3.	
10	§ 712.40	§ 249.14		Controls: Off-sal	e retail liquor	sales as define	d in Section	
11				249.14(b)(1)(A) e	ıre NP; drive-	up facilities for	Restaurants and	
12				Limited-Restaurants are C.				
13				MISSION HARR	INGTON SPE	CIAL USE DIS	TRICT	
14	§ 207.4			Boundaries: App	licable only to) the Mission H	larrington SUD, as	
15	§ 712.10	<u>§ 780.4</u>		shown on Section	al Map SUI1 .			
16	§ 712.12	§ 700.4		Controls: Height	56-X; one uni	i t allowed for e	very 400 square feet	
17	§ 712.22			of lot area; no pa	rking requirer	nents; no rear,	setback	
18				requirements.				
19				Boundaries: App	licable to NC	3 Districts.		
20				Controls: A resid	lential use may	v be converted	to an Other	
21	8 712 20	e 700 e 4		Institution, Large	e, use, as defin	ed by Section 7	90.50 of this Code,	
22	§ 712.38	§ 790.84		as a conditional i	use on the thir	d story and abo	we if in addition to	
23				the criteria set fo	rth in Section	303, the Comm	ission finds that:	
24				(1) The structur	e in which the	residential use	is to be converted	
25								

1			has been found eligible for listing on the National Register of
2			Historic Places;
3			(2) The proposed Other Institution, Large, use is to be operated
4			by a nonprofit public benefit corporation; and
5			(3) No legally residing residential tenants will be displaced.
6			GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE
7			AND FORMULA RETAIL EATING AND DRINKING
8	§ 712.40		SUBDISTRICT
9	§ 712.41		Boundaries: Applicable only for the portion of the Geary
10	§ 712.43	§ 781.4	Boulevard NC-3 District between 14th and 28th Avenues as
11	§ 712.44		mapped on Sectional Maps 3 SU and 4 SU.
12	§ 790.34		Controls: Formula Retail pet supply stores and formula retail
13			eating and drinking uses are NP.
14			MISSION STREET FORMULA RETAIL RESTAURANT
15			SUBDISTRICT
16			Boundaries: Applicable only for the portion of the Mission Street
17	§ 712.43	ş 781.5	NC-3 District between 15th Street and Randall Street as mapped
18	§ 712.44		on Sectional Map 7 SU.
19			Controls: Formula Retail Restaurants and Limited-Restaurants
20			<i>are NP</i> .
21			17TH AND RHODE ISLAND STREET GROCERY STORE
22			SPECIAL USE SUBDISTRICT.
23	§ 712.45	§ 781.10	Boundaries: Applicable only for the block bound by 17th, Rhode
24			Island, Mariposa and Kansas Streets as mapped on Sectional Map
25		I	rsuna, mariposa ana Kansas Sir ceis as mappea on Sectional Map

1			8 SU.
2			Controls: One liquor store on the first or second story is C if
3			operated as integral element of a grocery store of not less than
4			30,000 gross square feet. Nighttime Entertainment uses are not
5			permitted.
6			MASSAGE ESTABLISHMENT
7			Controls: Massage shall generally be subject to Conditional Use
8			authorization. Certain exceptions to the Conditional Use
9		§ 790.60,	requirement for massage are described in Section 790.60(c). When
10	§ 712.54	§§ 29.1-29.32	considering an application for a conditional use permit pursuant
11		Health Code	to this subsection, the Planning Commission shall consider, in
12			addition to the criteria listed in Section 303(c), the additional
13			criteria described in Section 303(n).
14			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
15			(FFSRUD)
16			Boundaries: The FFSRUD and its ¼ mile buffer includes, but is
17			not limited to, properties within: the Mission Alcoholic Beverage
18			Special Use District; the Lower Haight Street Alcohol Restricted
19	<u>§ 712.68</u>	§ 249.35	<i>Use District; the Third Street Alcohol Restricted Use District; and</i>
20			includes Moderate-Scale Neighborhood Commercial Districts
21			within its boundaries.
22			Controls: Within the FFSRUD and its 1/4 mile buffer, fringe
23			financial services are NP pursuant to Section 249.35. Outside the
24			FFSRUD and its 1/4 mile buffer, fringe financial services are P
25			- She 2 and no rinne oujjer, jinige jinanetar berriees are 1

1			subject to the restric	tions set forth in Subsection 249.35(c)(3).
2	§ 712.8	4 Health Code	<u>Medical cannabis di</u>	spensaries in NC-3 District may only operate
3	ş 790.1 -	4 1 § 3308	between the hours oj	f 8 a.m. and 10 p.m.
1			ACCESSORY DWE	LING UNITS
5			Boundaries: Board	of Supervisors District 8 extant on July 1,
6			2015.	
7			Controls: An "Acces	sory Dwelling Unit," as defined in Section 102
3	§ 712.9.	l <u>§ 207(c)(4)</u>	and meeting the requ	<i>uirements of Section 207(c)(4), is permitted to</i>
9			be constructed withi	n an existing building zoned for residential use
,				
)			or within an existing	and authorized auxiliary structure on the
			or within an existing same lot.	and authorized auxiliary structure on the
)		* * * *		and authorized auxiliary structure on the
) 1		* * * * Table 713. NEIGHB	same lot.	and authorized auxiliary structure on the
) 1 2		* * * * Table 713. NEIGHB	same lot.	CIAL SHOPPING CENTER DISTRICT NC-
) 1 2 3 4 5		* * * * Table 713. NEIGHB Zoning Category	same lot. ORHOOD COMMER	CIAL SHOPPING CENTER DISTRICT NC-
0 1 2 3 4 5 6			same lot. ORHOOD COMMER ZONING CONT	CIAL SHOPPING CENTER DISTRICT NC- T ROL TABLE
) 1 2 3 4 5		Zoning Category	same lot. ORHOOD COMMER ZONING CONT § References	CIAL SHOPPING CENTER DISTRICT NC- T ROL TABLE
) 1 2 3 3 4 5 5 7 7 3	BUILDI	Zoning Category NG STANDARDS	same lot. ORHOOD COMMER ZONING CONT § References § 102.12, 105, 106,	CIAL SHOPPING CENTER DISTRICT NC- T ROL TABLE
) 1 2 3 3 4 5 5 7	BUILDI	Zoning Category	same lot. ORHOOD COMMER ZONING CONT § References § 102.12, 105, 106,	CIAL SHOPPING CENTER DISTRICT NC- ROL TABLE NC-S Controls
) 1 2 3 3 4 5 5 7 7 3 3 9	BUILDI. 7 13.10	Zoning Category NG STANDARDS Height and Bulk Limit	same lot. ORHOOD COMMER ZONING CONT § References §§ 102.12, 105, 106, 250 - 252, 260, 270,	CIAL SHOPPING CENTER DISTRICT NC- TROL TABLE NC-S Controls Generally, 40-X #
) 1 2 3 3 4 5 5 7 7 3 3 9))	BUILDI 713.10 713.11	Zoning Category NG STANDARDS Height and Bulk Limit	same lot. ORHOOD COMMER ZONING CONT § References §§ 102.12, 105, 106, 250 - 252, 260, 270,	CIAL SHOPPING CENTER DISTRICT NC- TROL TABLE NC-S Controls Generally, 40-X #
) 1 2 3 3 4 4 5 5 7 7 3 3 9) 1	BUILDI 713.10 713.11	Zoning Category NG STANDARDS Height and Bulk Limit Lot Size	same lot. ORHOOD COMMER ZONING CONT § References \$§ 102.12, 105, 106, 250 252, 260, 270, 271 \$§ 121.1, 790.56	CIAL SHOPPING CENTER DISTRICT NC- ROL TABLE NC-S-Controls Generally, 40 X # See Zoning Map Not Applicable
) 1 2 3 4 4 5 5 7 7 3 3 9 0 1 2 2	BUILDI 713.10 713.11 713.11	Zoning Category NG STANDARDS Height and Bulk Limit	same lot. ORHOOD COMMER ZONING CONT § References \$§ 102.12, 105, 106, 250 252, 260, 270, 271	CIAL SHOPPING CENTER DISTRICT NC- ROL TABLE NC-S Controls Generally, 40 X # See Zoning Map

1	713.14	Awning	§ 136.1(a)	<u>p</u>
2	713.15	Canopy	§ 136.1(b)	P
3	713.16	Marquee	§ 136.1(c)	P
4		Streetscape and		
5	713.17	Pedestrian	§ 138.1	<i>Required</i>
6		Improvements		
7 8	COMM.	ERCIAL AND INSTITU	UTIONAL STANDAR	DS AND USES
8 9				<u>1.8 to 1</u>
10	713.20	Floor Area Ratio	<u>§§ 102.9, 102.12, 123</u>	§ 124(a)(b)
11				P up to 5,999 sq. ft.;
10	713.21	Use Size		C 6,000 sq. ft. & above
13		[Non-Residential]		<u>§ 121.2</u>
14		Off-Street Parking,		Generally, none required if occupied floor
15			§§ 150, 153 - 157,	area is less than 5,000 sq. ft.
16			159 - 160, 204.5	§§ 151, 161(g)
17				Generally, none required if gross floor area
18	713.23	Off Street Freight	§§ 150, 153 - 155,	is less than 10,000 sq. ft.
19		Loading	204.5	<u>\$\$ 152, 161(b)</u>
20				<i>P/C</i>
	713.24	Outdoor Activity Area	<u>ş 790.70</u>	\$ 145.2
22	712 25			
20		1 7	§ 790.30	C
	713.26	Walk-Up Facility	§ 790.140	<u>P</u>
25	713.27	Hours of Operation	§ 790.48	<u>P 6 a.m. −2 a.m.;</u> #

1				C 2 a.m. 6 a.m. #
2		General Advertising	§§ 262, 602 - 604,	
3	713.30	<u>Sign</u>	608, 609	
4			§§ 262, 602 - 604,	P
5	713.31	Business Sign	608, 609	<u>§ 607.1(f)2</u>
6			§§ 262, 602 - 604,	p
7	713.32	Other Signs		\$ 607.1(c) (d) (g)
8				3 00/12 (0) (0) (8)

No.	Zoning Category	§ References	NC-S Con	Controls by Story	
	<u> </u>	§ 790.118	lst	2n	d 3rd+
713.36	Residential Conversion	§ 317	₽		
713.37	Residential Demolition	§ 317	₽	C	C
Retail S	ales and Services				
	Other Retail Sales and				
713.40	Services	§ 790.102	₽	₽	
	[Not Listed Below]				
7 <u>13.41</u>	Bar	§ 790.22	P #	<u> </u>	¥
713.43	Limited-Restaurant	§ 790.90	P	P	
713.44	Restaurant	§ 790.91	P #	₽ /	¥
7 <u>13.45</u>	Liquor Store	§ 790.55	₽		
713.46	Movie Theater	§ 790.64	P #	# #	
713.47	Adult Entertainment	§ 790.36			
713.48	Other Entertainment	§ 790.38	<u>₽</u> #	<u>P</u> #	¥

		I		1		
1	713.49	Financial Service	§ 790.110	₽	₽	#
2	712.50	Limited Financial	8 700 110	D	D	
3	713.50	Service	§ 790.112	₽	₽	
4	713.51	Medical Service	§ 790.114	P	₽	#
5	713.52	Personal Service	§ 790.116	₽	₽	#
6		Business or				
7	713.53	Professional Service	§ 790.108	₽	₽	#
8			§ 790.60,			
9	713.54	Massage	§§ 29.1-29.32	C #	C #	
10		Establishment	Health Code			
11	713.55	Tourist Hotel	<u>§ 790.46</u>	<i>C</i> .#	<i>C</i> #	<i>C</i> #
12	713.56	Automobile Parking	<u>§§ 156, 160, 790.8</u>	₽	₽	
13		Automotive Gas	utomotive Gas			
14	713.57	Station	§ 790.14	e		
15		Automotive Service				
16	713.58	Station	§ 790.17	₽		
17	713.59	Automotive Repair	<u>§ 790.15</u>			
18		Automotive Wash	<u>\$ 790.18</u>	e		
19		Automobile Sale or				
20	713.61	Rental	§ 790.12	C		
21	713.62	Animal Hospital	<u>ş 790.6</u>	C	C	
22	713.63	Ambulance Service	<u>ş 790.2</u>		~	
23		Mortuary	<u>§ 790.62</u>	<i>C</i> .#	<i>C</i> #	
24		Trade Shop	ş 790.124	<u>P</u>	<u>₽</u>	
25	/13.03	т ние эпор	8-790.124	F	F	

1	713.66	<u>Storage</u>	§ 790.117	e	e		
2	713.68	Fringe Financial	<u>§ 790.111</u>	₽ #			
3		Service	<i>y</i> / /0.111	1 //			
4		<i>Tobacco</i>					
5	713.69	Paraphernalia	§ 790.123	ϵ			
6		Establishments					
7		Amusement Game					
8	713.69B	Arcade (Mechanical	§ 790.4	C			
9		Amusement Devices)					
0	712 (0.0	Neighborhood	8 100 254 X	D	D	D	
1	713.69C	Agriculture	§ 102.35(a)	₽	₽	₽	
2 3	713.69D	Large-Scale Urban	§ 102.35(b)	ϵ	e	e	
4		Agriculture	3 102.00(0)	C	C C	Ŭ	
	Institutio	ons and Non-Retail Sal	es and Services				
6	713.70	Administrative Service	§ 790.106	<i>C</i> -#	<i>C</i> #	#	
-	713.80	Hospital or Medical Center	§ 790.44				
	713.81	Other Institutions, Large	§ 790.50	₽#	₽#	#	
	7 <u>13.82</u>	Other Institutions, Small	§ 790.51	₽#	₽ #	<u>₽</u> #	
3	713.83	Public Use	§ 790.80	e	e	e	
4 5	713.84	Medical Cannabis Dispensary	§ 790.141	₽#			

7 <u>13.90</u>	<u>Reside</u>	ential Use	§ 790.	88	₽#	₽ <i>#</i>	<u>P</u>
	Dwelling Unit Density			Generally, up	o to 1 unit per 800	sq. ft. lot	
713.91		§ 207		area #			
					§ 207(c)		
	Pasid	ential Density,			Generally, up) to 1 bedroom per	· 275 sq. f t
713.92		Housing	§§ 207	7, 208	<i>lot area #</i>		
	Group	- 110using			§ 208		
713.92b		ential Density,	<u>şş 102</u>	2, 207.1,	Dansity limit	$s par \delta 208(a)$	
/13.720			790.88	Density limits per § 208(a) 8(c)			
					Generally, ei	ther 100 sq. ft if pr	ivate, or .
713.93		Isable Open Space Per Residential Unit]	§§ 135, 136		sq. ft. if common #		
	<u> Perr</u>	(esiaeniiai Unii)			§ 135(d)		
713.94	Off-St	reet Parking,	§§ 15(50, 153 - 157, Generally, 1 space for each dwelling		elling unit	
/13.74	<u>Reside</u>	ential	159 - .	-160, 204.5 <u>§§ 151, 161(a) (g)</u>			
713.95	Comn	unity Residential	<u>ş 790.</u>	10	G	C #	G
/13.73	<u>Parki</u>	ıg	y 770.		E		E
<u>Article</u>	7	Other Code			7		
Code S	Code Section Section			Zoning Contro	HS		
§ 713.1	θ			LAKESHORE .	PLAZA SPEC	IAL USE DISTRIC	Ŧ
§ 713.2	7	8 752 2		Boundaries: A	pplicable only	for the Lakeshore	Plaza Ne
§ 713.3	Ð	§ 253.3 § 780.1	District as map		pped on Sectional Map 13SU and 13H.		
§ 713.4	4	y 700.1		Controls: Spec	rial controls of	ı various features (and uses, -
	4 6			residential standards.			

1	§ 713.48		
2	<u>§ 713.49</u>		
3	§ 713.51		
4	§ 713.52		
5	§ 713.53		
6	§ 713.64		
7	§ 713.70		
8	§ 713.81		
9	<u>§ 713.82</u>		
10	§ 713.90		
11	<u>§ 713.91</u>		
12	<u>§ 713.92</u>		
13	<u>§ 713.93</u>		
14	<u>§ 713.95</u>		
15			MASSAGE ESTABLISHMENT
16			Controls: Massage shall generally be subject to Conditional
17		8 700 60	Use authorization. Certain exceptions to the Conditional Use
18	9 712 54	§ 790.60,	requirement for massage are described in Section 790.60(c).
19	§ 713.54	<u>§§ 29.1-29.32</u>	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

1			Sectional Map	10SU.			
2			Controls: Tour	ist hotels (inclusive of motels) may be			
3			permitted as a c	conditional use.			
4			Fringe financia	l services are P subject to the restrictions set			
5	§ 713.68	§ 249.35	forth in Section	249.35, including, but not limited to, the			
6			proximity restri	ctions set forth in Subsection 249.35(c)(3).			
7	§ 713.84			ois dispensaries in NC-S District may only			
8	§ 790.14	Health Code § 330		1 the hours of 8 a.m. and 10 p.m.			
9			ACCESSORY E	WELLING UNITS			
10			Boundaries: Be	Boundaries: Board of Supervisors District 8 extant on July			
11			1, 2015.	1, 2015.			
12	. 712.01	8.207(.)(4)	Controls: An "/	Accessory Dwelling Unit," as defined in			
13	§ 713.91	- <u>§ 207(c)(4)</u>	Section 102 and	l meeting the requirements of Section			
14			207(c)(4), is pe	rmitted to be constructed within an existing			
15			building zoned	for residential use or within an existing and			
16			authorized auxi	authorized auxiliary structure on the same lot.			
17	*	* * *					
18		Table 714. BROAL	OWAY NEIGHBORI	HOOD COMMERCIAL DISTRICT			
19			ZONING CONT	ROL TABLE			
20			Ŧ				
21	No.	Zoning Category	§ References	Broadway Controls			
22	BUILDI.	NG STANDARDS	I				
23			§§ 102.12, 105,	P up to 40 ft.			
24	714.10	Height and Bulk Limit	106, 250 - 252, 260,	C 40 to 65 ft.			
25			261.1, 270, 271	§ 253.1			

			Height Sculpting on Alleys:
			§ 261.1
	Lot Size		P up to 4,999 sq. ft.;
714.11		<u>§§ 121.1, 790.56</u>	C 5,000 sq. ft. & above
	[Per Development]		<u>§ 121.1</u>
			Required at residential
714.12	Rear Yard	şş 130, 134, 136	level only
			§ 134(a) (e)
714.13	Street Frontage	ş 145.1	<i>Required</i>
714.14	Awning	§ 136.1(a)	P
714.15	<i>Canopy</i>	§ 136.1(b)	P
714.16	Marquee	§ 136.1(c)	₽
	Streetscape and		
714.17	Pedestrian	§ 138.1	Required
	<i>Improvements</i>		
COMM.	ERCIAL AND INSTITU	TIONAL STANDA	RDS AND USES
		§§ 102.9, 102.11,	2.5 to 1
714.20	Floor Area Ratio	123	§ 124(a) (b)
			P up to 2,999 sq. ft.;
714.21	Use Size	§ 790.130	C 3,000 sq. ft. & above
	[Non-Residential]		<u>§ 121.2</u>
	Off-Street Parking,	şş 150, 151.1, 153 -	
714.22	<i>Commercial/Institution</i>		None required. Limits set forth in § 151.1.
	al	204.5	
L		Γ	I

	r						
1		Off Street Freight	<u>\$\$ 150, 153 - 155,</u>	Generally, no	ne required if	gross floor area	
2	714.23		33 130, 133 - 133, 204.5	is less than 10,000 sq. ft.			
3		<i>Loading</i>		§§ 152, 161(b)			
4				P if located in	front;		
5	714.24	Outdoor Activity Area	§ 790.70	C if located el	lsewhere		
6				§ 145.2			
7	714.25	Drive-Up Facility	ş 790.30				
8	714.26	Walk-Up-Facility	ş 790.140	₽			
9				<u>Р 6 а.т. 2 а.т.;</u>			
10	714.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.			
11		General Advertising	§§ 262, 602 - 604,				
12	714.30	<u>Sign</u>	608, 609				
13			§§ 262, 602—604,	P			
14	714.31	Business Sign	608, 609	<u>§ 607.1(f)2</u>			
15			§§ 262, 602 - 604,	₽			
16	714.32	Other Signs	608, 609	§ 607.1(c) (d)	§ 607.1(c) (d) (g)		
17			•				
18	No.	Zoning Category	§ References	Broadwav Co	ontrols by Stor	¥	
19		6 6 7		lst	2nd	3rd+	
20	714.26		0			Jut	
21	7 <u>14.36</u>	Residential Conversion	§ 31/	₽	C		

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714.37

714.40

Planning Commission BOARD OF SUPERVISORS

Retail Sales and Services

Services

Residential Demolition

Other Retail Sales and

<u>§ 317</u>

<u>§ 790.102</u>

4						
1		[Not Listed Below]				
2	714.41	Bar	§ 790.22	₽	₽	
3	714.43	Limited-Restaurant	§ 790.90	<i>C-</i> #	<i>C-#</i>	
4	714.44	Restaurant	§ 790.91	C #	C #	
5	714.45	Liquor Store	§ 790.55	e		
6	714.46	Movie Theater	§ 790.64	₽	₽	
7	714.47	Adult Entertainment	§ 790.36	C	C	
8	7 <u>14.48</u>	Other Entertainment	§ 790.38	₽	₽	
9	714.49	Financial Service	§ 790.110	P		
10		Limited Financial				
11	714.50	Service	§ 790.112	₽		
12	7 <u>14.51</u>	Medical Service	<u>§ 790.114</u>	₽	₽	
13	714.52	Personal Service	§ 790.116	₽	₽	
14 15	714.53	Business or	§ 790.108	p	P	
16	717.35	Professional Service	ş / >0.100	1	1	
10			§ 790.60,			
18	714.54	Massage Establishment	§§ 29.1-29.32	C #	C #	
			Health Code			
19 20	714.55	Tourist Hotel	§ 790.46	e	e	E
20	714.56	Automobile Parking	şş 156, 160, 790.8	C	C	E
22	714.57	Automotive Gas Station	§ 790.14			
23	714 50	Automotive Service	\$ 700 17			
24	714.58	Station	§ 790.17			
25	7 <u>14.59</u>	Automotive Repair	§ 790.15			

		[
1	714.60	Automotive Wash	§ 790.18				
2	714.61	<u>Automobile Sale or</u>	<u>§ 790.12</u>				
3		Rental	y 790.12				
4	714.62	Animal Hospital	§ 790.6	e			
5	714.63	Ambulance Service	§ 790.2				
6	714.64	<i>Mortuary</i>	§ 790.62				
7	714.65	Trade Shop	§ 790.124	P #	C #		
8	714.66	Storage	§ 790.117				
9	714.68	Fringe Financial	§ 790.111				
0		Service	§ /90.111				
1	714.69	Tobacco Paraphernalia	§ 790.123	ϵ			
2		Establishments	ş770.125				
3		Amusement Game					
4 5	714.69B	Arcade (Mechanical	§ 790.4	ϵ			
5 6		Amusement Devices)					
o 7	714.69C	Neighborhood	§ 102.35(a)	P	₽	₽	
8	714.07C	Agriculture	$\frac{9}{9}$ 102.33(<i>u</i>)	1-	1	<i>r</i>	
9	714 (0)	Large-Scale Urban	9 100 25(1)			G	
0	714.69D	Agriculture	§ 102.35(b)	ϵ	ϵ	e	
1	Institutions and Non-Retail Sales and Services						
2	714.70	Administrative Service	§ 790.106				
3		Hospital or Medical	8 700 44				
4	714.80	Center	§ 790.44				
5	714.81	Other Institutions,	§ 790.50	₽	C	e	

	r			1		
1		Large				
2	714.02	Other Institutions,	8 700 51	D	D	D
3	714.82	Small	§ 790.51	₽	₽	₽
4	714.83	Public Use	§ 790.80	C	C	e
5	714.04	Medical Cannabis	8 700 141	D		
6	714.84	Dispensary	§ 790.141	₽		
7	RESIDE	ENTIAL STANDARDS A	ND USES			
8	714.90	Residential Use	§ 790.88	₽	₽	₽
9				Generally, up	to 1 unit per 4	00 sq. ft. lot area
10	714.91	.91 Dwelling Unit Density	§ 207	#		
11				§ 207(c)		
12				Generally, up to 1 bedroom per 140 sq. ft. lot		
13	714.92		§§ 207, 208	area		
14		Group Housing		§ 208		
15		Residential Density,	§§ 102, 207.1,			
16	714.92b	Homeless Shelters	790.88(c)	<i>Density limits per § 208(a)</i>		
17				Generally, eith	her	
18		Usable Open Space		60 sq. ft if private, or		
19	714.93	[Per Residential Unit]	§§ 135, 136	80 sq. ft. if common		
20				§ 135(d)		
21			§§ 150, 151.1, 153 -	-		
22	714.94	Off Street Parking,	157, 159—160,	None required	None required.	
23		<i>Residential</i>	204.5			
24	714.95	Community Residential	§ 790.10	e	e	e
25	L	· ·	Ľ	1	1	1

1	Parking						
2	SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCI						
3				DISTR	e lCT		
4 5	Article 7 Code	Other Code	Zonin	g Controls			
6	Section	Section	Lonin	g Comrois			
7 8				I HEIGHT AND BUI			
9	§ 714.10	§ 253.1		daries: Applicable fo e to Osgood Place a:			
10 11				<mark>ols: Building height (</mark> t and 65 feet.	and bulk limits	are P up to 40) feet; C between
12				DWAY FORMULA I	RETAIL RESTA	URANT AND	LIMITED-
13 14	§ 714.43	ş 790.90		A URANT USES daries: Broadway NG	D.		
15 16	§ 714.44	<u>§ 790.91</u>		ols: Formula Retail I		Limited Reste	urant Uses are
17			NP.				
18				DWAY LIQUOR LIC			
19			Distrie	11	ine Drodaway	<i>Neighbornoo</i> e	i commerciai
20				ols: A Restaurant Us	e may only add	ABC license	types 47, 49 or
21	§ 714.44	§ 790.91		a conditional use on			
22			set forth in Section 303, the Planning Commission finds that the				
23			restaurant is operating as a Bona Fide Eating Place, as define				
24		Sectio	n 790.142 of this Coe	le. Should a re s	<u>staurant fail te</u>) operate as a	
25							

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		8 700 60	Controls: Massage shall generally be subject to Conditional Use
5		§ 790.60,	authorization. Certain exceptions to the Conditional Use requirement
6	§ 714.54	§§ 29.1- 20.22	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	9.714.60	8 2 40 25	limited to, the Broadway Neighborhood Commercial District.
14	§ 714.68	§ 249.35	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial
15			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	§ 207(c)(4)	meeting the requirements of Section 207(c)(4) is permitted to be
22			constructed within an existing building zoned for residential use or
23			within an existing and authorized auxiliary structure on the same lot.
24		şş 150, 153-	BROADWAY OFF STREET PARKING RESIDENTIAL
25	§ 714.94	157, 159-	Boundaries: Broadway NCD.

	1	
1	160, 204.5	Controls: 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.
20		
21		
22		
23		
24		
25		

	* * * *		
	Table /15. CASTR	O SIREEI NEIGHBO. ZONING CONTI	RHOOD COMMERCIAL DISTRICT R OL TABLE
No.	Zoning Category	§ References	Castro Street Controls
BUH	LDING STANDARDS		
715.1	0 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
715.1	Lot Size 	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.1	12 Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e) #
715. i	13 Street Frontage	§ 145.1	Required
715.1	14Awning	§ 136.1(a)	₽
715.1	15 Canopy	§ 136.1(b)	<u>P</u>
715.1	16 <i>Marquee</i>	§ 136.1(c)	P
715.1	Streetscape and 17 Pedestrian Improvements	§ 138.1	<i>Required</i>

1	COMM	AERCIAL AND INSTIT	UTIONAL STANDARD	S AND USES
2				3.0 to 1
3	715.20	Floor Area Ratio	<u>§§ 102.9, 102.11, 123</u>	§ 124(a) (b)
4				P to 1,999 sq. ft.;
5	715.21			C 2,000 sq. ft. to 3,999 sq. ft.;
6		[Non-Residential]	790.130	NP # 4,000 sq. ft. & above
7		Off Street Parking,	88 150 152 157 150	Generally, none required if occupied floor
8	715.22	Commercial/Institution		area is less than 5,000 sq. ft.
9		al	160, 204.5	§§ 151, 161(g)
10				Generally, none required if gross floor
11	715.23		§§ 150, 153 - 155, 204.5	area is less than 10,000 sq. ft.
12		<i>Loading</i>		§§ 152, 161(b)
13				P if located in front;
14	715.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
15				§ 145.2
16	715.25	Drive Up Facility	§ 790.30	
17	715.26	Walk-Up Facility	§ 790.140	₽
18	715.07			P 6 a.m 2 a.m.;
19	/13.2/	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.
20			§§ 262, 602 - 604, 608,	
21	715.30		609	
22	715 21	Dusinasa Cisa	§§ 262, 602 - 604, 608,	₽
23	/13.31	Business Sign	609	§ 607.1(f)2
24	715.32	Other Signs	§§ 262, 602 - 604, 608,	P
25				

		609	§ 607.1(c) (d) (g)	
	I	1			
No.	Zoning Category	§ References	Castro St	reet Controls b	y Story
	ļ	§ 790.118	1st	2nd	3rd+
715.36	Residential Conversion	§ 317	₽	C	
715.37	Residential Demolition	§ 317	₽	C	C
Retail S	ales and Services				
715.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	₽	₽	
715.41	Bar	§ 790.22			
715.43	Limited-Restaurant	§ 790.90	₽		
7 <u>15.</u> 44	Restaurant	§ 790.91	ϵ		
7 <u>15.45</u>	Liquor Store	§ 790.55	ϵ		
715.46	Movie Theater	§ 790.64	₽		
715.47	Adult Entertainment	§ 790.36	C		
715.48	Other Entertainment	ş 790.38	C		
715.49	Financial Service	§ 790.110	e	e	
715.50	Limited Financial Service	§ 790.112	¢		
715.51	Medical Service	§ 790.114	₽	₽	C
7 <u>15.52</u>	Personal Service	§ 790.116	₽	P	ϵ

	1	T	T		-	1
1	715.53	Business or	§ 790.108	ϵ	₽	E
2	/15.55	Professional Service	ş / /0.100		1	C
3		<i>Massage</i>	§ 790.60,			
4	7 <u>15.5</u> 4	Establishment	§§ 29.1-29.32	C #	<i>C-</i> #	
5		Establishment	Health Code			
6	715.55	Tourist Hotel	§ 790.46	e	e	e
7	7 <u>15.56</u>	Automobile Parking	§§ 156, 160, 790.8	e	e	e
8	715 57	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	ş 790.18			
14 15	715.61	Automobile Sale or Rental	§ 790.12			
16	715.62	Animal Hospital	§ 790.6	C		
17	715.63	Ambulance Service	§ 790.2			
18	715.64	<i>Mortuary</i>	§ 790.62			
19	715.65	Trade Shop	§ 790.124	₽	C	
20	715.66	Storage	ş 790.117			
21 22	715.68	Fringe Financial Samiae	§ 790.111			
23		Service				
24	715.69	Tobacco	ş 790.123	ϵ		
25		Paraphernalia				

				-	
	Establishments				
	Amusement Game				
715.69B	Arcade (Mechanical	§ 790.4			
	Amusement Devices)				
715.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
715.69D	Large Scale Urban Agriculture	§ 102.35(b)	e	£	C
Instituti	ons and Non-Retail Sa	les and Services			
715.70	Administrative Service	§ 790.106			
715.80	Hospital or Medical Center	§ 790.44			
715.81	Other Institutions, Large	§ 790.50	₽	C	¢
715.82	Other Institutions, Small	§ 790.51	₽	₽	₽
715.83	Public Use	§ 790.80	e	e	C
715.84	Medical Cannabis Dispensary	§ 790.141	₽		
RESIDE	ENTIAL STANDARDS	S AND USES			
715.90	Residential Use	§ 790.88	₽	₽	₽
715.91	Dwelling Unit Density	§ 207	Generally, up to area. Certain ex	_	

	-					
1				207(c) #.		
2		Residential Density,	AA 207 200	Generally, up to 1 bedroom per 210 sq.	. ft.	
3	715.92	Group Housing	§§ 207, 208	lot area		
4		Residential Density,				
5	715.92b	Homeless Shelters		<i>Density limits per Section 208(a)</i>		
6				Generally, either		
7		Usable Open Space	§§ 135, 136	80 sq. ft. if private, or		
8	715.93	[Per Residential Unit]		100 sq. ft. if common		
9				§ 135(d) #		
0		Off Street Parking,	şş 150, 153 - 157, 159 -	Generally, 1 space for each dwelling u	nit	
1	715.94	<i>Residential</i>	160, 204.5	ŞŞ 151, 161(a) (g) #		
2		<i>Community</i>				
3	715.95	Residential Parking	§ 790.10	ϵ ϵ		
1						

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SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD COMMERCIAL

DISTRICT

16			2-0
17	Article 7	Other Code	
18	Code	Section	Zoning Controls
19	Section	Scenon	
20	9 71 5		ACCESSORY DWELLING UNITS
21	§ 715 8 715 12		Boundaries: Board of Supervisors District 8 extant on July 1, 2015.
22	§ 715.12 8 715 01	8 207()(A)	Controls: An "Accessory Dwelling Unit," as defined in Section 102 and
23	-	§ 207(c)(4)	meeting the requirements of Section 207(c)(4), is permitted to be
24	§ 715.93		constructed within an existing building zoned for residential use or
25	§ 715.94		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	<u> </u>	<u> </u>	Institution, Other Large as defined in Section 790.50 that is operated
3	ş /13.21	y 121.1	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	8 700 01	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		ş 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.

Г				
1		C	o ntrols: Within the FFSI	RUD and its 1/4 mile buffer, fringe financial
2		se	rvices are NP pursuant i	to Section 249.35. Outside the FFSRUD and
3		its	: 1/4 mile buffer, fringe f	inancial services are P subject to the
4		re	strictions set forth in Sul	bsection 249.35(c)(3).
5	•	* * * *		
6	Ta	ble 716. INNER CL	EMENT STREET NEIG	GHBORHOOD COMMERCIAL DISTRICT
7			ZONING CONT	CROL TABLE
8				Inner Clement Street
9	No.	Zoning Category	§ References	Controls
10 11	BUILD	ING STANDARDS		
12				40-X; additional 5 feet for parcels with
13	-16.10	Height and Bulk Height and Bulk Height and Bulk	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271	active uses; see 263.20;
14	716.10			Height Sculpting on Alleys:-
15				§ 261.1
16				P up to 4,999 sq. ft.;
17	716.11	Lot Size	§§ 121.1, 790.56,	C 5,000 sq. ft. & above
18		[Per Development]		§ 121.1
19				Required at the second story and above and
20	716.10			at all
21	716.12	Rear-Yard	§§ 130, 134, 136	residential levels
22				§ 134(a) (e)
23	716.13	Street Frontage	§ 145.1	Required
24	716.14	<u>Awning</u>	§ 136.1(a)	P
25	716.15	Canopy	§ 136.1(b)	₽

	r			
1	716.16	<i>Marquee</i>	§ 136.1(c)	₽
2		Streetscape and		
3	716.17	Pedestrian	§ 138.1	<i>Required</i>
4		Improvements		
5		COMMERCIA	LAND INSTITUTION	AL STANDARDS AND USES
6	716.20			1.8 to 1
7	/10.20	Floor Area Ratio	<u>§§ 102.9, 102.11, 123</u>	§ 124(a) (b)
8				<u>P up to 2,499 sq. ft.;</u>
9	7 <u>16.21</u>	Use Size	§ 790.130	C 2,500 sq. ft. & above
10		[Non-Residential]		<u>§121.2</u>
11		Off-Street Parking,		Generally, none required if occupied floor
12	716.22	Commercial/Instituti		area is less than 5,000 sq. ft.
13		onal	160, 204.5	§§ 151, 161(g)
14				Generally, none required if gross floor area
15	7 <u>16.23</u>			is less than 10,000 sq. ft.
16		<i>Loading</i>	204.5	§§ 152, 161(b)
17				P if located in front;
18	716.24	<i>Outdoor Activity</i>	§ 790.70	C if located elsewhere
19		Area		<u>§ 145.2</u>
20	716.25	Drive-Up Facility	§ 790.30	
21	716.26	Walk Up Facility	<u>§ 790.140</u>	₽
22				<u>P 6 a.m 2 a.m.;</u>
23	716.27	Hours of Operation	<u>ş 790.48</u>	C 2 a.m. 6 a.m.
24	716.30	General Advertising	§§ 262, 602 - 604, 608,	
25				II

					
	<u>Sign</u>	609			
716 21	Pusinass Sime	§§ 262, 602 - 604, 608,	₽		
/10.31	Business Sign	609	<u>§ 607.1(f)2</u>		
		§§ 262, 602 - 604, 608,	- <u>P</u>		
716.32	- Other Signs	609	§ 607.1(c) (d) (g)	
			Inner Clemen	t Street	
No.	Zoning Category	§ References	Controls by St	torv	
			<u>lst</u>	2nd	3rd+
	Residential				
716.36	<i>Conversion</i>	§ 317	₽		
Residential					
716.37	Demolition	§ 317	₽	E	ϵ
Retail S	ales and Services				
	Other Retail Sales				
716.40	and Services	§ 790.102	₽	e	
	[Not Listed Below]				
716.41	Bar	§ 790.22	<i>C</i> #		
716.43	Limited Restaurant	§ 790.90	₽		
716.44	<i>Restaurant</i>	§ 790.91	C #		
7 <u>16.45</u>	Liquor Store	§ 790.55	e		
	Movie Theater	§ 790.64	₽		
716.46	movie metier	· · · · · · · · · · · · · · · · · · ·			
716.46 716.47	Adult Entertainment	§ 790.36			

	r					1
1	716.49	Financial Service	§ 790.110			
2	716.50	Limited Financial	8 700 112	D		
3	716.50	Service	§ 790.112	₽		
4	716.51	Medical Service	§ 790.114	₽	e	
5	7 <u>16.52</u>	Personal Service	§ 790.116	₽	C	
6	-162	Business or		D		
7	716.53	Professional Service	§ 790.108	₽	E	
8			§ 790.60,			
9	716.54		§§ 29.1-29.32	C #	C #	
10		<u>Establishment</u>	Health Code			
11	7 <u>16.55</u>	Tourist Hotel	§ 790.46	e	e	
12	7 <u>16.56</u>	Automobile Parking	<u>şş 156, 160, 790.8</u>	ϵ	ϵ	C
13		Automotive Gas				
14	716.57	Station	§ 790.14			
15		Automotive Service				
16	716.58	<u>Station</u>	§ 790.17			
17	7 <u>16.59</u>	Automotive Repair	§ 790.15			
18	716.60	Automotive Wash	§ 790.18			
19		Automobile Sale or				
20	716.61	Rental	§ 790.12			
21	716.62	Animal Hospital	§ 790.6	ϵ		
22	716.63	Ambulance Service	§ 790.2			
23	716.64	<i>Mortuary</i>	§ 790.62			
24	716.65	Trade Shop	§ 790.124	₽	e	
25	L	*		1	1	

1	716.66	Storage	<u>§ 790.117</u>			
2	716.68	Fringe Financial	s 700 111			
3		Service	§ 790.111			
4		<i>Tobacco</i>				
5	716.69	Paraphernalia	§ 790.123	e		
6		Establishments				
7		Amusement Game				
8	-16.605	Arcade (Mechanical				
9	716.69B	Amusement	§ 790.4			
10		Devices)				
11		Neighborhood				
12	716.69C	Agriculture	§ 102.35(a)	₽	₽	₽
13		Large-Scale Urban				
14	716.69D	Agriculture	§ 102.35(b)	E	E	E
5	Instituti	ons and Non-Retail S	Salas and Sarvicas			
6		Administrative	unu Services			
17	716.70	Service	§ 790.106			
18						
19	716.80		§ 790.44			
20		Center				
21	716.81		§ 790.50	₽	ϵ	ϵ
22		Large				
23	716.82		§ 790.51	₽	₽	₽
24		<u>Small</u>				
25	716.83	Public Use	§ 790.80	ϵ	ϵ	E

				•		1	
1 2	716.84	<i>Medical Cannabis</i> Dispensary	§ 790.141	₽			
3	RESIDE	ENTIAL STANDARI	DS AND USES	•			
4	716.90	Residential Use	§ 790.88	P	₽	P	
5	716.01	Dwelling Unit	8 207	Generally, up t	to 1 unit per 60	0 sq. ft. lot area	
6	716.91	Density	§ 207	§ 207(c)			
7				Generally, up t	to 1 bedroom p	er 210 sq. ft. lot	
8	716.92	Residential Density,	§§ 207, 208	area			
9		Group Housing		§ 208			
10	716.92b	Residential Density,	§§ 102, 207.1,	Density limits per Section 208(a)			
11	710.920	Homeless Shelters	790.88(c)				
12		Usable Open Space		Generally, eith	ler		
13	716.93	Usable Open Space {Per Residential	<u> </u>	80 sq. ft if private, or			
14	710.75	Unit]		100 sq. ft. if common			
15		0 111]		§ 135 (d)			
16	716.94	<i>Off Street Parking</i> ,	§§ 150, 153 - 157, 159 -	Generally, 1 s _l	oace for each d	welling unit	
17	, 10., , ,	Residential	160, 204.5	§§ 151, 161(a) (g)			
18 19	716.95	<i>Community</i>	§ 790.10	ϵ	ϵ	e	
20		Residential Parking	2 , >0.10	č	Č	C .	
20							
22							
23	S	PECIFIC PROVISI	ONS FOR THE INNER	R CLEMENT S	STREET NEIG	HBORHOOD	
24	COMMERCIAL DISTRICT						

- 24
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Other Code

Zoning Controls

Article 7

1	<i>Code</i>	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	<u>ş 716.41</u>	<u>§ 790.22</u>	(1) The bar function is operated as a wine and beer bar with an
13	y 710.41	§ 790.22	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	8 716 11	<u>§ 790.22</u>	INNER CLEMENT STREET EATING AND DRINKING USES
24	§ 716.41 § 716.42	§ 790.22 § 790.91	Boundaries: Applicable to the Inner Clement Street Neighborhood
25	y 710.42	§ 790.91	Commercial District.

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1		Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial							
2	services are NP pursuant to Section 249.35. Outside the FFSRUD and its								
3		1/4 mile buffer, fringe financial services are P subject to the restrictions							
4		set forth	in Subsection 249.35(c)(3	?).					
5	•	* * * *							
6	Ta	ble 717. OUTER CLEMI	ENT STREET NEIGHBO	ORHOOD COMMERCIAL DISTRICT					
7			ZONING CONTROL	TABLE					
8				Outer Clement Street					
9 10	No.	Zoning Category	§ References	Controls					
11	BUILD.	ING STANDARDS							
12				40-X; additional 5 feet for parcels with					
13	717 10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1,	active uses; see 263.20;					
14	/1/.10		263.20, 270, 271	Height Sculpting on alleys:-					
15				§ 261.1					
16		1		<u>P up to 4,999 sq. ft.</u>					
17	717.11	Lot Size	§§ 121.1, 790.56	C 5,000 sq. ft. & above					
18		[Per Development]		§ 121.1					
19	717.10		ee 120 124 126	Required at grade level and above					
20	/1/.12	Rear Yard	§§ 130, 134, 136	<u>§ 134(a) (e)</u>					
21	717.13	Street Frontage	§ 145.1	Required					
22	717.14	Awning	§ 136.1(a)	P					
23	717.15	Canopy	§ 136.1(b)	₽					
24	717.16	<i>Marquee</i>	§ 136.1(c)	P					
25	717.17	Streetscape and	§ 138.1	<i>Required</i>					

	Pedestrian Improvements		
COMM	ERCIAL AND INSTITUT		AND USES
			1.8 to 1
717.20	Floor Area Ratio	§§ 102.9, 102.11, 123	§ 124(a) (b)
			P up to 2,499 sq. ft.;
717.21	Use Size	§ 790.130	C 2,500 sq. ft. & above
	[Non Residential]		§ 121.2
		88 150 152 157 150	Generally, none required if occupied
717.22		§§ 150, 153 - 157, 159 -	floor area is less than 5,000 sq. ft.
	Commercial/Institutional	100, 204.3	§§ 151, 161(g)
			Generally, none required if gross flo
717.23		§§ 150, 153-155, 204.5	area is less than 10,000 sq. ft.
	Loading		§§ 152, 161(b)
			P if located in front;
717.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
			§ 145.2
717.25	Drive Up Facility	§ 790.30	
717.26	Walk-Up Facility	§ 790.140	P
			P 6 a.m. 11 p.m.;
/1/.2/	Hours of Operation	§ 790.48	C-11 p.m 2 a.m.
		§§ 262, 602 - 604, 608,	
717.30	General Advertising Sign	609	
		şş 262, 602 - 604, 608,	₽
717.31	Business Sign	609	§ 607.1(f) 2

1			<u> </u>	₽			
2	717.32	Other Signs	609	<u>\$ 607.1(c) (d) (g)</u>			
3				<u>3 007.1(c) (a) (g)</u> Outer Clement Street			
4	No.	Zoning Category	§ References	Controls by			
5			§ 790.118	-	2nd	3rd+	
6	717 36	Residential Conversion	\$ 317	<u>Р</u>	2114	5141	
7			<u>§ 317</u>	<u>Р</u>	e	C	
8		ales and Services	8 51/	1	C	C	
9	keiaii S						
10	717 40	<i>Other Retail Sales and</i>	8 700 100	D			
11	/1/.40	Services	§ 790.102	₽			
12		[Not Listed Below]					
13	717.41	Bar	<u>§ 790.22</u>	C #			
	717.43	Limited-Restaurant	§ 790.90	C #			
14	717.44	Restaurant	<u>§ 790.91</u>	<i>C-</i> #			
15	717.45	Liquor Store	§ 790.55	E			
16	717.46	<i>Movie Theater</i>	§ 790.64	₽			
17	717.47	Adult Entertainment	§ 790.36				
18	717.48	Other Entertainment	§ 790.38	C			
19	717.49	Financial Service	§ 790.110	₽			
20	717.50	Limited Financial Service	<u>§ 790.112</u>	₽			
21 22	717.51	Medical Service	§ 790.114	₽			
22	717.52	Personal Service	§ 790.116	P			
24	717.53	Business or Professional	<u>ş 790.108</u>	₽			
25	11.55	Service	8 / 20.100	<u> </u>			

1			§ 790.60,			
2	717.54	Massage Establishment	<u> </u>			
3			Health Code			
4	717.55	Tourist Hotel	§ 790.46			
5	7 <u>17.56</u>	Automobile Parking	§§ 156, 160, 790.8	ϵ	e	
6	717.57	Automotive Gas Station	§ 790.14			
7		Automotive Service				
8	7 <u>17.58</u>	<u>Station</u>	§ 790.17			
9	717.59	Automotive Repair	§ 790.15			
10	717.60	Automotive Wash	<u>§ 790.18</u>			
11		Automobile Sale or				
12	717.61	Rental	§ 790.12			
13	717.62	Animal Hospital	§ 790.6	e		
14	717.63	Ambulance Service	§ 790.2			
15	717.64	Mortuary	<u>§ 790.62</u>			
16	717.65	Trade Shop	§ 790.124	P		
17	717.66	<u>Storage</u>	<u>§ 790.117</u>			
18	717.68	Fringe Financial Service	<u>ş 790.111</u>			
19		Tobacco Paraphernalia	-			
20	717.69		§ 790.123	ϵ		
21		Amusement Game Arcade				
22	717.69	(Mechanical Amusement				
23	₿	Devices)	U			
24		Neighborhood	§ 102.35(a)	₽	₽	<u>₽</u>
25	717.07	neiznoomoou	<u>y 102.55(u)</u>	T	T	F

ϵ	Agriculture				
	Agriculture	§ 102.35(b)	e	e	e
	ions and Non-Retail Sales	and Services			
	Administrative Service	<u>\$ 790.106</u>			
717.80	Hospital or Medical Center	§ 790.44			
717.81	Other Institutions, Large	§ 790.50	₽	e	e
717.82	Other Institutions, Small	§ 790.51	₽	₽	₽
717.83	Public Use	ş 790.80	e	e	C
717.84	Medical Cannabis Dispensary	§ 790.141	₽		
RESID.	ENTIAL STANDARDS A	ND USES			
717.90	Residential Use	ş 790.88	₽	₽	₽
717.91	Dwelling Unit Density	§ 207	Generally, u 600 sq. ft. lo § 207(c)	-	per
717.92	Residential Density, Group Housing	§§ 207, 208	Generally, u sq. ft. lot are § 208		room per 2
717.92ł	Residential Density, 7 Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limi	ts per Sect	ion 208(a)
717.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, e 80 sq. ft. if p		

1						100 sq. ft. if	common		
2						<u>§ 135(d)</u>			
3						Generally, 1	space for	each	
-	717.94	O∬ S	t reet Parkin	g,	şş 150, 153 - 157, 159 -	-		cucn	
		<u>Resia</u>	ential		160, 204.5	dwelling unit			
5						§§ 151, 161(a) (g)		
6	717.95	Comi	nunity Resid	lential	§ 790.10	e	e	e	
7		Parki	ng		<i>y</i> / /0.10	C	C	C	
8	SI	PECL	F IC PROVI	SIONS	F or the outer cli	EMENT STRE	EET NEIG	HBORHOOD	
9					COMMERCIAL DI	STRICT			
10	Article '	Z	Other Code						
11	Code Se	ection	Section	Zoning-	Coning Controls				
12				OUTER	CLEMENT STREET EA	TING AND D	RINKING	USES	
13	<u>§ 717.4.</u>	4		Rounda	ries: Applicable to the C	uter Clement	Street Neig	hborhood	
14	<u>§ 717.43</u>				cial District.			,	
15	<u>s 717.4</u>		<u>o</u>	Controls: an eating or drinking use may be approved with conditional					
16	ş / 1 / . 7 -	r		<i>controls: an eating or artiking use may be approved with conditional</i> use authorization.					
17					~				
18				FRINGE	E FINANCIAL SERVICE	-RESTRICTEL) USE DIS	TRICT	
				(FFSRU	D).				
19				Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not					
20	07176	0	<u>ş 249.35</u>	limited to, the Outer Clement Street Neighborhood Commercial District.					
21	§ 717.68		§ 249.33	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial					
22				services are NP pursuant to Section 249.35. Outside the FFSRUD and its					
23				1/4 mile buffer, fringe financial services are P subject to the restrictions					
24				set forth in Subsection 249.35(c)(3).					
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Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Upper Fillmore Street Controls						
BUILI	UILDING STANDARDS								
		§§ 102.12, 105, 106,	40-X						
718.10	Height and Bulk Limit	250 - 252, 260, 261.1,	Height Sculpting on Alleys:-						
		270, 271	§ 261.1						
	I		P up to 4,999 sq. ft.;						
718.11		<u> </u>	C 5,000 sq. ft. & above						
	[Per Development]		§ 121.1						
			Required at the second story and abo						
718.12	Rear Yard	§§ 130, 134, 136	and at all residential levels						
			§ 134(a) (e)						
718.13	Street Frontage	§ 145.1	Required						
718.14	Awning	§ 136.1(a)	₽						
718.15	Canopy	§ 136.1(b)	₽						
718.16	Marquee	§ 136.1(c)	P						
	Streetscape and								
718.17	Pedestrian	§ 138.1	<i>Required</i>						
	<i>Improvements</i>								
COM		FUTIONAL STANDARI	DS AND USES						
			2.5 to 1						
718.26	Floor Area Ratio	§§ 102.9, 102.11, 123	§ 124(a) (b)						

No.	Zoning Category	§ References	Upper Fillmore Street Controls by
718.32	Other Signs	609	§ 607.1(c) (d) (g)
		§§ 262, 602 - 604, 608,	₽
	Business Sign	609	§ 607.1(f) 2
		şş 262, 602 - 604, 608,	P
718.30		609	
		§§ 262, 602 - 604, 608,	
718.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.
710.0-			<u>₽ 6 a.m. 2 a.m.;</u>
718.26	Walk-Up Facility	§ 790.140	₽
718.25	Drive-Up Facility	§ 790.30	
	Outdoor Activity Area	§ 790.70	§ 145.2
718.24			C if located elsewhere
			P if located in front;
	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	§§ 152, 161(b)
718.23			area is less than 10,000 sq. ft.
			Generally, none required if gross floc
	Off Street Parking, Commercial/Institutional	§§ 150, 153 - 157, 159 - 160, 204.5	<u>§§ 151, 161(g)</u>
718.22			floor area is less than 5,000 sq. ft.
			- Generally, none required if occupied
718.21	Use Size [Non-Residential]	§ 790.130	<u>§ 121.2</u>
	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above

			Story	Story		
		ş 790.118	1st	2nd	3rd+	
718.36	Residential Conversion	§ 317	₽	C		
7 <u>18.37</u>	Residential Demolition	§ 317	₽	\boldsymbol{C}	e	
Retail S	ales and Services					
	Other Retail Sales and					
718.40	Services	§ 790.102	₽	₽		
	[Not Listed Below]					
718.41	Bar	§ 790.22	<i>C</i> #			
718.43	Limited Restaurant	ş 790.90	₽#			
718.44	<i>Restaurant</i>	ş 790.91	C #			
7 <u>18.45</u>	Liquor Store	ş 790.55	e			
718.46	Movie Theater	ş 790.64	₽			
718.47	Adult Entertainment	ş 790.36				
718.48	Other Entertainment	ş 790.38	ϵ			
718.49	Financial Service	ş 790.110	₽			
718.50	Limited Financial Service	§ 790.112	₽			
718.51	Medical Service	§ 790.114	₽	₽		
7 <u>18.52</u>	Personal Service	ş 790.116	₽	₽		
7 <u>18.53</u>	Business or Professional Service	§ 790.108	₽	₽		
718.54	Massage	§ 790.60,	C #			
	<u>Establishment</u>	§§ 29.1-29.32				

1			Health Code			
2	718.55	Tourist Hotel	§ 790.46	C	C	C
3	718.56	Automobile Parking	<u>§§ 156, 160, 790.8</u>	ϵ	ϵ	ϵ
4 5	718.57	Automotive Gas Station	§ 790.14			
6 7	718.58	Automotive Service Station	§ 790.17			
8	718.59	Automotive Repair	§ 790.15			
9	718.60	Automotive Wash	§ 790.18			
0 1	718.61	Automobile Sale or Rental	§ 790.12			
2	718.62	Animal Hospital	§ 790.6	ϵ		
3	718.63	Ambulance Service	§ 790.2			
4	718.64	Mortuary	§ 790.62			
5	718.65	Trade Shop	§ 790.124	P		
6 7	718.66	Storage	§ 790.117			
8	718.68	Fringe Financial Service	§ 790.111			
9 0 1 2	718.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
2 3 4 5	7 <u>18.69</u> B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			

	-		-	-	-
718.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
718.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
Institutio	ons and Non-Retail Sal	es and Services			
718.70	Administrative Service	§ 790.106			
718.80	Hospital or Medical Center	§ 790.44			
718.81	Other Institutions, Large	§ 790.50	₽	e	C
718.82	Other Institutions, Small	§ 790.51	₽	₽	P
718.83	Public Use	§ 790.80	C	C	C
718.84	Medical Cannabis Dispensary	§ 790.141	₽		
718.85	Philanthropic Administrative Services	§ 790.107	₽	₽	₽
RESIDE	ENTIAL STANDARDS	AND USES			
718.90	Residential Use	§ 790.88	₽	₽	₽
718.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)		
	Residential Density,	§§ 207, 208	G 11		oom per 210 sq.

1		Group Housing		ft. lot area		
2				§ 208		
3		Residential Density,	§§ 102, 207.1,			
4	718.92b	Homeless Shelters	790.88(c)	<i>Density limits per Section 208(a)</i>		
5				Generally, either 80 sq. ft. if private, or		
6	718.93		§§ 135, 136	100 sq. ft. if common		
7		[Per Residential Unit]		§ 135(d)		
8				Generally, 1 space for each dwelling		
9	718.94			unit		
10		Residential	160, 204.5	§§ 151, 161(a) (g)		
11		Community Residential				
12	718.95	Parking	§ 790.10	ϵ ϵ ϵ		

13

SPECIFIC PROVISIONS FOR THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL

DISTRICT

Boundaries: Applicable for the Upper Fillmore NCD.

Controls: A new bar will be allowed with a conditional use

authorization from the Planning Commission only in conjunction

In considering a conditional use for a Restaurant, the Planning

or other daytime usage in order to limit the number of such

establishments on the block that have no daytime activity.

Commission shall consider whether the use proposes lunch service

Zoning Controls

with a Restaurant use.

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Article 7

<u>§ 718.41</u>

<u>§ 718.43</u>

<u>§ 718.44</u>

Code Section Section

Other Code

<u> 790.22</u>

<u>\$ 790.90</u>

<u>\$ 790.91</u>

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	r	Т	
1			UPPER FILLMORE FORMULA RETAIL RESTAURANT AND
2	\$ 718.43	\$ 790.90	LIMITED RESTAURANT USES
3	ş 718.43 ş 718.44	§ 790.90 § 790.91	Boundaries: Upper Fillmore NCD.
4	§ /10.44	§ 790.91	Controls: Formula Retail Restaurant and Limited Restaurant Uses
5			are NP.
6			MASSAGE ESTABLISHMENT
7			Controls: Massage shall generally be subject to Conditional Use
8			authorization. Certain exceptions to the Conditional Use
9	8 710 54	§ 790.60,	requirement for massage are described in Section 790.60(c). When
10	§ 718.54	§§ 29.1-29.3 2	<i>considering an application for a conditional use permit pursuant to</i>
11		Health Code	this subsection, the Planning Commission shall consider, in addition
12			to the criteria listed in Section 303(c), the additional criteria
13			described in Section 303(n).
14			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
15			(FFSRUD).
16			Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is
17			not limited to, the Upper Fillmore Street Neighborhood Commercial
18	ş 718.68	ş 249.35	District.
19			Controls: Within the FFSRUD and its 1/4 mile buffer, fringe
20			financial services are NP pursuant to Section 249.35. Outside the
21			FFSRUD and its 1/4 mile buffer, fringe financial services are P
22			subject to the restrictions set forth in Subsection 249.35(c)(3).
23	* *	* *	
24	Table 7	19. HAIGHT	STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING
25			CONTROL TABLE

No.	Zoning Category	§ References	Haight Street Controls
BUIL	DING STANDARDS		
719.1	9 Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys: § 261.1
719.1	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
719.1 2	2 Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
7 <u>19.1</u> .	3Street Frontage	§ 145.1	Required
719.1 -	4Awning	§ 136.1(a)	₽
719.1 .	5 Canopy	§ 136.1(b)	₽
719.1 0	5 <i>Marquee</i>	§ 136.1(c)	₽
719.1	Streetscape and 7 Pedestrian Improvements	<u>§ 138.1</u>	Required
COM.	MERCIAL AND INSTITU	UTIONAL STANDARDS AND U	V SES
719.2 (9 Floor Area Ratio	<u>§§ 102.9, 102.11, 123</u>	1.8 to 1 § 124(a) (b)
719.2	Use Size] [Non Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above

1				
1				<u>§ 121.2</u>
2				Generally, none
3				required if
4	719.22	Off Street Parking,	88 150 152 157 150 160 2 04 5	occupied floor
5		Commercial/Institutional	§§ 150, 153 - 157, 159 - 160, 204.5	area is less than
6				5,000 sq. ft.
7				§§ 151, 161(g)
8				Generally, none
9				required if gross
10	710 22	Off-Street Freight	88 150 152 155 2 04 5	floor area is less
11	719.23	<i>Loading</i>	§§ 150, 153 - 155, 204.5	than 10,000 sq.
12				ft.
13				§§ 152, 161(b)
14				P if located in
15				front;
16	719.24	Outdoor Activity Area	§ 790.70	C if located
17				elsewhere
18				§ 145.2
19	719.25	Drive-Up Facility	§ 790.30	
20	719.26	Walk-Up Facility	§ 790.140	₽
21				P 6 a.m 2
22	719.27	Hours of Operation	§ 790.48	a.m.;
23				C 2 a.m 6 a.m.
24	719.30	General Advertising Sign	<u> </u>	
25				

719.31	Business Sign	§§ 262, 602—604, 608, 609			₽ <u>§ 607.1(</u> j
					<u>9 007.10</u>
719.32(Other Signs	§§ 262, 602 - 604, (508, 609		§ 607.1(d
-	1	1			
Vo.	Zoning Category	§ References	Haight	t Street Co	ntrols by Si
		§ 790.118	1st	2nd	3rd+
7 <u>19.36</u>	Residential Conversion	§ 317	₽		
7 <u>19.37</u>	Residential Demolition	§ 317	₽	\boldsymbol{c}	\boldsymbol{c}
R etail S	ales and Services				
	Other Retail Sales and				
719.40	<u>Services</u>	§ 790.102	P #	C #	#
	[Not Listed Below]				
719.41	Bar	§ 790.22	#		
7 <u>19.43</u>	Limited-Restaurant	ş 790.90	₽	₽	₽
7 <u>19.44</u>	<i>Restaurant</i>	§ 790.91	#	#	#
7 <u>19.45</u>	Liquor Store	§ 790.55			
7 19.46	Movie Theater	§ 790.64	P		
719.47	Adult Entertainment	ş 790.36			
719.48	Other Entertainment	ş 790.38	C #	#	
719.49	Financial Service	§ 790.110	₽		
710 50	Limited Financial	8 700 112			
719.50	<u>Service</u>	§ 790.112	₽		

1	719.51	Medical Service	§ 790.114		ϵ	
2	719.52	Personal Service	§ 790.116	₽	e	
3		Business or		_	~	
4	719.53	Professional Service	§ 790.108	₽	E	
5			§ 790.60,			
6	719.54	Massage Establishment	§§ 29.1-29.32	<i>C-</i> #		
7			Health Code			
8	719.55	Tourist Hotel	§ 790.46	C	C	
9	719.56	Automobile Parking	§§ 156, 160, 790.8	e	e	e
10	719.57	Automotive Gas Station	§ 790.14			
11		Automotive Service				
12	719.58	<u>Station</u>	§ 790.17			
13	719.59	Automotive Repair	§ 790.15	C		
14	719.60	Automotive Wash	§ 790.18			
10	719.61	Automobile Sale or Rental	§ 790.12			
17	719.62	Animal Hospital	§ 790.6	e		
	719.63	Ambulance Service	§ 790.2			
19 20	719.64	<i>Mortuary</i>	§ 790.62			
20	719.65	Trade Shop	§ 790.124	₽		
22	719.66	Storage	§ 790.117			
23	719.68	Fringe Financial Samina	§ 790.111	#	#	#
24 25	719.69	Service Tobacco Paraphernalia	§ 790.123	C #	<i>C</i> #	<i>C</i> #

	-								
1		Establishments							
2		Amusement Game							
3	719.69B	Arcade (Mechanical	§ 790.4	₽	₽				
4		Amusement Devices)							
5	710 (00	Neighborhood	a 100 054)	D	5	D			
6	719.69C	Agriculture	§ 102.35(a)	₽	₽	₽			
7		Large Scale Urban							
8	719.69D	Agriculture	§ 102.35(b)	E	E	C			
9	Institutio	ons and Non-Retail Sale	s and Services	_		1			
10	719.70	Administrative Service	§ 790.106						
	719.80	Hospital or Medical Center	§ 790.44						
	719.81	Other Institutions, Large	§ 790.50	₽	e	C			
15 16 17	719.82	Other Institutions, Small	§ 790.51	₽	₽	₽			
18	719.83	Public Use	§ 790.80	e	C	e			
10	719.84	Medical Cannabis Dispensary	§ 790.141	₽					
	DESIDENTIAL STANDADDS AND USES								
22	719.90	Residential Use	§ 790.88	₽	₽	P			
23				Generally, up to 1 unit per 600 sq. ft.					
24	719.91	Dwelling Unit Density	§ 207	lot area					
25				§ 207(c)					

	1				1			
1		Residential De			Generally, up to 1 bedroom per 210			
2	719.92			§§ 207, 208	sq. ft. lot area			
3		Group Housing	5		§ 208			
4		Residential De	nsity,		D			
5	719.92b	Homeless Shell	ters	<u>§§ 102, 207.1, 790.88(c)</u>	Density li	mits per S e	ection 208(a)	
6					Generally, either 80 sq. f			
7	719.93	Usable Open S	pace	§§ 135, 136	if private,	or 100 sq .	. ft. if common	
8		[Per Residentie	al Unit]		§ 135(d)	Ĩ		
9					Generally	, 1 space (f or each dwelling	
10	719.94	<i>Off-Street Parl</i>	ting,	§§ 150, 153 - 157, 159 -	unit			
11		Residential		160, 204.5		§§ 151, 161(a) (g)		
12		Community Re	sidential		00			
13	719.95	Parking		§ 790.10	C	C	C	
14		0	FIC PRO	I VISIONS FOR THE HA	IGHT ST	REET DIS	TRICT	
15	Article 7				10111 511			
16		Other Code	Zanina	Controlo				
17	Code	Section	Zoning (-onirois				
18	Section							
	<u>ş 719.40</u>		Boundar	ties: The entire Haight Str	eet Neighb	orhood Ce	ommercial District.	
19	§ 719.41	§ 781.9	Controls	: Retail establishments set	tablishments selling off sale or on sale alcoholic			
20	ş 719.44		beverages are not permitted pursuant to Section 781.9.					
21			HAIGHT	STREET LIQUOR LICE	VSES FOR	RESTAU	RANTS	
22		<u>ş 781.9</u>	Boundar	ies: Applicable to the Hei	ght Street I	Neighborh	ood Commercial	
23	§ 719.42	<u>§ 790.22</u>	Boundaries: Applicable to the Height Street Neighborhood Commercial District and Height Street Alcohol Restricted Use Subdistrict.					
24		-		ols: A Restaurant Use may only add ABC license types 47, 49 or 75				
25	<u> </u>				· ···		vi /	

5 for any length of time, the conditional use authorization shall be subject to immediate revocation. 6 immediate revocation. 7 HAIGHT STREET RESTAURANTS 8 Boundaries: Applicable to the Haight Street Neighborhood Commercial 9 District and Haight Street Alcohol Restricted Use Subdivision. 10 Controls: A Restaurant may be permitted as a conditional use on the 11 § 790.22 § 719.44				
 3 3 a operating as a Bona Fide Eating Place, as defined in Section 790.142 of 4 4 4 4 4 4 4 4 5 5 6 7 7 8 8 9 9 9 9 9 10 10 10 11 \$790.22 9 12 8 7 7 13 9 9 9 14 14 15 15 16 17 18 19 10 10 10 10 10 11 12 13 14 14 15 15 16 17 18 19 19 10 10 10 10 10 10 11 12 13 14 14 15 15 16 17 18 19 19 10 11 12 13 14 15 15 16 16 17 18 19 19 10 11 12 13 14 15 16 17 18 19 19 19 10 <l< td=""><td>1</td><td></td><td></td><td>as a conditional use on the around level if, in addition to the criteria set</td></l<>	1			as a conditional use on the around level if, in addition to the criteria set
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 Boundaries: Applicable to the Haight Street Neighborhood Commercial 9 District and Haight Street Alcohol Restricted Use Subdivision. 10 Controls: A Restaurant may be permitted as a conditional use on the 11 \$790.22 \$70.91 Planning Commission has approved no more than a total of 3 Restaurants 13 in accordance with this Section. Should a Restaurant permitted under this	2			forth in Section 303, the Planning Commission finds that the restaurant is
5 for any length of time, the conditional use authorization shall be subject to immediate revocation. 6 immediate revocation. 7 HAIGHT STREET RESTAURANTS 8 Boundaries: Applicable to the Haight Street Neighborhood Commercial 9 District and Haight Street Alcohol Restricted Use Subdivision. 10 Controls: A Restaurant may be permitted as a conditional use on the 11 \$790.22 \$70.91 Planning Commission has approved no more than a total of 3 Restaurants 13 in accordance with this Section. Should a Restaurant permitted under this	3			operating as a Bona Fide Eating Place, as defined in Section 790.142 of
6 immediate revocation. 7 HAIGHT STREET RESTAURANTS 8 Boundaries: Applicable to the Haight Street Neighborhood Commercial 9 District and Haight Street Alcohol Restricted Use Subdivision. 10 Controls: A Restaurant may be permitted as a conditional use on the 11 \$ 790.22 \$ 700.91 Planning Commission has approved no more than a total of 3 Restaurants 13 in accordance with this Section. Should a Restaurant permitted under this	4			this Code. Should a restaurant fail to operate as a Bona Fide Eating Place
7 HAIGHT STREET RESTAURANTS 8 Boundaries: Applicable to the Haight Street Neighborhood Commercial 9 District and Haight Street Alcohol Restricted Use Subdivision. 10 Controls: A Restaurant may be permitted as a conditional use on the 11 \$ 790.22 \$ 719.44 \$ 790.91 13 In accordance with this Section. Should a Restaurant permitted under this	5			for any length of time, the conditional use authorization shall be subject to
8 Boundaries: Applicable to the Haight Street Neighborhood Commercial 9 District and Haight Street Alcohol Restricted Use Subdivision. 10 Controls: A Restaurant may be permitted as a conditional use on the 11 \$ 790.22 \$ 790.21 ground level if, in addition to the criteria set forth in Section 303, the 12 \$ 790.91 13 in accordance with this Section. Should a Restaurant permitted under this	6			immediate revocation.
9District and Haight Street Alcohol Restricted Use Subdivision.10Controls: A Restaurant may be permitted as a conditional use on the11\$ 790.22§ 719.44\$ 790.9113In accordance with this Section. Should a Restaurant permitted under this	7			HAIGHT STREET RESTAURANTS
10Controls: A Restaurant may be permitted as a conditional use on the11\$ 790.2212\$ 790.9113in accordance with this Section. Should a Restaurant permitted under this	8			Boundaries: Applicable to the Haight Street Neighborhood Commercial
11§ 790.22ground level if, in addition to the criteria set forth in Section 303, the12§ 790.91Planning Commission has approved no more than a total of 3 Restaurants13in accordance with this Section. Should a Restaurant permitted under this	9			District and Haight Street Alcohol Restricted Use Subdivision.
12 \$ 719.44 \$ 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	10			Controls: A Restaurant may be permitted as a conditional use on the
12§ 790.91Planning Commission has approved no more than a total of 3 Restaurants13in accordance with this Section. Should a Restaurant permitted under this	11		§ 790.22	ground level if, in addition to the criteria set forth in Section 303, the
	12	§ 719.44	ş 790.91	Planning Commission has approved no more than a total of 3 Restaurants
14 Section cease operation and complete a lawful change of use to another	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 <i>principally or conditionally permitted use, the Commission may consider c</i>	15			principally or conditionally permitted use, the Commission may consider a
16 <i>new Restaurant in accordance with the terms of this Section.</i>	16			new Restaurant in accordance with the terms of this Section.
17 <i>Within the Haight Street Neighborhood Commercial District, that portion</i>	17			Within the Haight Street Neighborhood Commercial District, that portion
18 § 790.4 of an Other Entertainment use comprised of mechanical amusement game	18		ş 790.4	of an Other Entertainment use comprised of mechanical amusement game
19 § 719.48 § 790.38 devices will be considered an Amusement Game Arcade Use, for the	19	§ 719.48	ş 790.38	devices will be considered an Amusement Game Arcade Use, for the
20 <i>purposes of the Planning Code.</i>	20			purposes of the Planning Code.
21 <i>MASSAGE ESTABLISHMENT</i>	21			MASSAGE ESTABLISHMENT
22 <i>Controls: Massage shall generally be subject to Conditional Use</i>	22		0	Controls: Massage shall generally be subject to Conditional Use
23 <u>§ 719.54</u> <u>station</u> authorization. Certain exceptions to the Conditional Use requirement for	23	<u>ş 719.54</u>		authorization. Certain exceptions to the Conditional Use requirement for
24 <i>massage are described in Section 790.60(c). When considering an</i>	24			
25 <i>Health Code</i> application for a conditional use permit pursuant to this subsection, the	25		Health Code	

1			Planning Commission shall consider, in addition to the criteria listed in
2			Section 303(c), the additional criteria described in Section 303(n).
3			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
4			(FFSRUD)
5	<u>ş 719.68</u>	§ 249.35	Boundaries: The FFSRUD includes, but is not limited to, the Haight Street
6			Neighborhood Commercial District.
7			Controls: Fringe financial services are NP pursuant to Section 249.35.
8			Tobacco Paraphernalia Establishments – the special definition of
9			"Tobacco Paraphernalia Establishments" applicable to the Haight Street
10	§ 719.69		Neighborhood Commercial District shall be repealed three years after its
11		§ 186.1	initial effective date, unless the Board of Supervisors, on or before that
12		§ 790.123	date, extends or re-enacts it.
13			In the Haight Street Neighborhood Commercial District, the period of non-
14			use for a non-conforming Tobacco Paraphernalia Establishment to be
15			deemed discontinued shall be 18 months.
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

	Z	ONING CON	FROL TABLE
No.	Zoning Category	§ References	Hayes-Gough Transit Controls
BUILD	ING 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 Grow 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 fe floors above
720.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Hayes Street; portions of Octavia Stree
7 <u>20.13c</u>	Street Frontage, Parking	§ 155(r)	NP: portions of Hayes Street and Octav

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* * * *

1		and Loading Access		Street
2		<i>Restrictions</i>		
3	720.14	Awning	§ 136.1(a)	₽
4	720.15	Canopy	§ 136.1(b)	P
5	720.16	Marquee	§ 136.1(c)	₽
6 7	720.17	Streetscape and Pedestrian Improvements	§ 138.1	<i>Required</i>
8	COMMI	ERCIAL AND INSTITUTIO	NAL STANDA	ARDS AND USES
9	720.20		§§ 102.9,	3.0 to 1
10	720.20	Floor Area Ratio	102.11, 123	§ 124(a) (b)
11		Use Size	§ 790.130	P up to 2,999 sq. ft.;
12	720.21			C 3,000 sq. ft. & above
13		[Non Residential]		§ 121.2
14				None required. For uses in Table 151 that
15				are described as a ratio of occupied floor
16				area, P up to 1 space per 1,500 feet of
17			§§ 150, 153 -	occupied floor area or the quantity specified
18		Off-Street Parking,	88 150, 155 - 157, 159 -	in Table 151, whichever is less, and subject
19	720.22	Commercial/Institutional	157, 159 - 160, 166,	to the conditions of Section 151.1(f); NP
20		Commercial/Institutional	100, 100, 204.5	above. For retail grocery stores larger than
21			204.3	20,000 square feet, P up to 1:500, C up to
22				1:250 for space in excess of 20,000 s.f.
23				subject to conditions of 151.1(f); NP above.
24				For all other uses, P up to the quantity
25		-	•	·

	Other Signs Zoning Category	§§ 262, 602 - 604, 608, 609 § References	P # <u>§ 607.1(c) (d) (g)</u> Hayes-Gough Transit Controls by Story	
20.32	Other Signs			
20.32	Other Signs			
		<u> \$\$ 262. 602 -</u>	P #	
		, , , ,	e ' V/	
20.31	Business Sign	33 202, 002 604, 608, 609		
			D	
20.30	General Advertising Sign			
			C 2 a.m 6 a.m.	
20.27	Hours of Operation	ş 790.48	P 6 a.m 2 a.m.	
20.26	Walk Up Facility	§ 790.140	₽	
20.25	Drive Up Facility	§ 790.30	NP	
			<u>§ 145.2</u>	
20.24 Outdoor Activity Area		§ 790.70	C if located elsewhere	
			<i>P if located in front;</i>	
		133, 204.3	§§ 152, 161(b)	
20.23	Off Street Freight Loading	Freight Loading	than 10,000 sq. ft.	
		88 150 152	Generally, none required if gross floor i	
			§§ 151.1, 166, 145.1	
			conditions of Section 151.1(f); NP above	
	20.24 20.25 20.26 20.27 20.30	20.24 <i>Outdoor Activity Area</i> 20.25 <i>Drive Up Facility</i> 20.26 <i>Walk Up Facility</i> 20.27 <i>Hours of Operation</i> 20.30 <i>General Advertising Sign</i>	20.23 Off Street Freight Loading \$\$ 150, 153- 155, 204.5 20.24 Outdoor Activity Area \$ 790.70 20.25 Drive Up Facility \$ 790.30 20.26 Walk Up Facility \$ 790.140 20.27 Hours of Operation \$ 790.48 20.30 General Advertising Sign \$\$ 262, 602- 604, 608, 609 20.31 Business Sign \$\$ 262, 602- 604, 608, 609	

	b			-	-	
1	7 <u>20.36</u>	Residential Conversion	§ 317	ϵ	ϵ	
2	720.37	Residential Demolition	§ 317	ϵ	ϵ	C
3	720.38	Residential Division	§ 207.8	₽	₽	₽
4	Retail S	ales and Services	_			_
5		Other Retail Sales and				
6	720.40	Services	§ 790.102	₽	₽	
7		[Not Listed Below]				
8	720.41	Bar	ş 790.22	₽		
9	720.43	Limited Restaurant	ş 790.90	₽		
10	720.44	<i>Restaurant</i>	ş 790.91	₽		
11	720.45	Liquor Store	§ 790.55	e		
12	720.46	Movie Theater	§ 790.64	₽		
13	720.47	Adult Entertainment	§ 790.36			
14	720.48	Other Entertainment	§ 790.38	e		
15	720.49	Financial Service	ş 790.110	₽	ϵ	
16	720.50	Limited Financial Service	§ 790.112	₽		
17	720.51	Medical Service	§ 790.114	e	₽	e
18 19	7 <u>20.52</u>	Personal Service	ş 790.116	₽	₽	C
20 21	720.53	Business or Professional Service	§ 790.108	e	₽	e
22			§ 790.60,			
23	720.54	Massage Establishment	§§ 29.1-29.32	C #		
24			Health Code			
25	720.55	Tourist Hotel	ş 790.46	C	C	C
25	120.55		3 / 20.10	\sim	\sim	\sim

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1 2	720.56	Automobile Parking	§§ 156, 158.1, 160, 166, 790.8	e	e	e
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	ş 790.12			
8	720.62	Animal Hospital	ş 790.6	C		
9	720.63	Ambulance Service	§ 790.2			
10	720.64	<i>Mortuary</i>	§ 790.62			
11	720.65	Trade Shop	ş 790.124	₽	C	
12	720.66	<u>Storage</u>	§ 790.117			
13	720.68	Fringe Financial Service	§ 790.111	₽ #		
14 15	720.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
16 17 18		Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
19 20	720.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
21 22	720.69D	Large Scale Urban A griculture	§ 102.35(b)	e	e	C
23	Institutio	ons and Non-Retail Sales an	d Services		1	
24	720.70	Administrative Service	§ 790.106			
25	720.80	Hospital or Medical Center	§ 790.44			

		1	1	1		
1	7 <u>20.81</u>	Other Institutions, Large	§ 790.50	₽	C	e
2	720.82	Other Institutions, Small	§ 790.51	₽	₽	₽
3	720.83	Public Use	§ 790.80	ϵ	C	e
4	720.84	Medical Cannabis	8 700 141	D		
5		Dispensary	§ 790.141	₽		
6	RESIDI	ENTIAL STANDARDS AND	USES			
7				P, except		
8				C for		
9	720.00		8 700 99	front-	D	₽
10	720.90	Residential Use	§ 790.88	ages	₽	
11				<i>listed in</i>		
12				145.1 (d)		
13		Dugling Unit Density	§ 207	No residential density limit by lot		
14				area. Density restricted by		
15				physical e	nvelope co	ontrols of
16				height, bulk, setbacks, open		
17				space, exposure and other		
18	720.01			applicable controls of this and		
19	720.71	Dwelling Unit Density		other Cod	les, as well	as by
20				applicable	e design gi	udelines,
21				applicable	e elements	and area
22				plans of tl	he General	Plan, and
23				design review by the Planning		
24				<i>Departme</i>	nt.	
25						

1				§§ 207(c), 207.6	
2				No group housing density limit	
3				by lot area. Density restricted by	
4				physical envelope controls of	
5				height, bulk, setbacks, open	
6		Residential Density, Group		space, exposure and other	
7	720.92			applicable controls of this and	
8			§§ 207, 208	other Codes, as well as by	
9				applicable design guidelines,	
10				applicable elements and area	
11				plans of the General Plan, and	
12				design review by the Planning	
13				Department.	
14				§ 208	
15		Residential Density,	§§ 102, 207.1,	Density limits per Section	
16	720.92b	Homeless Shelters	790.88(c)	208(a)	
17					Generally, either 60 sq. ft. if
18	720.93	Usable Open Space	şş 135, 136	private, or 80 sq. ft. if common	
19		[Per Residential Unit]		§ 135(d)	
20				None required. P up to 0.5; C up	
21		Off Street Parking,	§§ 150, 153 - 157, 159 -	to 0.75. Not permitted above .75	
22	720.94	Residential	160, 204.5	cares for each dwelling unit.	
23				§§ 151.1, 166, 167, 145.1	
24	720.95	Community Residential	§ 145.1, 151.1(f),	ϵ ϵ ϵ	
25					

Par	king	155(r), 166, 790.10				
	SPECIFIC P	ROVISIONS FOR THE HAYES-GOUGH DISTRICT				
Article 7 Code Sectio	Other Code n Section	Zoning Controls				
		MASSAGE ESTABLISHMENT				
		Controls: Massage shall generally be subject to Conditional				
		Use authorization. Certain exceptions to the Conditional Use				
	§ 790.60,	<i>requirement for massage are described in Section 790.60(c).</i>				
<u>§ 720.54</u>	§§ 29.1-29.32	<i>When considering an application for a conditional use permit</i>				
	Health Code	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).				
		Fringe financial services are P subject to the restrictions set				
§ 720.68	§ 249.35	forth in Section 249.35, including, but not limited to, the				
		proximity restrictions set forth in Subsection 249.35(c)(3).				
* * * *	7 <mark>21. UPPER MA</mark>	RKET STREET NEIGHBORHOOD COMMERCIAL DISTR ZONING CONTROL TABLE				
Zon No.	ing Category	§ Upper Market Street Controls References				
BUILDING	STANDARDS					
721-10 Hei	sht and Bulk Limit					
/ 21.10 1100/		Height Sculpting on Alleys: § 261.1				

				· · · · · · · · · · · · · · · · · · ·
1			260, 261.1,	
2			263.20,	
3			270, 271	
4		1	99 101 1	P up to 9,999 sq. ft.
5	7 <u>21.11</u>		§§ 121.1,	<u>C 10,000 sq. ft. & above</u>
6		[Per Development]	790.56	<u>§ 121.1</u>
7			§§ 130,	Required from grade level and above
8	721.12	Rear Yard	134, 136	§ 134(a), (e)
9	721.13	Street Frontage	§ 145.1	<i>Required</i>
10		Street Frontage, Above-		
11	721.13a	Grade Parking Setback	<u>§ 145.1</u>	Minimum 25 feet on ground floor, 15 feet on floors
12		and Active Uses	-	above
13		Street Frontage,		
14	721.13b	Required Ground Floor	<u>§ 145.4</u>	Market Street
15		- Commercial	0	
16		Street Frontage, Parking		
17				NP: Market Street
18		restrictions	0 (/	
19	721.14		§ 136.1(a)	<u>р</u>
20			§ 136.1(b)	
21			§ 136.1(c)	
22		-	y 130.1(t)	
23		Streetscape and	e 120 1	Demoire d
24			§ 138.1	<i>Required</i>
25		Improvements		

1	COMM	ERCIAL AND INSTITU	TIONAL S	TANDARDS AND USES
2 3 4	721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
5 6 7	721.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
8 9 10 11 12 13 14 15 16 17 18 19	721.22	Off Street Parking, Commercial/Institutional		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
20 21 22	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)
23 24 25	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					
7 <u>21.26</u>	Walk-Up Facility	§ 790.140	₽	₽			
721.27	Hours of Operation	§ 790.48	P 6 a.m 2 a C 2 a.m 6 a				
721.30	General Advertising Sign	§§ 262, 602—604, 608, 609					
721.31	Business Sign	§§ 262, 602—604, 608, 609	₽ <u>§ 607.1(f)2</u>				
721.32	Other Signs	§§ 262, 602 - 604, 608, 609	₽ <u>\$ 607.1(c)(d)(g)</u>				
No.	Zoning Category		§ References	Upper Ma Controls i	urket Street by Story		
			ş 790.118	1st	2nd	3rd	
721.36	Residential Conversion	t	§ 317	e	e		
721.37	Residential Demolition	÷	§ 317	e	e	C	
7 <u>21.38</u>	Residential Division		ş 207.8	₽	₽	₽	
721.39	Residential Merger		§ 317	ϵ	ϵ	ϵ	
Retail S	Sales and Services			1			
721.40	Other Retail Sales and [Not Listed Below]	Services	<u>§ 790.102</u>	₽	₽		
	Bar		§ 790.22	e			

			_			
1	721.43	Limited-Restaurant	§ 790.90	₽		
2	721.44	Restaurant	§ 790.91	C		
3	721.45	Liquor Store	§ 790.55	e		
4	721.46	Movie Theater	§ 790.64	₽		
5	721.47	Adult Entertainment	ş 790.36			
6	721.48	Other Entertainment	§ 790.38	e		
7	721.49	Financial Service	<u>§ 790.110</u>	₽	e	
8	721.50	Limited Financial Service	<u>§ 790.112</u>	₽		
9	721.51	Medical Service	§ 790.114	P	P	e
10	721.52	Personal Service	§ 790.116	₽	₽	C
11	721.53	Business or Professional Service	§ 790.108	₽	₽	C
12 13 14 15	721.54	Massage Establishment	§ 790.60, §§ 29.1- 29.32 Health Code	C #	C #	
16	721.55	Tourist Hotel	§ 790.46	£	e	C
17 18 10	721.56	Automobile Parking	§§ 156, 160, 790.8	C	c	e
19 20	721.57	Automotive Gas Station	§ 790.14			
20	721.58	Automotive Service Station	§ 790.17			
22	721.59	Automotive Repair	§ 790.15	e		
23	721.60	Automotive Wash	§ 790.18			
24	721.61	Automobile Sale or Rental	§ 790.12			
25	721.62	Animal Hospital	§ 790.6	C		

7 <u>21.63</u>	Ambulance Service	<u>§ 790.2</u>			
	Mortuary	<u>ş 790.2</u> <u>ş 790.62</u>			
	Trade Shop	§ 790.02 § 790.124	p	ϵ	
	Storage	<u>\$ 790.117</u>			
	Fringe Financial Service	s <u>ş 790.111</u>			
721.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
721.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
721.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
721.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
Institutio	ons and Non-Retail Sales and Servi	ces	•		<u> </u>
721.70	Administrative Service	<u>ş 790.106</u>			
721.80	Hospital or Medical Center	ş 790.44			
721.81	Other Institutions, Large	ş 790.50	P	e	ϵ
721.82	Other Institutions, Small	§ 790.51	₽	₽	₽
721.83	Public Use	ş 790.80	e	C	ϵ
721.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDE	ENTIAL STANDARDS AND USES				
721.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	₽	₽
	Dwelling Unit Density	<u>ş 207</u>	<i>a</i> 11	to 1 unit per 4	

		1	1	1		
1				<i>lot area #</i>		
2				§ 207(c)		
3		Desidential Density Course		Generally, up	to 1 bedroom	per 140
4	721.92	Residential Density, Group	<u>şş 207, 208</u>	sq. ft. lot area	ŧ	
5		Housing		§ 208		
6			§§ 102,			
7	721.92b	Residential Density, Homeless	207.1,	Density limits	per Section 20)8(a)
8		Shelters	790.88(c)			
9				Generally, eit	her 60 sq. ft. if	private,
10	721.93	Usable Open Space	şş 135, 136	or 80 sq. ft. if common		
11		[Per Residential Unit]		§ 135(d)		
12				None required	d.	
13			şş 150, 153 -	<u>P up to 0.5;</u>		
14	721.94	Off Street Parking, Residential	157, 159 -	C up to .75. N	lot permitted a	bove .75
15			160, 204.5	cars for each	dwelling unit.	
16				§ 151.1		
17	721.95	Community Residential Parking	§ 790.10	e	ϵ	e
18	SPECI.	FIC PROVISIONS FOR UPPER N	AARKET STK	REET NEIGH	Borhood C	OMMEF
19			DISTRICT			

20	Article 7	Other Code	
21	Code Section		Zoning Controls
22			UPPER MARKET STREET SPECIAL SIGN DISTRICT
23	§ 721.31	<u>§ 608.10</u>	
24	§ 721.32	U	Boundaries: Applicable only for the portions of the Upper Market Street
25			NCD as mapped on Sectional Map SSD.

			1
1			Controls: Special restrictions and limitations for signs.
2			UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS
3			Boundaries: Applicable to the Upper Market Street Neighborhood
4			Commercial District.
5			Controls: A Restaurant Use may only add ABC license types 47, 49 or 75
6	8 721 44	\$ 700.01	as a conditional use on the around level if, in addition to the criteria set
7	§ 721.44	§ 790.91	forth in Section 303 the Planning Commission finds that the restaurant is
8			operating as a Bona Fide Eating Place, as defined in Section 790.142 of
9			this Code. Should a restaurant fail to operate as a Bona Fide Eating
10			Place for any length of time, the conditional use authorization shall be
11			subject to immediate revocation.
12			MASSAGE ESTABLISHMENT
13		§ 790.60,	Controls: Massage shall generally be subject to Conditional Use
14		§§ 29.1-	authorization. Certain exceptions to the Conditional Use requirement for
15	§ 721.54	29.32	massage are described in Section 790.60(c). When considering an
16		<i>Health</i>	application for a conditional use permit pursuant to this subsection, the
17		Code	Planning Commission shall consider, in addition to the criteria listed in
18			Section 303(c), the additional criteria described in Section 303(n).
19			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
20			(FFSRUD).
21			Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
22	§ 721.68	§ 249.35	limited to, the Upper Market Street Neighborhood Commercial District.
23			Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial
24			services are NP pursuant to Section 249.35. Outside the FFSRUD and its
25			1/4 mile buffer, fringe financial services are P subject to the restrictions

1			set forth i	n Subsection 249.35(c	?)(3).		
2			ACCESSO	ORY DWELLING UNI	I TS		
3			Boundaries: Board of Supervisors District 8 extant on July 1, 2015.				
4	<u> </u>	S 207(-)(4)	Controls:	An "Accessory Dwell	ling Unit," as defined in Section 102 and		
5	§ /21.91	§ 207(c)(4)	meeting th	ne requirements of Sec	ction 207(c)(4), is permitted to be		
6			constructe	ed within an existing l	building zoned for residential use or within		
7			an existin	g and authorized auxi	iliary structure on the same lot.		
8		* * * *					
9		Table 722. No	ORTH BE	ACH NEIGHBORH	OOD COMMERCIAL DISTRICT		
10				ZONING CONTROL	L TABLE		
11	No. Zo	ning Category		§ References	North Beach Controls		
12	BUILDIN	G STANDARE	9 5				
13				§§ 102.12, 105, 106,			
14	722.10He	ight and Bulk L	imit	250 - 252, 260,	P up to 40 ft.		
15				261.1, 270, 271	Height Sculpting on Alleys: § 261.1		
16					P up to 4,999 sq. ft.;		
17	722.11	t Size	_	§§ 121.1, 790.56	C 5,000 sq. ft. & above		
18	<i>[₽</i>	er Development	ł		§ 121.1		
19					Required at the second story and above		
20	722.12Re	ar Yard		§§ 130, 134, 136	and at all residential levels		
21					§ 134(a) (e)		
22	722.13Str	eet Frontage		§ 145.1	Required		
23	722.14Aw	ring		§ 136.1(a)	₽		
24	722.15Ca	nopy		§ 136.1(b)	₽		
25		r J		o · · · · · · · · · · · · · · · · · · ·	1		

	-			1
1	722.16	Marquee	§ 136.1(c)	₽
2	722.17	Streetscape and Pedestrian	e 120 1	
3	722.17	Improvements	§ 138.1	Required
4	COMN	AERCIAL AND INSTITUTI	ONAL STANDARDS	S AND USES
5			§§ 102.9, 102.11,	1.8 to 1
6	722.20	Floor Area Ratio	123	§ 124(a) (b)
7				P up to 1,999 sq. ft.;
8		Use Size		C # 2,000 sq. ft. to 3,999 sq. ft.
9	722.21	[Nonresidential]	§ 790.130	NP 4,000 sq. ft. and above
10				<u>§ 121.2</u>
11			§§ 150, 151.1, 153 -	
12	722.22		157, 159 - 160,	None required. Limits set forth in §
13		Commercial/Institutional	204.5	151.1.
14				Generally, none required if gross floor
15	722.23	Off Street Freight Loading	§§ 150, 153—155,	area is less than 10,000 sq. ft.
16			204.5	§§ 152, 161(b)
17				P if located in front;
18	722.24	Outdoor Activity Area	<u>ş 790.70</u>	C if located elsewhere
19				<u>§ 145.2</u>
20	722.25	Drive-Up Facility	<u>ş 790.30</u>	
21		Walk Up Facility	<u>ş 790.140</u>	NP
22			~	<u>P 6 a.m. 2 a.m.</u>
23	722.27	Hours of Operation	§ 790.48	C 2 a.m. 6 a.m.
24	722 30	General Advertising Sign	<u> </u>	
25	/ 22.50		38 202, 002 - 00 4,	<u> </u>

			600.6					
1			608, 6	09				
2	722 316	Business Sign	§§ 262	2, 602 - 604,	P			
3	722.310	usiness sign	608, 6	09	§ 607.1(f	<u>)</u> 2		
4	722.22		§§ 262	2, 602 - 604,	₽			
5	/22.32 C	Other Signs	608, 6	09	§ 607.1(a	c) (d) (g)		
6	-							
7						North Be	each Cont	rols by
8	No.	Zoning Category		§ References		Story		
9				§ 790.118		1st	2nd	3rd+
10	7 <u>22.36</u>	Residential Conversion		§ 317		₽		
11	722.37	Residential Demolition		§ 317		₽	e	C
12	Retail S	ales and Services		-			-	
13		Other Retail Sales and Serv	vices					
14	722.40	{Not Listed Below}		§ 790.102		₽	₽	
15	722.41	Bar		şş 780.3, 790	.22	<i>C</i> #		
16	722.43	Limited-Restaurant		§ 790.90		C #		
17	722.44	<u>Restaurant</u>		şş 780.3, 790	<u>.91</u>	C #		
18 19	722.45	Liquor Store		§ 790.55		C		
20	722.46	Movie Theater		§ 790.64		₽		
20	722.47	Adult Entertainment		§ 790.36				
22	722.48	Other Entertainment		§ 790.38		C		
23	722.49	Financial Service		§ 790.110		<u>C/NP #</u>		
24	722.50	Limited Financial Service		§ 790.112		<i>C/NP #</i>		
25	722.51	Medical Service		§ 790.114		₽	₽	

1	722.52	Personal Service	<u>§ 790.116</u>	₽	₽	
2	722.53	Business or Professional Service	<u>ş 790.108</u>	<i>C/NP #</i>	₽	
3			§ 790.60,			
4	722.54	Massage Establishment	§§ 29.1-29.32	C #		
5			Health Code			
6	722.55	Tourist Hotel	ş 790.46	e	C	e
7	722.56	Automobile Parking	şş 156, 160, 790.8	e	C	e
8	722.57	Automotive Gas Station	§ 790.14			
9	722.58	Automotive Service Station	§ 790.17			
10	722.59	Automotive Repair	ş 790.15	e		
11	722.60	Automotive Wash	ş 790.18			
12	722.61	Automobile Sale or Rental	§ 790.12			
13	722.62	Animal Hospital	§ 790.6	e		
14	722.63	Ambulance Service	ş 790.2			
15	722.64	Mortuary	§ 790.62			
16 17	722.65	Trade Shop	§ 790.124	₽#	<i>C</i> #	
18	722.66	Storage	§ 790.117			
19	722.68	Fringe Financial Service	§ 790.111			
20	722.69	Tobacco Paraphernalia	§ 790.123	C		
21	722.09	<u>Establishments</u>	§ 790.123	E		
22	722.69B	Amusement Game Arcade	§ 790.4			
23	722.07D	(Mechanical Amusement Devices)	8770.1			
24	722.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
25	722.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e

1	Instituti	ons and Non Retail Sales and Serv	ices			
2	722.70	Administrative Service	§ 790.106			
3	722.80	Hospital or Medical Center	§ 790.44			
4	722.81	Other Institutions, Large	§ 790.50	₽	C	C
5	722.82	Other Institutions, Small	§ 790.51	₽	₽	₽
6	722.83	Public Use	§ 790.80	e	e	e
7	722.84	Medical Cannabis Dispensary	§ 790.141	₽		
8	RESIDI	ENTIAL STANDARDS AND USI	ES			
9	722.90	Residential Use	§ 790.88	₽	₽	₽
10				<u>Generally</u>	, up to 1 u	nit per
11	722.91	Dwelling Unit Density	§ 207	400 sq. ft. lot area #		
12				§ 207(c)		
13				Generally, up to 1 bedroom		
14	722.92	Residential Density, Group	şş 207, 208	per140 sq. ft. lot area		
15		Housing		§ 208		
16		Residential Density, Homeless	§§ 102, 207.1,	Density li	mits per S	ection
17	722.92b	Shelters	790.88(c)	208(a)		
18				Generally	, either	
19		Usable Open Space		60 sq. ft if private, or		
20	722.93	{Per Residential Unit}	§§ 135, 136	80 sq. ft. i	i f common	
21				§ 135(d)		
22				None requ	uired. P up	o to 0.5
23	722.94	Off Street Parking, Residential	§§ 150, 151.1, 153 -	parking spaces for each		
24 25			157, 159 - 160, 204.5	dwelling unit; C up to .75		
20						

1					parking	spaces for	each	
2					dwelling	s unit.		
3					§§ 145	1, 151.1, 1 0	5 6, 167	
4					# if inst	alling a ga	rage in an	
5					existing	residentia	l building	
6	722.95 Com	munity Resid	lential Parking	§ 790.10	ϵ	C	ϵ	
7	SPECIFI	C PROVISI	ONS FOR THE	NORTH BEACH N	EIGHBORH	100D CO	MMERCIAL	
8				DISTRICT				
9	Article 7	Other Code						
10	Code Section	Section	Zoning Controls					
11			NORTH BEACH	WALK UP FACILI	THES			
12			Boundaries: North Beach NCD					
13	§ 722.26	§ 790.140	Controls: Walk-up automated bank teller machines (ATMs) are not					
14			permitted.					
15			NORTH BEACH	SPECIAL USE DIS	STRICT			
16			Boundaries: Nor	th Beach NCD.				
17			Controls: Restau	rants and Limited-I	R estaurants a .	s defined ir	ı Sections	
18			790.90 and 790.9	91 of this Code and	Bars as defin	ed in Sectio	on 790.22	
19			may be permitted	as a conditional u	se on the first	story if, in	addition	
20	§ 722.43	§ 780.3	to the criteria set	forth in Section 30	3, the Plannir	ig Commis	sion finds	
21	§ 722.44		that the Restaura	nt, Limited-Restaur	ant, or Bar d	ses not occ	upy:	
22			(1) a space th	at is currently or w	as last occup	ied by a Ba	usic	
23			Neighborhood Sa	lle or Service, as de	fined in Secti	on 780.3(b), or by a	
24			permitted princip	al use under Sectio	n 722 (North	Beach Cor	utrols); or	
25			(2) a vacant s j	pace last occupied l	by a nonconfe	orming use	or a	

1 permitted conditional use under Section 722 (North Beach Controls) 2 that has been discontinued or abandoned pursuant to Section 186.1(d) 3 or Section 178(d) of this Code. 4 NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS 5 Boundaries: North Beach NCD. 6 Controls: A Restaurant Use may only add ABC license types 47, 49 or 7 7 8 \$722.44 8 \$722.44 9 Section 790.142 of this Code. Should a restaurant fail to operate as a 10 Section 790.142 of this Code. Should a restaurant fail to operate as a 11 Section 790.142 of this Code. Should a restaurant fail to operate as a 12 authorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 \$722.50 \$781.6 8 Boundaries: Applicable only for portions of the North Beach NCD 16 \$722.53 south of Greenwich Street as mapped on Sectional Map SU01. 18 Controls: Financial services and limited financial services are NP at the 1st story. 20 \$722.54 \$720.60, \$7		-		
3 or Section 178(d) of this Code. 4 NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS 5 Boundaries: North Beach NCD. 6 Controls: A Restaurant Use may only add ABC license types 47, 49 or 7 75 as a conditional use on the ground level if, in addition to the criteria 8 \$722.44 \$790.91 set forth in Section 303, the Planning Commission finds that the 9 set forth in Section 303, the Planning Commission finds that the 9 set forth in Section 303, the Planning Commission finds that the 9 set forth in Section 303, the Planning Commission finds that the 9 settorn 790.142 of this Code. Should a restaurant fail to operate as a 10 Section 790.142 of this Code. Should a restaurant fail to operate as a 11 Bona Fide Eating Place for any length of time, the conditional use 12 authorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 \$722.50 \$781.6 16 \$722.53 South of Greenwich Street as mapped on Sectional Map SUOI. 17 \$722.53 Gontrols: Financial services and limited financial ser	1			permitted conditional use under Section 722 (North Beach Controls)
4 NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS 5 Boundaries: North Beach NCD. 6 Controls: A Restaurant Use may only add ABC license types 47, 49 or 7 Z5 as a conditional use on the ground level if, in addition to the criteria 8 \$722.44 9 set forth in Section 303, the Planning Commission finds that the 9 restaurant is operating as a Bona Fide Eating Place, as defined in 10 Section 790.142 of this Code. Should a restaurant fail to operate as a 11 Bona Fide Eating Place for any length of time, the conditional use 12 authorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 \$722.50 \$781.6 Boundaries: Applicable only for portions of the North Beach NCD 16 \$722.53 17 \$722.53 18 Controls: Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story. 20 \$722.54 21 \$722.54 22 \$722.54 23 \$722.54 24	2			that has been discontinued or abandoned pursuant to Section 186.1(d)
5 Boundaries: North Beach NCD. 6 Controls: A Restaurant Use may only add ABC license types 47, 49 or 7 75 as a conditional use on the ground level if, in addition to the criteria 8 \$722.44 9 ret forth in Section 303, the Planning Commission finds that the 9 retforth in Section 303, the Planning Commission finds that the 9 retforth in Section 303, the Planning Commission finds that the 9 section 790.142 of this Code. Should a restaurant fail to operate as a 11 Bona Fide Eating Place for any length of time, the conditional use 12 nuthorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 \$722.50 \$781.6 80 SUBDISTRICT 16 \$722.50 \$781.6 80 Controls: Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story. 19 all stories; business or professional services are NP at the 1st story. 20 \$722.51 \$790.60, \$	3			or Section 178(d) of this Code.
6 Controls: A Restaurant Use may only add ABC license types 47, 49 or 7 75 as a conditional use on the ground level if, in addition to the criteria 8 § 722.44 § 790.91 9 Section 709.142 of this Code. Should a restaurant fail to operate as a 10 Section 790.142 of this Code. Should a restaurant fail to operate as a 11 Bona Fide Eating Place for any length of time, the conditional use 12 authorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 § 722.50 § 781.6 Boundaries: Applicable only for portions of the North Beach NCD 17 § 722.53 18 Controls: Financial services and limited financial services are NP at 19 all stories; business or professional services are NP at the 1st story. 20 § 722.54 21 § 722.54 22 § 722.54 23 § 722.54 24 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 subs	4			NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS
7 7 75 as a conditional use on the ground level if, in addition to the criteria 8 § 722.44 § 790.91 set forth in Section 303, the Planning Commission finds that the 9 9 set forth in Section 303, the Planning Commission finds that the 9 9 set forth in Section 303, the Planning Commission finds that the 9 9 set forth in Section 303, the Planning Commission finds that the 9 9 set forth in Section 303, the Planning Commission finds that the 9 9 set forth in Section 303, the Planning Commission finds that the 9 9 set forth in Section 303, the Planning Commission finds that the 10 9 Section 790.142 of this Code. Should a restaurant fail to operate as a 11 9 Bona Fide Eating Place for any length of time, the conditional use 12 authorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 § 722.49 SUBDISTRICT 16 § 722.53 south of Greenwich Street as mapped on Sectional Map SU01. 18 Controls: Financial services and limited financial services are NP at all stories; bu	5			Boundaries: North Beach NCD.
8 § 722.44 § 790.91 set forth in Section 303, the Planning Commission finds that the 9 9 restaurant is operating as a Bona Fide Eating Place, as defined in 10 Section 790.142 of this Code. Should a restaurant fail to operate as a 11 Bona Fide Eating Place for any length of time, the conditional use 12 authorization shall be subject to immediate revocation. 13 NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL 14 SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE 15 § 722.49 16 § 722.50 17 § 722.53 18 South of Greenwich Street as mapped on Sectional Map SU01. 18 Controls: Financial services and limited financial services are NP at 19 all stories; business or professional services are NP at the 1st story. 20 \$ 722.54 21 § 722.54 22 authorization. Certain exceptions to the Conditional Use requirement 23 § 722.54 24 § 722.54 25.254 29.32 35 § 722.54 36 Gotteols: Massage shall generally be subject to Conditional Use requirement 36	6			Controls: A Restaurant Use may only add ABC license types 47, 49 or
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 21 22 22 23 § 722.54 29.32 Health 24 Code 	19			all stories; business or professional services are NP at the 1st story.
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 23 for massage are described in Section 790.60(c). When considering an 24 <i>Health</i> 25 <i>Code</i> 	22			authorization. Certain exceptions to the Conditional Use requirement
24 <i>application for a conditional use permit pursuant to this subsection, the</i>	23	§ 722.54		for massage are described in Section 790.60(c). When considering an
	24			application for a conditional use permit pursuant to this subsection, the
	25		<u>Code</u>	Planning Commission shall consider, in addition to the criteria listed

2 FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT 3 FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT 4 FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT 5 Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is n 5 \$722.68 6 \$722.68 5 \$249.35 6 Frindes: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3). 10 ACCESSORY DWELLING UNITS 11 Boundaries: Within the boundaries of the North Beach NCD. 12 \$722.91 \$722.91 \$207(c)(4) 8 Soundaries: Within the boundaries of the North Beach NCD. 11 Controls: An "Accessory Dwelling Unit," as defined in Section 102-meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing and authorized auxiliary structure on the same low within an existing and authorized auxiliary structure on the same low NORTH BEACH OFF STREET PARKING, RESIDENTIAL 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 \$\$150, A. Installing a garage in an existing residential building of four ore more units requires a mand	1			
3 4 4 6 5 § 722.68 6 § 249.35 6 Frances are NP pursuant to Section 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35. Outside the outperformance of the North Beach NCD. 10 ACCESSORY DWELLING UNITS 11 Boundaries: Within the boundaries of the North Beach NCD. 12 § 207(c)(4) 13 § 722.91 § 207(c)(4) Boundaries: North Beach NCD. 14 Controls: 15 Boundaries: North Beach NCD. 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD. </td <td>1</td> <td></td> <td></td> <td>in Section 303(c), the additional criteria described in Section 303(n).</td>	1			in Section 303(c), the additional criteria described in Section 303(n).
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5 § 722.68 § 249.35 limited to, the North Beach Neighborhood Commercial District. 6 § 722.68 § 249.35 limited to, the North Beach Neighborhood Commercial District. 7 6 Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the services are NP pursuant to Section 249.35. Outside the FFSRUD at its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3). 10 ACCESSORY DWELLING UNITS 11 Boundaries: Within the boundaries of the North Beach NCD. 12 S 722.91 13 \$ 207(c)(4) 8 S 207(c)(4) 9 Image: S 207(c)(4) 14 S 207(c)(4) 15 S 207(c)(4) 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 S 150, 19 \$ \$ 150, 15 A. Installing a garage in an existing residential building of four of more units requires a mandatory discretionary review by the Planning and S 2000 and S	3			(FFSRUD)
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6 Controls: Within the FFSRUD and its 1/4 mile buffer, fringe finance 7 services are NP pursuant to Section 249.35. Outside the FFSRUD at 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- 13 \$722.91 \$207(c)(4) meeting the requirements of Section 207(c)(4) is permitted to be 14 constructed within an existing building zoned for residential use or 15 within an existing and authorized auxiliary structure on the same lo 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 Controls: 19 \$\$ 150, 4 A. Installing a garage in an existing residential building of four of 20 153-157,				limited to, the North Beach Neighborhood Commercial District.
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- meeting the requirements of Section 207(c)(4) is permitted to be 14 Source(c)(4) 15 within an existing and authorized auxiliary structure on the same low 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 S\$ 150, 19 \$\$ 150, 15 A. Installing a garage in an existing residential building of four of more units requires a mandatory discretionary review by the Planming the		§ /22.08		Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial
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13 meeting the requirements of Section 207(c)(4) is permitted to be 14 constructed within an existing building zoned for residential use or 15 within an existing and authorized auxiliary structure on the same lo 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 Controls: 19 §§ 150, 20 I53-157, 8 more units requires a mandatory discretionary review by the Planning				Controls: An "Accessory Dwelling Unit," as defined in Section 102 and
15 within an existing and authorized auxiliary structure on the same lo 16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 Controls: 19 §§ 150, 20 Issa 157, 8 722.94 more units requires a mandatory discretionary review by the Planning	13	§ 722.91		meeting the requirements of Section 207(c)(4) is permitted to be
16 NORTH BEACH OFF STREET PARKING, RESIDENTIAL 17 Boundaries: North Beach NCD 18 Controls: 19 §§ 150, 20 Issa 157, 8722.94 more units requires a mandatory discretionary review by the Planning	14			constructed within an existing building zoned for residential use or
Interference of Legendric	15			within an existing and authorized auxiliary structure on the same lot.
18 Controls: 19 \$§ 150, 20 153-157, 8722.94 more units requires a mandatory discretionary review by the Planni	16			NORTH BEACH OFF STREET PARKING, RESIDENTIAL
19\$§ 150,A. Installing a garage in an existing residential building of four of20153-157,more units requires a mandatory discretionary review by the Planni	17			Boundaries: North Beach NCD
20 8 722.94	18			Controls:
$\frac{8}{722.94}$	19		şş 150,	A. Installing a garage in an existing residential building of four or
<u>8 722.94</u>	20	§ 722.94	153-157,	more units requires a mandatory discretionary review by the Planning
	21		159-160,	Commission; Section 311 notice is required for a building of less than
22 <i>four units. In approving installation of the garage, the Commission</i>	22		204.5	four units. In approving installation of the garage, the Commission
23 shall find that:	23			shall find that:
24 (1) the proposed garage opening/addition of off street parking	24			(1) the proposed garage opening/addition of off street parking
25 <i>will not cause the "removal" or "conversion of residential unit," as</i>	25			

	LDING STANDARDS				
No.	Zoning Category	§ References	Polk Street Controls		
	* * * * Table 723. POLK		ORHOOD COMMERCIAL DISTRICT N TROL TABLE		
	dete	rmination that the pr	oject complies with (4) and (5) above.		
			Department shall also have made a		
			3) above, which the Department shall		
	Dep	artment shall require	a signed affidavit by the project sponsor		
	of n.	otification under Sec	tion 311(c)(2) of this Code, the Planning		
	<u>B.</u>	Prior to the Planni	ng Commission hearing, or prior to issuance		
	is ce	onsistent with the Pri	ority Policies of Section 101.1 of this Code.		
		(5) the proposed ga	rage/addition of off street parking installation		
	than	41 feet, and			
		(4) the garage woul	d not front on a public right of way narrower		
	year	.5,			
	with	each eviction associ	ated with a separate unit(s) within the past ten		
		-) of the San Francisco Administrative Code,		
			not had two or more "no fault" evictions, as		
	incr	easing the floor area	in a commensurate amount;		
	will not substantially decrease the livability of a dwelling unit with				
		(2) the proposed ga	rage opening/addition of off street parking		
	1105	e terms are defined i	<i>. , , , , , , , , , ,</i>		

				·	
1			§§ 102.12, 105, 106,	65 A 90 A 120 E	
2	723.10	Height and Bulk Limit	250 252, 260, 270,	65 A, 80 A, 130 E See Zening Man	
3			271	See Zoning Map	
4		I -4 C'		P up to 9,999 sq. ft.	
5	723.11		<u>§§ 121.1, 790.56</u>	<u>C 10,000 sq. ft. & above</u>	
6		[Per Development]		<u>§ 121.1</u>	
7				Required at residential	
8	723.12	Rear Yard	§§ 130, 134, 136	levels only	
9				§ 134(a) (e)	
10	723.13	Street Frontage	§ 145.1	<i>Required</i>	
11	723.14	Awning	§ 136.1(a)	₽	
12	723.15	Canopy	§ 136.1(b)	<u>P</u>	
13	723.16	<i>Marquee</i>	§ 136.1(c)	₽	
14		Streetscape and			
15	723.17	Pedestrian	§ 138.1	Required	
16		<i>Improvements</i>			
17	COMN	AERCIAL AND INSTIT	UTIONAL STANDA	RDS AND USES	
18			<u> </u>	2.5 to 1	
19	723.20	Floor Area Ratio	123	§ 124(a) (b)	
20				P up to 2,499 sq. ft.;	
21	723.21	Use Size	<u>§ 790.130</u>	C 2,500 sq. ft. & above	
22		[Non Residential]		<u>§ 121.2</u>	
23		Off-Street Parking,	§§ 150, 153 - 157,	Generally, none required if occupied floor	
24	723.22	<i>Commercial/Institutional</i>	159 - 160, 204.5	area is less than 5,000 sq. ft.	
25	L		1		

			T	
1				§§ 151, 161(g)
2				Generally, none required if gross floor
3	723.23		§§ 150, 153 - 155, 2015	area is less than 10,000 sq. ft.
4		<u>Loading</u>	204.5	§§ 152, 161(b)
5				P if located in front;
6	723.2 4	Outdoor Activity Area	§ 790.70	C if located elsewhere
7				§ 145.2
8	723.25	Drive Up Facility	§ 790.30	
9	723.26	Walk-Up-Facility	§ 790.140	₽
10				P 6 a.m 2 a.m.
11	723.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.
12		General Advertising	§§ 262, 602 - 604,	
13	723.30	<u>Sign</u>	608, 609	
14			§§ 262, 602 - 604,	p
15	723.31	Business Sign	608, 609	§ 607.1(f)2
16			§§ 262, 602 - 604,	P
17	723.32	Other Signs	608, 609	§ 607.1(c) (d) (g)
18				
19				

∀ ∂.	Zoning Category	§ References	Polk Str	Polk Street Controls by Story		
		ş 790.118	1st	2nd	3rd+	
7 <u>23.36</u>	Residential Conversion	§ 317	₽	ϵ		
7 <u>23.37</u>	Residential Demolition	§ 317	₽	\boldsymbol{c}	C	
Retail S	Sales and Services					
	Other Retail Sales and					
7 <u>23.40</u>	Services	§ 790.102	₽	₽		
	[Not Listed Below]					
7 <u>23.41</u>	Bar	§ 790.22	ϵ			
723.43	Limited Restaurant	ş 790.90	₽			
723.44	<i>Restaurant</i>	ş 790.91	C #			
723.45	<i>Liquor Store</i>	§ 790.55	ϵ			
23.46	Movie Theater	§ 790.64	₽			
723.47	Adult Entertainment	§ 790.36				
7 <u>23.48</u>	Other Entertainment	ş 790.38	ϵ			
7 <u>23.49</u>	Financial Service	§ 790.110	₽	C		
7 <u>23.50</u>	Limited Financial Service	§ 790.112	₽			
23.51	Medical Service	§ 790.114	₽	₽		
' <u>23.52</u>	Personal Service	ş 790.116	₽	₽		
7 <u>23.53</u>	Business or Professional Service	§ 790.108	₽	p		
<u>'23.54</u>	Massage Establishment	§ 790.60,	<i>C</i> .#			

				1	1	1
1			§§ 29.1-29.32			
2			Health Code			
3	723.55	Tourist Hotel	§ 790.46	e	C	e
4	723.56	Automobile Parking	§§ 156, 160, 790.8	e	ϵ	e
5	7 <u>23.5</u> 7	Automotive Gas Station	§ 790.14			
6 7	723.58	Automotive Service Station	§ 790.17			
8	723.59	Automotive Repair	§ 790.15	e		
9	723.60	Automotive Wash	§ 790.18			
10 11	723.61	Automobile Sale or Rental	§ 790.12			
12	723.62	Animal Hospital	§ 790.6	e		
13	723.63	Ambulance Service	§ 790.2			
14	723.64	<i>Mortuary</i>	§ 790.62			
15	723.65	Trade Shop	§ 790.124	₽	ϵ	
16	723.66	<u>Storage</u>	ş 790.117			
17 18	723.68	Fringe Financial Service	§ 790.111	#	#	#
19 20 21	723.69	Tobacco Paraphernalia Establishments	§ 790.123	NP #	NP #	NP #
21 22 23 24	723.69 B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
24	723.69	Neighborhood	§ 102.35(a)	₽	₽	₽

				-	1	1		
1	e	Agriculture						
2	723.69	Large-Scale Urban			_			
3	Ð	Agriculture	§ 102.35(b)	ϵ	E	E		
4	Institut	tions and Non-Retail Sal	es and Services					
5	723.70	Administrative Service	§ 790.106					
6 7	723.80	Hospital or Medical Center	§ 790.44					
	723.81	Other Institutions, Large	§ 790.50	₽	e	e		
9	723.82	Other Institutions, Small	<u>§ 790.51</u>	₽	₽	₽		
10	723.83	Public Use	ş 790.80	e	C	C		
11 12 13	723.84	Medical Cannabis Dispensary	§ 790.141	₽				
	RESID	ENTIAL STANDARDS	AND USES		-			
	7 <u>23.90</u>	Residential Use	§ 790.88	₽	₽	₽		
16	723.91	Dwelling Unit Density	§ 207	Generally, up # § 207(c)	to 1 unit j	əer 400 sq. ft. lot area		
19 20 21	723.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 140 sq. ft. lo area § 208				
22		Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)				
24 25	723.93	Usable Open Space {Per Residential Unit}	§§ 135, 136	Generally, either 60 sq. ft. if private, or				

1	80 sq. ft. ij			80 sq. ft. if co	mmon			
2					§ 135(d)			
3	Off Street Parking,		,	§§ 150, 153 - 157,	Generally, 1 s	space for e	each dwelling unit	
4	723.94 Re	<u>sidential</u>		159 - 160, 204.5	§§ 151, 161(a	!) (g)		
5		mmunity Reside	ential					
6	723.95 Pa	erking		§ 790.10	ϵ	C	ϵ	
7	SPE(CIFIC PROVIS	SIONS	FOR THE POLK ST	FREET NEIG	HBORHO	OD COMMERCIAL	
8				DISTR	RICT			
9	Article 7							
10	Code	Other Code	Zoning Controls					
11	Section	Section						
12			POLK STREET LIQUOR LICENSES FOR RESTAURANTS					
13				Boundaries: Applicable to the Polk Street NCD.				
14				Controls: A Restaurant Use may only add ABC license types 47, 49 or 75				
15			as a conditional use on the ground level if, in addition to the criteria set					
16	§ 723.44	<u>ş 790.91</u>	forth in Section 303, the Planning Commission finds that the restaurant					
17			is operating as a Bona Fide Eating Place, as defined in Section 790.142					
18			of this	Code. Should a resta	aurant fail to o	perate as c	a bona fide eating	
19			place for any length of time, the conditional use authorization shall be					
20			<u>subjec</u>	et to immediate revoc	ation.			
21		§ 790.60,	MASS	AGE ESTABLISHMI	ENT			
22		<u> </u>	<i>Contr</i>	ols: Massage shall g	enerally be sub	ject to Col	nditional Use	
23	§ 723.54	29.32	autho	rization. Certain exce	eptions to the C	Conditional	l Use requirement for	
24		Health Code	massa	ige are described in S	Section 790.60(c). When c	considering an	
25		•	•					

	r	1	
1			application for a conditional use permit pursuant to this subsection, the
2			Planning Commission shall consider, in addition to the criteria listed in
3			Section 303(c), the additional criteria described in Section 303(n).
4			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
5			(FFSRUD)
6			Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not
7			limited to, properties within the North of Market Residential Special Use
8	8 722 69	8 2 40 25	District; and includes some properties within the Polk Street
9	§ 723.68	§ 249.35	Neighborhood Commercial District.
10			<i>Controls:</i> Within the FFSRUD and its ¼ mile buffer, fringe financial
11			services are NP pursuant to Section 249.35. Outside the FFSRUD and its
12			1/4 mile buffer, fringe financial services are P subject to the restrictions
13			set forth in Subsection 249.35(c)(3).
14			Tobacco Paraphernalia Establishments – Tobacco Paraphernalia
15			Establishments are not permitted in the Polk Street Neighborhood
16			Commercial District and within one-quarter mile of the boundaries of
17			that Neighborhood Commercial District. The special definition of
18		§ 186.1	"Tobacco Paraphernalia Establishments" applicable to the Polk Street
19	§ 723.69	ş 788	Neighborhood Commercial District shall be repealed six years after its
20		§ 790.123	initial effective date, unless the Board of Supervisors, on or before that
21			date, extends or re-enacts it. In the Polk Street Neighborhood
22			Commercial District, the period of non-use for a non-conforming
23			Tobacco Paraphernalia Establishment to be deemed discontinued shall
24			be 18 months.
25	§ 723.91	§ 207(c)(4)	ACCESSORY DWELLING UNITS
	2		

Boundaries: Within the boundaries of the Polk Street NCD.					
Controls: An "Accessory Dwelling Unit," as defined in Section 102					
	n	neeting the requirements of	f Section 207(c)(4) is permitted to be		
	e	onstructed within an exist	ing building zoned for residential use or		
	н	vithin an existing and auth	orized auxiliary structure on the same l		
	* * * *				
, 	Table 724. SACRA	MENTO STREET NEIGH ZONING CONT	HBORHOOD COMMERCIAL DISTR ROL TABLE		
No.	Zoning Category	§ References	Sacramento Street Controls		
BUILD	NING STANDARDS				
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1, 270, 271	40 X Height Sculpting on Alleys: § 261.1		
	Lot Size		P up to 4,999 sq. ft.		
724.11	Per Development	<u>§§ 121.1, 790.56</u>	C 5,000 sq. ft. & above		
			§ 121.1		
			Required at grade level		
724.12	Rear Yard	§§ 130, 134, 136	and above		
			§ 134(a) (e)		
724.13	Street Frontage	§ 145.1	<i>Required</i>		
	Awning	§ 136.1(a)	P		
724.14	0				
724.14 724.15	Canopy	§ 136.1(b)	₽		
	1.5	§ 136.1(b) § 136.1(c)	₽ ₽		

25

4				
1		Pedestrian		
2		<i>Improvements</i>		
3	<u>COMM</u>	ERCIAL AND INST	ITUTIONAL STANDA	RDS AND USES
4	724 2015			1.8 to 1
5	724.20F	'loor Area Ratio	§§ 102.9, 102.11, 123	§ 124(a) (b)
6	_			<u>P up to 2,499 sq. ft.;</u>
7	<u>724.21</u>		§ 790.130	C 2,500 sq. ft. & above
8		Non Residential]		<u>§ 121.2</u>
9	6	Off Street Parking,		Generally, none required if occupied floor
10	724.22 C	Commercial/Institutio		area is less than 5,000 sq. ft.
11	n	al	160, 204.5	<u>§§ 151, 161(g)</u>
12				Generally, none required if gross floor area
13	6 724.23) ff-Street Freight	§§ 150, 153 - 155,	is less than 10,000 sq. ft.
14	Ł	.oading	204.5	<u>§§ 152, 161(b)</u>
15	724.246	Putdoor Activity Area	§ 790.70	<u>P</u>
16			§ 790.30	
17				p
18		r in the second s	0	<u>P 6 a.m. 12 a.m.;</u>
19	724.27 H	lours of Operation	§ 790.48	C 12 a.m. 6 a.m.
20		General Advertising	<u> </u>	
21	724.30	C	88 202, 002 - 004, 008, 609	
22		0		D
23	724.31B	Susiness Sign	§§ 262, 602 - 604, 608,	
24			609	<u>§ 607.1(f) 2</u>
25	724.32 <i>C</i>	Other Signs	§§ 262, 602 - 604, 608,	₽

	609	ş c	607.1(c) (d) (g)		
-					
No.	Zoning Category	§ References		ento Street	
		§ 790.118	Lontrol	ls by Story 2nd	<u>3rd+</u>
		<i>y 1 90.110</i>	157	Zna	5ru -
724.36	Residential Conversion	§ 317	P		
724.37	Residential Demolition	§ 317	₽	e	ϵ
Retail S	ales and Services				
	Other Retail Sales and				
724.40	Services	§ 790.102	₽	e	
	[Not Listed Below]				
724.41	Bar	§ 790.22			
724.43	Limited Restaurant	ş 790.90	₽		
724.44	<i>Restaurant</i>	ş 790.91	C		
724.45	<i>Liquor Store</i>	§ 790.55	₽		
724.46	Movie Theater	§ 790.64	₽		
724.47	Adult Entertainment	§ 790.36			
724.48	Other Entertainment	§ 790.38	C		
724.49	Financial Service	ş 790.110	₽		
724.50	Limited Financial Service	§ 790.112	P		
724.51	Medical Service	ş 790.114	#		
724.52	Personal Service	§ 790.116	C		
724.53	Business or Professional	<u>ş 790.108</u>	ϵ		

1		Service				
2			§ 790.60,			
3	724.54	Massage Establishment	§§ 29.1-29.32			
4			Health Code			
5	724.55	Tourist Hotel	§ 790.46	ϵ	e	
6	724.56	Automobile Parking	<u>§§ 156, 160, 790.8</u>	C	G	ϵ
7	724.57	Automotive Gas Station	ş 790.14			
8	724.58	Automotive Service Station	ş 790.17			
9	724.59	Automotive Repair	§ 790.15			
10	724.60	Automotive Wash	§ 790.18			
11	724.61	Automobile Sale or Rental	§ 790.12			
12	724.62	Animal Hospital	§ 790.6	C		
13	724.63	Ambulance Service	§ 790.2			
14	724.64	<i>Mortuary</i>	§ 790.62			
15	724.65	Trade Shop	§ 790.12 4	₽	e	
16	724.66	Storage	§ 790.117			
17 18	724.68	Fringe Financial Service	ş 790.111			
19	724 60	Tobacco Paraphernalia		G		
20	724.69	<u>Establishments</u>	<u>§ 790.123</u>	£		
20		Amusement Game Arcade				
22	724.69E	(Mechanical Amusement	§ 790.4			
23		Devices)				
24	724.690	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
25	724.69E	Large Scale Urban	§ 102.35(b)	G	e	e

			-			
1		Agriculture				
2	Institutio	ons and Non-Retail Sales and	Services			
3	724.70	Administrative Service	ş 790.106			
4	724.80	Hospital or Medical Center	§ 790.44			
5	724.81	Other Institutions, Large	§ 790.50	₽	C	C
6	724.82	Other Institutions, Small	§ 790.51	₽	₽	₽
7	724.83	Public Use	ş 790.80	e	e	e
8 9	724.84	Medical Cannabis Dispensary	§ 790.141	₽		
10	RESIDE	ENTIAL STANDARDS AND	USES			
11	724.90	Residential Use	ş 790.88	₽	₽	₽
12 13 14	724.91	Dwelling Unit Density	§ 207	Generally, 1 ft. lot area § 207(c)	up to 1 unit	per 800 sq.
15 16 17 18	724.92	Residential Density, Group Housing	§§ 207, 208	Generally, 1 275 sq. ft. le § 208	-	oom per
19 20	724.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density lim	its per Secti	ion 208(a)
20 21 22 23 24	724.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, 6 100 sq. ft if 133 sq. ft. iJ § 135(d)	private, or	
25	724.94	Off-Street Parking,	§§ 150, 153 - 157, 159 -	Generally, 1	l space for	each

1	<u>Resid</u>	ential		160, 204.5	dwelling un	it		
2					§§ 151, 161	ŞŞ 151, 161(a) (g)		
3		nunity Residenti	al	8 700 10	C	G	C	
4	724.95 Parki	ng		§ 790.10	ϵ	C	C	
5	SPEC.	IFIC PROVISI	ONS FO	OR THE SACRAMENTO) STREET N	VEIGHBO	RHOOD	
6		-	6	COMMERCIAL DISTRI	CT			
7	Article 7	Other Code	7	Controlo				
8	Code Section	Section	Zoning	; Controls				
9			<u>Bound</u>	aries: Sacramento Street	Neighborho	od Commer	cial District	
10		-724.38 <u>§ 790.84</u>	Controls: A residential use may be converted to an Other					
11			Institution, Large, Educational Service use as defined by Section					
12	\$ 724.38		790.50 as a conditional use, if, in addition to the criteria set forth in					
13	y 724.30	§ 770.04	Section 303, the Planning Commission finds that:					
14			1) The residential use is comprised of a single dwelling unit in a					
15			building that is otherwise used for non-residential uses; and					
16			2) No legally residing residential tenant will be displaced.					
17		§§ 145.1,	Round	arios · Sacramonto Street	Naiakhorko	od Commer	cial District	
18		145.1(2)(A)1,		Boundaries: Sacramento Street Neighborhood Commercial District Controls: A business or professional service use may be converted				
19	§ 724.51	790.88,				-		
20		790.108,		edical service use on the f	•	below ij no	residentiai	
21		790.114	use or active street frontage is lost.					
22			FRING	SE FINANCIAL SERVICE	E RESTRICT	ED USE DI	STRICT	
23	§ 724.68	§ 249.35	(FFSR	UD)				
24			Bound	aries: The FFSRUD and	its 1/4 mile l	buffer inclu	des, but is	
25								

1			not	limited to, the Sacra	mento Street Neighborhood Commercial			
2			Dis	District.				
3			Co	ntrols: Within the FF	SRUD and its 1/4 mile buffer, fringe			
4			fine	ancial services are Ni	P pursuant to Section 249.35. Outside the			
5			FF	SRUD and its 1/4 mil	e buffer, fringe financial services are P			
6			sut	pject to the restriction	s set forth in Subsection 249.35(c)(3).			
7		* *	* * *					
8		Tab	le 725. UNION ST	REET NEIGHBORI	HOOD COMMERCIAL DISTRICT			
9				ZONING CONTRO	OL TABLE			
10	No.	Ze	oning Category	§ References	Union Street Controls			
11	DUILDI		0 0 0					
12	BUILDI	NG SI I	TANDARDS	I				
13				§§ 102.12, 105,	40-X			
14	725.10	Height	t and Bulk Limit	106, 250 - 252, 260,	Height Sculpting on Alleys:-			
15				261.1, 270, 271	§ 261.1			
16					P up to 4,999 sq. ft.			
17	725.11	<u>Lot Siz</u>	;e	<u>\$\$ 121.1, 790.56</u>	C 5,000 sg. ft. & above			
18		[Per E)evelopment]		<u>§ 121.1</u>			
19								
20					Required at the second story and above			
21	725.12	Rear Y	⁷ ard	§§ 130, 134, 136	and at all residential levels			
22					§ 134(a) (e)			
23	725.13	Street	Frontage	§ 145.1	<i>Required</i>			
24	725.14	Awnin	a	<u>ş 136.1(a)</u>	<u></u>			
25	/23.14	<u>1 writi'i</u>	8	5 150.1(u)	1			

		T		
1	725.15	Canopy	§ 136.1(b)	₽
2	725.16	Marquee	§ 136.1(c)	<u>P</u>
3			5	
4	725.17	Streetscape and	§ 138.1	<i>Required</i>
5		Pedestrian Improvements	0	
6	COMM.	ERCIAL AND INSTITUT	TIONAL STANDAR	DS AND USES
7			<u>şş 102.9, 102.11,</u>	3.0 to 1
8	725.20	Floor Area Ratio		
9			123	§ 124(a) (b)
10		Use Size		P up to 2,499 sq. ft.;
11	725.21	Use Size	§ 790.130	C 2,500 sq. ft. & above
12		[Non-Residential]		§ 121.2
13				Generally, none required if occupied floor
14	725.22	Off Street Parking,	§§ 150, 153 –157,	area is less than 5,000 sq. ft.
15	123.22	Commercial/Institutional	159—160, 204.5	\$\$ 151, 161(g)
16				33 151, 101(8)
17		Off-Street Freight	<u> </u>	Generally, none required if gross floor
18	725.23		204.5	area is less than 10,000 sq. ft.
19		Louuing	204.3	§§ 152, 161(b)
20				<i>P</i> if located in front;
21	725.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
22			0	§ 145.2
23				0
	725.25	<i>Drive Up Facility</i>	§ 790.30	
24	725.26	Walk-Up Facility	§ 790.140	₽
25			ř	

Hours of Operation	§ 790.48					
General Advertising Sign	§§ 262, 602 - 604, 608, 609					
Business Sign	§§ 262, 602 - 604, 608, 609	₽ § (507.1(f) 2			
Other Signs	§§ 262, 602 - 604, 608, 609	₽ § (507.1(c) (d) (g,)		
Zoning Category	§ References		Union Stre	et Controls l	t Controls by Story	
	§ 790.118		1st	2nd	3rd+	
Residential Conversion	§ 317	₽		C	C	
Residential Demolition	§ 317	₽		C	C	
ales and Services						
Other Retail Sales and Services [Not Listed Below]	§ 790.102	₽		₽		
Bar	§ 790.22					
Limited Restaurant	§ 790.90	C	#			
Restaurant	§ 790.91		<i>C</i> #			
Liquor Store	§ 790.55		e			
	General Advertising Sign Business Sign Other Signs Zoning Category Residential Conversion Residential Demolition Residential Demolition ales and Services Other Retail Sales and Services [Not Listed Below] Bar Limited Restaurant	General Advertising Sign\$\$ 262, 602 - 604, 608, 609Business Sign\$\$ 262, 602 - 604, 608, 609Other Signs\$\$ 262, 602 - 604, 608, 609Other Signs\$\$ 262, 602 - 604, 608, 609Zoning Category\$ ReferencesZoning Category\$ ReferencesServices\$ 790.118Ales and Services\$ 317Other Retail Sales and Services [Not Listed Below]\$ 790.102Bar\$ 790.22Limited Restaurant\$ 790.90	Hours of Operation\$ 790.48CGeneral Advertising Sign\$\$ 262, 602 - 604, 608, 609PBusiness Sign\$\$ 262, 602 - 604, 608, 609POther Signs\$\$ 262, 602 - 604, 608, 609POther Signs\$\$ 790.102\$ 4Zoning Category\$ ReferencesP\$ 790.118PResidential Conversion\$ 317PResidential Demolition\$ 317PAles and Services\$ 790.102P[Not Listed Below]\$ 790.22PBar\$ 790.90C 4Limited Restaurant\$ 790.90C 4	General Advertising Sign\$\$ 262, 602 - 604, 608, 609Business Sign\$\$ 262, 602 - 604, 608, 609PBusiness Sign\$\$ 262, 602 - 604, 608, 609POther Signs\$\$ 262, 602 - 604, 	Hours of Operation § 790.48 C 2 a.m 6 a.m. General Advertising Sign \$§ 262, 602 - 604, 609 P Business Sign \$§ 262, 602 - 604, 609 P Other Signs \$§ 262, 602 - 604, 609 P Other Signs \$§ 262, 602 - 604, 609 P Standard Conversion \$\$ 262, 602 - 604, 609 P Standard Conversion \$\$ 262, 602 - 604, 609 P Standard Conversion \$\$ 262, 602 - 604, 609 P Standard Conversion \$\$ 790.118 Ist 2nd Residential Conversion \$ 317 P C ates and Services \$ 790.102 P P Other Retail Sales and \$ 790.102 P P Services \$ 790.22 P P Hot Listed Below] \$ 790.22 P P Bar \$ 790.90 C# P P	

			-		-	
1	725.47	Adult Entertainment	§ 790.36			
2	725.48	Other Entertainment	§ 790.38	e		
3	725.49	Financial Service	§ 790.110	₽	e	
4 5 6	725.50	Limited Financial Service	§ 790.112	₽		
7	725.51	Medical Service	§ 790.114	₽	₽	C
8	725.52	Personal Service	§ 790.116	₽	₽	C
9 10	725.53	Business or Professional Service	§ 790.108	P	₽	e
11 12 13	725.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code			
14	725.55	Tourist Hotel	§ 790.46	E	C	C
15 16	725.56	Automobile Parking	§§ 156, 160, 790.8	e	C	C
17	725.57	Automotive Gas Station	§ 790.14			
18 19	725.58	Automotive Service Station	§ 790.17			
20	725.59	Automotive Repair	§ 790.15			
21	725.60	Automotive Wash	§ 790.18			
22 23 24	725.61	Automobile Sale or Rental	§ 790.12			
24 25	725.62	Animal Hospital	§ 790.6	e		

1						
1	725.63	Ambulance Service	§ 790.2			
2	725.64	<i>Mortuary</i>	§ 790.62			
3	725.65	Trade Shop	§ 790.124	P	e	
4	725.66	Storage	§ 790.117			
5	725.68	Fringe Financial Service	<u> </u>			
6 7		Tobacco Paraphernalia	0			
8	7 <u>25.69</u>	Establishments	§ 790.123	C		
9		Amusement Game				
10	725.69B	Arcade (Mechanical	§ 790.4			
11		Amusement Devices)				
12		Neighborhood				
15	725.69C	Agriculture	§ 102.35(a)	₽	₽	₽
14 15		Large-Scale Urban				
16	725.69D	Agriculture	§ 102.35(b)	e	e	£
	Institutio	ns and Non-Retail Sales	and Services			
18	725.70	Administrative Service	§ 790.106			
19		Hospital or Medical				
20	725.80	Center	§ 790.44			
21	725.81	Other Institutions, Large	§ 790.50	₽	e	e
22	725.82	Other Institutions, Small	§ 790.51	₽	₽	<u>P</u>
23		Public Use				C
24		Medical Cannabis	0	е ₽	~	<u> </u>
20	123 .07	meticui Cunnuois	y / /0.17T	4		

725.91 Dwelling Unit Density § 207 Generally, up to 1 unit per 600 725.92 Residential Density, § 207 area 725.92 Residential Density, § 207, 208 Generally, up to 1 bedroom per fit. lot area 725.92 Group Housing § 207, 208 fit. lot area 725.92 Residential Density, § 102, 207.1, Density limits per Section 208 725.92b Residential Density, § 102, 207.1, Density limits per Section 208 725.92b Residential Density, § 135, 136 Generally, either 725.93 Usable Open Space § 135, 136 Generally, either 725.94 Off Street Parking, § 150, 153 - 157, 159 Generally, I space for each dw 725.94 Off Street Parking, § 150, 153 - 157, 159 Generally, I space for each dw 725.94 Off Street Parking, § 150, 204.5 § 151, 161(a) (g) Community Residential -160, 204.5 § 151, 161(a) (g)		<i>Dispens</i>	ary				
725.91 Dwelling Unit Density \$ 207 Generally, up to 1 unit per 600 area 725.92 Residential Density, Group Housing \$ 207, 208 Generally, up to 1 bedroom per space 725.92 Residential Density, Group Housing \$ 207, 208 Generally, up to 1 bedroom per space 725.92b Residential Density, Homeless Shelters \$ 102, 207.1, Pensity limits per Section 208 725.92b Residential Density, Homeless Shelters \$ 208.88(c) 725.93b Residential Unit] \$ 135, 136 725.93 Usable Open Space \$ 135, 136 725.94 Off Street Parking, Residential Unit] \$ 135, 136 725.94 Off Street Parking, Residential \$ 160, 204.5 \$ 151, 161(a) (g) 725.95 Community Residential Residential Residential Residential \$ 790.10 C C 725.95 Community Residential Residential Residential Residential \$ 790.10 C C 725.95 Community Residential Resid	RESIDE	NTIAL	STANDARDS A	ND USES			
725.91 Dwelling Unit Density \$ 207 area \$ 207(c) Generally, up to 1 bedroom perfit. lot area \$ 207(c) 725.92 Residential Density, Group Housing \$ 207, 208 ft. lot area 725.92 Residential Density, Homeless Shelters \$ 102, 207.1, Pensity limits per Section 208 725.92 Residential Density, Homeless Shelters \$ 102, 207.1, Pensity limits per Section 208 725.93 Usable Open Space \$ 135, 136 Generally, either 725.93 Usable Open Space \$ 135, 136 Generally, either 725.94 Off Street Parking, Fer Residential Unit] \$ 150, 153 - 157, 159 Generally, 1 space for each dw 725.94 Off Street Parking, Fer Section 208 \$ 160, 204.5 \$ 151, 161(a) (g) 725.95 Community Residential \$ 790.10 C C 725.95 Community Residential \$ 790.10 C C C </td <td>7<u>25.90</u></td> <td>Residen</td> <td>tial Use</td> <td>§ 790.88</td> <td>₽</td> <td>₽</td> <td>₽</td>	7 <u>25.90</u>	Residen	tial Use	§ 790.88	₽	₽	₽
725.91 Dwelling Unit Density \$ 207 area 8 \$ 207(c) Generally, up to 1 bedroom perfit. lot area 725.92 Residential Density, Group Housing \$ 207, 208 ft. lot area 725.92 Residential Density, Housing \$ 102, 207, 1, Density limits per Section 208 725.92 Residential Density, Homeless Shelters \$ 102, 207, 1, Density limits per Section 208 725.93 Usable Open Space \$ 135, 136 Generally, either 725.93 Usable Open Space \$ 135, 136 Generally, either 725.94 Off Street Parking, Residential Unit] \$ 150, 153 - 157, 159 Generally, 1 space for each dw 725.94 Off Street Parking, Residential -160, 204.5 \$ 151, 161(a) (g) 725.95 Community Residential \$ 790.10 C C 725.95 Community Residential \$ 790.10 C C C SPECIFIC PROVISIONS FOR THE UNION STREET					Generally, up	to 1 unit per 6	00 sq. ft
residential Density, Group Housing \$ 207, c) 725.92 Residential Density, Group Housing \$ 207, 208 725.92 Residential Density, From Housing \$ 207, 208 725.92 Residential Density, Homeless Shelters \$ 208 725.92 Residential Density, Homeless Shelters \$ 102, 207, 1, Pensity limits per Section 208 725.93 Residential Density, Homeless Shelters \$ 102, 207, 1, Pon.88(c) Density limits per Section 208 725.93 Usable Open Space (Per Residential Unit) \$ 135, 136 Generally, either 80 sq. ft if private, or 100 sq. ft. if common \$ 135(d) 725.94 Off Street Parking, Residential \$ 150, 153 - 157, 159 Generally, 1 space for each dw \$ 135(d) 725.94 Community Residential Parking \$ 790.10 C C 725.95 Community Residential Parking \$ 790.10 C C SPECIFIC PROVISIONS FOR THE UNION STREET	7 <u>25.91</u>	Dwellin	g Unit Density	§ 207		×	10
Residential Density; Group Housing \$\$ 207, 208 ft. lot area \$ 208 725.92b Residential Density; Homeless Shelters \$\$ 102, 207.1; Density limits per Section 208 725.92b Residential Density; Homeless Shelters \$\$ 102, 207.1; Density limits per Section 208 725.92b Residential Density; Homeless Shelters \$\$ 102, 207.1; Density limits per Section 208 725.92b Residential Density; Homeless Shelters \$\$ 102, 207.1; Density limits per Section 208 725.93 Usable Open Space [Per Residential Unit]] \$\$ 135, 136 725.94 Off Street Parking; Residential \$\$ 150, 153 - 157, 159 725.94 Off Street Parking; Residential \$\$ 150, 204.5 725.95 Community Residential Parking \$790.10 C C C SPECIFIC PROVISIONS FOR THE UNION STREET			0 2		§ 207(c)		
225.92 Residential Density, Group Housing \$\$ 207, 208 ft. lot area \$ 208 225.92b Residential Density, Homeless Shelters \$\$ 102, 207.1, Density limits per Section 208 225.92b Residential Density, Homeless Shelters \$\$ 102, 207.1, Density limits per Section 208 225.93 Usable Open Space (Per Residential Unit)] \$\$ 135, 136 Generally, either 80 sq. ft if private, or 100 sq. ft. if common \$ 135(d) 225.94 Off-Street Parking, Residential \$\$ 150, 153 - 157, 159 Generally, 1 space for each dw \$\$ 135(d) 225.94 Off-Street Parking, Residential \$\$ 150, 204.5 \$\$ 151, 161(a) (g) 225.95 Community Residential Parking \$790.10 C C 225.95 Community Residential Parking \$790.10 C C SPECIFIC PROVISIONS FOR THE UNION STREET					Conorally up	to 1 hedroom	nor 210
Group Housing Source § 208 725.92b Residential Density, Homeless Shelters \$§ 102, 207.1, 790.88(c) Density limits per Section 208 725.93b Usable Open Space (Per Residential Unit] §§ 135, 136 Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d) 725.94 Off Street Parking, Residential §§ 150, 153 - 157, 159 Generally, 1 space for each do §§ 135(d) 725.94 Off Street Parking, Residential \$§ 150, 153 - 157, 159 Generally, 1 space for each do §§ 135(d) 725.94 Community Residential Parking \$790.10 C C 725.95 Community Residential Parking \$790.10 C C SPECIFIC PROVISIONS FOR THE UNION STREET	725 02	<u>Residen</u>	tial Density,	<u>88 207 208</u>			per 210
Residential Density; Homeless Shelters §§ 102, 207.1, 790.88(c) Density limits per Section 208 725.92b Residential Density; Homeless Shelters §§ 102, 207.1, 790.88(c) Density limits per Section 208 725.93 Usable Open Space [Per Residential Unit] §§ 135, 136 Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d) 725.94 Off Street Parking, Residential §§ 150, 153 - 157, 159 Generally, 1 space for each dv §§ 151, 161(a) (g) 725.95 Community Residential Parking § 790.10 C C 725.95 Community Residential Parking § 790.10 C C 8 SPECIFIC PROVISIONS FOR THE UNION STREET	- <i>LJ.) L</i>	Group l	Housing	33 207, 200			
725.92b Density limits per Section 208 Homeless Shelters 790.88(c) Density limits per Section 208 725.93 Usable Open Space Generally, either 80 sq. ft if private, or 100 sq. ft. if common 725.93 Off Street Parking, §§ 135, 136 725.94 Off Street Parking, §§ 150, 153 - 157, 159 Generally, 1 space for each dw 725.94 Off Street Parking, §§ 790.10 C C 725.95 Community Residential § 790.10 C C SPECIFIC PROVISIONS FOR THE UNION STREET		D			<u>y 200</u>		
725.93 Usable Open Space [Per Residential Unit] \$\$ 135, 136 Generally, either 80 sq. ft if private, or 100 sq. ft. if common \$ 135(d) 725.94 Off-Street Parking, Residential \$\$ 150, 153 - 157, 159 Generally, 1 space for each dw \$\$ 160, 204.5 725.95 Community Residential Parking \$ 790.10 C C SPECIFIC PROVISIONS FOR THE UNION STREET	7 <u>25.92b</u>		•		Density limits per Section 208(a)		
725.93 Usable Open Space [Per Residential Unit]] \$\$ 135, 136 80 sq. ft if private, or 100 sq. ft. if common \$ 135(d) 725.94 Off-Street Parking, Residential \$\$ 150, 153 - 157, 159 Generally, 1 space for each dw \$\$ 160, 204.5 725.95 Community Residential Parking \$160, 204.5 \$\$ 151, 161(a) (g) 725.95 Community Residential Parking \$790.10 C C SPECIFIC PROVISIONS FOR THE UNION STREET		Homele	ss Shelters	790.88(c)			
725.93 {Per Residential Unit} \$\$ 135, 136 100 sq. ft. if common 8 135(d) \$135(d) 725.94 Off Street Parking, \$\$ 150, 153 - 157, 159 Generally, 1 space for each dw 725.94 Off Street Parking, \$\$ 160, 204.5 \$\$ 151, 161(a) (g) 725.95 Community Residential \$790.10 C C 725.95 Specific Provisions For the Union Street					Generally, eith	ler	
{Per Residential Unit} 100 sq. ft. if common § 135(d) 725.94 Off Street Parking, Residential 160, 204.5 725.95 Community Residential 725.95 Community Residential 8790.10 C Community Residential \$790.10 SPECIFIC PROVISIONS FOR THE UNION STREET	725 03	Usable	Open Space	88 125 126	80 sq. ft if priv	ate, or	
Off-Street Parking, §§ 150, 153 - 157, 159 Generally, 1 space for each dw 725.94 Residential -160, 204.5 §§ 151, 161(a) (g) 725.95 Community Residential -8790.10 C C 725.95 Specific Provisions For the Union Street	23.75	[Per Re	sidential Unit]	39 155, 150	100 sq. ft. if common		
725.94 Image: Constraint of the state of					§ 135(d)		
Residential 160, 204.5 §§ 151, 161(a) (g) Z25.95 Community Residential Parking § 790.10 C C C SPECIFIC PROVISIONS FOR THE UNION STREET	705.04	Off-Stre	et Parking,	\$\$ 150, 153 - 157, 15 9	Generally, 1 sp	pace for each	dwelling
Parking § 790.10 C C C Barking SPECIFIC PROVISIONS FOR THE UNION STREET	/23.94	<u>Residen</u>	tial	<u> 160, 204.5</u>	§§ 151, 161(a)	(g)	
Parking SPECIFIC PROVISIONS FOR THE UNION STREET		Commu	nity Residential				
	725.95			§ 790.10	C	C	ϵ
					1	1	
NEIGHBORHOOD COMMERCIAL DISTRICT			SPECIFIC I	PROVISIONS FOR TH	HE UNION ST	REET	
Article Other Zoning Controls	A -:4: -1 -	Othor		Zoning	Controls		

1	7	Code	
2	Code	Section	
3	Section		
4			UNION STREET RESTAURANTS
5			Boundaries: Applicable to the Union Street Neighborhood Commercial District.
6			Applicability: The following controls apply to new uses as well to significant
7			alterations, modifications, and intensifications of existing uses pursuant to §
8			178(c) of the Planning Code.
9			Controls: The Planning Commission may approve a restaurant if, in addition to
10			meeting the criteria set forth in Section 303, (1) the use is located on the ground
11			floor, and (2) the Planning Commission finds that an additional restaurant would
12	§	§	not result in a net total of more than 44 Restaurants in the Union Street
13	725.44	790.91	Neighborhood Commercial District. The Planning Department shall apply Article
14			7 zoning controls for Union Street Restaurants to conditional use authorizations
15			required by Planning Code § 178, including but not limited to significant
16			alterations, modifications, and intensifications of use. No new alcoholic beverage
17			license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an
18			existing license type 47 or 49 from an existing Restaurant located within the Union
19			Street NCD to another Restaurant, new or existing, located within the Union Street
20			NCD is permitted with Conditional Use authorization, consistent with the
21			requirements of Planning Code Section 303.
22	9	0	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
23	§	3 3 40 3 5	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to,
24	725.68	249.35	the Union Street Neighborhood Commercial District.
25		-	·

	Controls: Withi	n the FFSRUD and it	s 1/4 mile buffer, fringe financial service						
	NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, j								
	financial service	financial services are P subject to the restrictions set forth in Subsection							
	249.35(c)(3).								
* Tab	* * * le 726. VALENCIA STRI	EET NEIGHBORHO ZONING CONTR	OD COMMERCIAL TRANSIT DISTR OL TABLE						
No.	Zoning Category	§ References	Valencia Street Transit Controls						
		BUILDING STAN	DARDS						
		§§ 102.12, 105, 106,	40-X, 50-X. See Zoning Map. Additiona						
726.10	Height and Bulk Limit	250 - 252, 260,	Height Allowed for Ground Floor Activ						
720.10		261.1, 263.18, 270,	Uses in 40-X and 50-X						
		271	Height Sculpting on Alleys: § 261.1						
			P up to 9,999 sq. ft. C 10,000 sq. ft. &						
726.11	Lot Size	<u>şş 121.1, 790.56,</u>	above						
	[Per Development]		§ 121.1						
			Required at the second story and above						
726.12	Rear Yard	şş 130, 134, 136	and at all residential levels						
			§ 134(a)(e)						
726.13	Street Frontage	§ 145.1	<i>Required</i>						
	Street Frontage, Above-								
L	Grade Parking Setback	<u> </u>	Minimum 25 feet on ground floor, 15 fe						
726.13a	Ordae I arking Seiback	0	on floors above						

				· · · · · · · · · · · · · · · · · · ·
1		Street Frontage,		Portions of Valencia Street, 16th Street,
2	726.13b	Required Ground Floor	§ 145.4	, , , , , , , , , , , , , , , , , , ,
3		Commercial		and 22nd Street
4		Street Frontage, Parking		
5	726.13c	and Loading access	§ 155(r)	Requirements apply.
6		<i>restrictions</i>		
7	726.14	Awning	§ 136.1(a)	₽
8	726-15	<i>Canopy</i>	<u>§ 136.1(b)</u>	\underline{P}
9				
10	726.16	<i>Marquee</i>	§ 136.1(c)	P
11	726.17	Streetscape and	8 1 20 1	
12	726.17	Pedestrian Improvements	§ 138.1	<i>Required</i>
13		COMMERCIAL A	ND INSTITUTIONA	L STANDARDS AND USES
14			<u>şş 102.9, 102.11,</u>	
15	726.20	Floor Area Ratio		2.5 to 1 § 124(a)(b)
16				P up to 2,999 sq. ft.; C 3,000 sq. ft. &
17	726.21	Use Size		
18	726.21	[Non-Residential]	§ 790.130	above
19				<u>§ 121.2</u>
20			§§ 150, 151.1, 153 -	None required Limits act fouth in Section
21	726.22	Off Street Parking,	157, 159 - 160, 166,	None required. Limits set forth in Section
		Commercial/Institutional	204.5	151.1
22				Generally, none required if gross floor
23	726.22	Off Street Freight	şş 150, 153 - 155,	
24	726.23	<i>Loading</i>	204.5	area is less than 10,000 sq. ft. §§ 152,
25				161(b)

1				Pi	<i>if located in fron</i>	<i>t</i> •			
2	726.2 4	Outdoor Activity Area	§ 790.70		if located elsewh				
3	,	e	U		145.2				
4	726.25	Drive-Up Facility § 790.30							
5									
6	726.26	Walk-Up Facility	§ 790.140	₽					
7	726.27	Hours of Operation	§ 790.48		6 a.m 2 a.m.				
8				C	2 a.m. 6 a.m.				
9	<u>726 30</u>	General Advertising Sign	§§ 262, 602—604,						
10	720.50	Scheral Haverlising Sign	608, 609						
11	726.21	D	§§ 262, 602 - 604,	₽	₽				
12	720.31	Business Sign	608, 609	§ 607.1(f) 2					
13			§§ 262, 602 - 604,	₽	P				
14	726.32	Other Signs	608, 609	§ €	§ 607.1(c) (d) (g)				
15									
16					Valone	ia Street Tra	nsit		
17	No.	Zoning Category	§ References			trols by Story			
18			8 700 110						
19			§ 790.118		1st	2nd	3rd+		
20		1							
21	726.36	Residential Conversion	§ 317		e				
22	726.37	Residential Demolition	§ 317		e	e	e		
23	726.38	Residential Division	§ 207.8		₽	₽	₽		
24	726.39	Residential Merger	<u>§ 317</u>		C	e	e		
25					č	č	č		

4									
1			Retail Sales and Serv	ices					
2		Other Retail Sales and							
3	726.40	<u>Services</u>	§ 790.102	P	e				
4		{Not Listed Below}							
5	726.41	Bar	§ 790.22	e					
6 7	726.43	Limited Restaurant	§ 790.90	₽					
8	726.44	<i>Restaurant</i>	§ 790.91	₽#					
9	726.45	Liquor Store	§ 790.55						
10	726.46	Movie Theater	§ 790.64	P					
11	726.47	Adult Entertainment	§ 790.36						
12	726.48	Other Entertainment	§ 790.38	e					
13 14	726.49	Financial Service	§ 790.110	P					
15 16	726.50	Limited Financial Service	§ 790.112	₽					
17	726.51	Medical Service	§ 790.114	P	e				
18	726.52	Personal Service	§ 790.116	₽	e	e			
19		Business or Professional							
20	726.53	<u>Service</u>	§ 790.108	₽	£				
21			§ 790.60,						
22	726.54	Massage Establishment	§§ 29.1-29.32	C .#	<i>C</i> .#				
23	, 20.0 F	Lister Lister internet	gg 29.1-29.32 Health Code	~ <i>"</i>	0 "				
24 25	726.55	Tourist Hotel	§ 790.46	e	C				

Planning Commission BOARD OF SUPERVISORS

1 2	726.56	Automobile Parking	§§ 156, 158.1, 160, 166, 790.8	C	£	C
3	726.57	Automotive Gas Station	§ 790.14			
4 5	726.58	Automotive Service Station	§ 790.17			
6 7	726.59	Automotive Repair	§ 790.15	e		
8	726.60	Automotive Wash	§ 790.18			
9 10	726.61	Automobile Sale or Rental	§ 790.12			
11	726.62	Animal Hospital	§ 790.6	e		
12	726.63	Ambulance Service	§ 790.2			
13	726.64	<i>Mortuary</i>	§ 790.62	e	e	
14 15	726.65	Trade Shop	§ 790.124	₽	e	
16	726.66	<u>Storage</u>	§ 790.117			
17	726.68	Fringe Financial Service	§ 790.111	#	#	#
18 19	726.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
20 21 22	726.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
23 24 25	726.69C	Neighborhood Agriculture	§ 102.35(a)	P	₽	₽

1 2	726.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
3		Instituti	ons and Non-Retail Sal	es and Services		
4	726.70	Administrative Service	§ 790.106			
5 6 7	726.80	Hospital or Medical Center	§ 790.44			
8	726.81	Other Institutions, Large	§ 790.50	₽	e	e
9	726.82	Other Institutions, Small	§ 790.51	₽	₽	₽
10	726.83	Public Use	§ 790.80	C	C	e
11 12	726.84	Medical Cannabis Dispensary	§ 790.141	₽		
13 14		RESH	DENTIAL STANDARD	S AND USES		
15 16 17	726.90		§§ 145.4, 790.88	P, except NP for frontages listed in 145.4	₽	₽
18 19	726.91	Dwelling Unit Density	§ 207	No density limit § 207(c)	t.#	
20 21	726.92	Residential Density, Group Housing	§§ 207, 208	No density limit		
22 23	726.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits p	er Section 20	9 8(a)
24 25	726.93	Usable Open Space	§§ 135, 136	Generally, eithe	er 80 sq. ft if	private, or

1		[Per Residential Unit]			100 sq. ft. if common		
2					§ 135(d)		
3				<u>\$\$ 145.1, 150, 151.1,</u>	None required. P up to 0.5 parking		
4	726.94	Off Street F	Parking,	33 145.1, 150, 151.1, 153 157, 159 160,	spaces per unit ,	: C up to 0.7:	5 parking
5		Residential		166, 167, 204.5	spaces per unit .	-	
6				100, 107, 204.3	§§ 151.1, 166, 1	167, 145.1	
7		Community Residential		§§ 145.1, 151.1(f),			
8	726.95	Parking		155(r), 166, 790.10	e	ϵ	E
9			SPECIFIC P	PROVISIONS FOR TH	E VALENCIA S	TREET	
10	NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT						
11 12	Article 7	- Other					
13	Code	Code		Zoni	ing Controls		
14	Section	Section					
15			MASSAGE ESTABLISHMENT				
16		§ 790.60,	Controls: Ma	ussage shall generally be	e subject to Conc	litional Use d	authorization.
17		§§ 29.1-	Certain excep	ptions to the Conditional	Use requirement	ıt for massag	ge are described
18	§ 726.5 4	<u>1 29.32</u>	in Section 79	0.60(c). When consideri	ng an applicatio	n for a condi	tional use
19		<i>Health</i>	permit pursu	ant to this subsection, th	e Planning Com	mission shall	l consider, in
20		Code	addition to th	e criteria listed in Sectio	on 303(c), the ad	lditional crite	eria described in
21			Section 303(n	ı).			
22			FRINGE FIN	ANCIAL SERVICE RES	TRICTED USE	DISTRICT (I	FFSRUD)
23	8 776 60	2 2 40 25	Boundaries:	The FFSRUD and its 1/4	mile buffer incli	ıdes, but is n	ot limited to, the
24	ş 720.08	§ 249.35	Valencia Stre	et Neighborhood Comm	ercial Transit D	istrict.	
25			Controls: Wi	thin the FFSRUD and it.	s ¼ mile buffer, j	f ringe financ	ial services are

		•					
1			NP pursuant i	to Section 249.35. Outside the I	FFSRUD and its ¼ mile buffer, fringe		
2			financial serv	ices are P subject to the restric	tions set forth in Subsection		
3			249.35(c)(3).				
4			ACCESSORY	DWELLING UNITS			
5			Boundaries:	Boundaries: Board of Supervisors District 8 extant on July 1, 2015.			
6	a 73 (0.1	§	Controls: An	"Accessory Dwelling Unit," as	defined in Section 102 and meeting		
7	§ 726.91	207(c)(4)	the requireme	ents of Section 207(c)(4), is per-	mitted to be constructed within an		
8			existing build	ing zoned for residential use or	within an existing and authorized		
9			auxiliary stru	cture on the same lot.			
10			GROUND FL	OOR CONVERSION OF RET	AIL TO RESTAURANTS		
11			RESTRICTEL	RESTRICTED			
12			Boundaries: Valencia Street from 15th Street to 24th Street.				
13	[See Note		Controls: Conversion of existing ground floor retail uses or of ground floor				
14	1 below.]		spaces occupied as retail uses at any point within a period of three years prior to				
15			submission of a building permit application to Restaurant (Section 790.91)				
16			requires a Co	nditional Use authorization.			
17	*	* * *					
18							
19	Ŧe	able 727. 2	4 th street	<u>- MISSION NEIGHBORHO</u>	OD COMMERCIAL TRANSIT		
20				DISTRICT			
21				ZONING CONTROL TABL	Æ		
22					24th Street Mission Transit		
23	No.	Zoning	- Category	§ References	Zum Sireer Mission Transa Controls		
24							
25				BUILDING STANDARDS			

				1
1				40 X, 50 X, 105 E See Zoning
2				Map. Additional 5' Height Allowed
3	727 10		<u> \$\$ 102.12, 105, 106, 250 -</u>	for Ground Floor Active Uses in
4	727.10	Height and Bulk Limit	252, 260, 261.1, 270, 271	40-X and 50-X.
5				Height Sculpting on Alleys: §
6				261.1
7				P up to 4,999 sq. ft.;
8	727.11	Lot Size - [Per Development]	<u>§§ 121.1, 790.56</u>	C 5,000 sq. ft. & above
9				§ 121.1
10				Required at the second story and
11	<u>727 12</u>	2 Rear Yard		above and at all residential levels
12	/2/.12		<u>§ 134(a)(e)</u>	
13				
14	727.13	Street Frontage	§ 145.1	Required
15		Street Frontage, Above-		Minimum 25 (
16	727.13a	Grade Parking Setback	§ 145.1	Minimum 25 feet on ground floor,
17		and Active Uses		15 feet on floors above
18		Street Frontage,		
19	727.13b	Required Ground Floor	<u>§ 145.4</u>	Requirements apply.
20		<i>Commercial</i>		
21		Street Frontage, Parking		
22				Requirements apply.
23		restrictions	2(1)	acquirements appry.
24			0.126.16	
25	727.14	Awning	§ 136.1(a)	P

ĩ				
1	727.15	<i>Canopy</i>	§ 136.1(b)	₽
2	727.16	<i>Marquee</i>	§ 136.1(c)	P
3		Streetscape and		
4		-	§ 138.1	Required
5		<i>Improvements</i>	0	
6		•	N D INSTITUTIONAL STANI	ADS AND USES
7				DARDD ANYD UJLD
8	727 20	Floor Area Ratio	<u>\$\$ 102.9, 102.11, 123</u>	2.5 to 1
9	727.20	ribbi mea Kano	<i>yy</i> 102.7, 102.11, 125	§ 124(a)(b)
10				<u>P up to 2,499 sq. ft.;</u>
11	727.21		§ 790.130	C 2,500 sq. ft. & above
12		[Non-Residential]		§ 121.2
13		Off-Street Parking,	<u>§§ 150, 151.1, 153 - 157, 159</u>	None required. Limits set forth in
14	727.22	Commercial/Institutional	- 160, 166, 204.5	Section 151.1
15				Generally, none required if gross
16		Off-Street Freight		floor area is less than 10,000 sq.
17	727.23	Loading	§§ 150, 153 - 155, 204.5	ft.
18		2000000		şş 152, 161(b)
19				
20				<i>P</i> if located in front; <i>C</i> if located
21	727.24	Outdoor Activity Area	<u>§ 790.70</u>	elsewhere
22				<u>§ 145.2</u>
23	727.25	Drive Up Facility	§ 790.30	
24	727.26	Walk Up Facility	<u>§ 790.140</u>	P
25	727.27	Hours of Operation	§ 790.48	P 6 a.m 2 a.m.

1				C 2 a.m. 6 a.m.			
2		General Advertising					
3	727.30	<u>Sign</u>	§§ 262, 602 - 604, 608, 609				
4				₽			
5	727.31	Business Sign	§§ 262, 602 - 604, 608, 609	<u>§ 607.1(f)2</u>			
6				P			
7	727.32	Other Signs	§§ 262, 602 - 604, 608, 609				
8				§ 607.1(c)(d)(g)			
9							
10	No.	Zoning Category	§ References	24th Street - M	lission T	ransit	
11	110.	Loning Cuicgory	y Rejerences	Controls by Story		L	
12			§ 790.118	lst	2nd	3rd+	
13							
14	727.36	Residential Conversion	§ 317	e			
15 16	727.37	Residential Demolition	§ 317	e	C	e	
17	727.38	Residential Division	§ 207.8	₽	₽	₽	
18	727.39	Residential Merger	§ 317	e	C	e	
19			Retail Sales and Services				
20		Other Retail Sales and					
21	727.40	Services	§ 790.102	P			
22		{Not Listed Below}					
23	727.41	Bar	§ 790.22				
24 25	727.43	Limited Restaurant	§ 790.90	P			
20							

727.44	<i>Restaurant</i>	§ 790.91	e		
727.45	Liquor Store	§ 790.55			
727.46	Movie Theater	§ 790.64	₽		
727.47	Adult Entertainment	§ 790.36			
727.48	Other Entertainment	§ 790.38	G		
727.49	Financial Service	§ 790.110	₽		
	Limited Financial				
727.50	Service	§ 790.112	₽		
727.51	Medical Service	§ 790.114	₽	e	
727.52	Personal Service	§ 790.116	₽	e	
	Business or Professional				
727.53	<u>Service</u>	§ 790.108	₽	e	
		§ 790.60,			
727.54	Massage Establishment	§§ 29.1-29.32	<i>C</i> .#		
		Health Code			
727.55	Tourist Hotel	§ 790.46	e	e	
727.56	Automobile Parking	§§ 156, 158.1, 160, 166, 790.8	e	e	e
727.57	Automotive Gas Station	§ 790.14			
707 50	Automotive Service	8 700 17			
/2/.38	<i>Station</i>	§ /90.17			
727.59	Automotive Repair	§ 790.15	e		
727.60	Automotive Wash	§ 790.18			
	727.45 727.46 727.47 727.48 727.49 727.50 727.51 727.52 727.53 727.54 727.55 727.55 727.56 727.57 727.58 727.59	727.45 Liquor Store 727.46 Movie Theater 727.47 Adult Entertainment 727.48 Other Entertainment 727.49 Financial Service 727.49 Elimited Financial 727.50 Medical Service 727.51 Medical Service 727.52 Personal Service 727.53 Business or Professional Service 727.54 Massage Establishment 727.55 Tourist Hotel 727.56 Automotive Gas Station 727.58 Automotive Service 727.59 Station	727.45 Liquor Store $\$$ 790.55 727.46 Movie Theater $\$$ 790.64 727.47 Adult Entertainment $\$$ 790.36 727.48 Other Entertainment $\$$ 790.38 727.49 Financial Service $\$$ 790.110 727.49 Financial Service $\$$ 790.110 727.50 Limited Financial Service $\$$ 790.112 727.51 Medical Service $\$$ 790.114 727.52 Personal Service $\$$ 790.116 727.53 Business or Professional Service $\$$ 790.108 727.54 Massage Establishment $\$$ 790.46 727.55 Tourist Hotel $\$$ 790.46 727.56 Automobile Parking $\$$ 156, 158.1, 160, 166, 790.8 727.57 Automotive Gas Station $\$$ 790.17 727.59 Automotive Repair $\$$ 790.15	1 1 1 727.45 Liquor Store $\$790.55$ 1 727.46 Movie Theater $\$790.36$ 1 727.47 Adult Entertainment $\$790.36$ 1 727.48 Other Entertainment $\$790.38$ C 727.49 Financial Service $\$790.38$ C 727.49 Financial Service $\$790.110$ P 727.50 Limited Financial Service $\$790.112$ P 727.51 Medical Service $\$790.114$ P 727.52 Personal Service $\$790.116$ P 727.53 Business or Professional Service $\$790.108$ P 727.54 Massage Establishment $\$790.406$ P 727.55 Tourist Hotel $\$790.46$ C 727.56 Automotive Gas Station $\$790.44$ C 727.57 Automotive Service $\$790.17$ $\$790.17$ C 727.58 Automotive Repair $\$790.15$ C	727.45 Liquor Store $\$$ 790.55

1 2	727.61	Automobile Sale or Rental	§ 790.12			
3	727.62	Animal Hospital	§ 790.6	e		
4	727.63	Ambulance Service	§ 790.2			
5 6	727.64	<i>Mortuary</i>	§ 790.62			
0 7	727.65	Trade Shop	§ 790.124	₽		
8	727.66	<u>Storage</u>	§ 790.117			
9	727.68	Fringe Financial Service	§ 790.111	#	#	#
10 11	727.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
12 13 14	727.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
15 16 17	727.69C	Neighborhood Agriculture	§ 102.35(a)	₽	P	₽
18 19	727.69D	Large Scale Urban Agriculture	§ 102.35(b)	C	¢	e
20		Institutio	ons and Non-Retail Sales and S	Services		
21	727.70	Administrative Service	§ 790.106			
22 23 24	727.80	Hospital or Medical Center	§ 790.44			
25	727.81	Other Institutions, Large	§ 790.50	P	e	e

1	727.82	Other Institutions, Small	<u>§ 790.51</u>	₽	₽	₽
2	727.83	Public Use	§ 790.80	e	e	e
3 4	727.84	Medical Cannabis Dispensary	§ 790.141	₽		
5		RESIL	DENTIAL STANDARDS AND	USES		
6 7 8 9 10	727.90	Residential Use	ŞŞ 145.4, 790.88	P, except NP for front- ages listed in § 145.4	₽	₽
10 11 12	727.91	Dwelling Unit Density	<u>§ 207</u>	No density limit § 207(c)	1	L
13 14	727.92	Residential Density, Group Housing	§§ 207, 208	No density limit		
15 16	727.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits pe 208(a)	e r Sectio	n
17 18 19	727.93	Usable Open Space [Per Residential Unit]		Generally, either private, or 100 s § 135(d)		-
20 21 22 23 24 25	727.94	Off-Street Parking, Residential	§§ 150, 153 - 157, 159 - 160,	None required. I parking spaces p 0.75 parking spa §§ 151, 161(a) (¿ 145.1	er unit; ices per i	C up to unit

1	727.95	Commun	ity Residential	§§ 145.1, 151.1(f), 155(r), 166,	C	e	C	
2		Parking		790.10	C	Č	Ŭ	
3		SPECI	FIC PROVISIO	ONS FOR THE 24TH STREET	-MISSION DIS	TRICT		
4	Article							
5	7	Other						
6	, Code	Code		Zoning Contro)ls			
7	Section	Section						
8			MASSAGE EST	A DI ICHMENT				
9		§				.1	• .	
10		790.60,		age shall generally be subject to				
11	§ 727.54	§§ 29.1-		ons to the Conditional Use requi	·			
12		29.32	in Section 790.6	60(c). When considering an appl	ication for a con	ditional (use	
13		Health	permit pursuant	to this subsection, the Planning	: Commission sha	all consid	der, in	
14		Code	addition to the criteria listed in Section 303(c), the additional criteria described in					
15			Section 303(n).					
16			FRINGE FINAN	VCIAL SERVICE RESTRICTED	USE DISTRICT	(FFSRU	4 D)	
17			Boundaries: Th	e FFSRUD and its ¼ mile buffe	r includes, but is	not limit	t ed to, the	
18			24th Street-Miss	sion Neighborhood Commercial	Transit District.			
19	§ 727.68	§ 249.35	Controls: Withi	n the FFSRUD and its ¼ mile b	uffer, fringe finar	icial ser	vices are	
20			NP pursuant to-	Section 249.35. Outside the FFS	SRUD and its 1/4 1	nile buf f	er, fringe	
21			financial service	es are P subject to the restriction	ns set forth in Su	bsection		
22			249.35(c)(3).					
23		-						
24	* *	* *						
25								
20								

2 **ZONING CONTROL TABLE** 3 24th Street Noe Valley 4 No. **Zoning Category** § References **Controls** 5 BUILDING STANDARDS 6 40-X; additional 5 feet for 7 7<u>28.10</u> Height and Bulk Limit parcels with active ground 8 252, 260, 263.20, 270, 271 floor uses: see Section 263.20. 9 P up to 4,999 sq. ft. 10 Lot Size 728.11 <u>§§ 121.1, 790.56</u> <u>C 5,000 sq. ft. & above</u> 11 [Per Development] <u>§ 121.1</u> 12 Required at grade level and 13 728.12 Rear Yard above 14 § 134(a) (e) 15 728.13 <u>§ 145.1</u> Street Frontage *Required* 16 ₽ 728.14 Awning <u>§ 136.1(a)</u> 17 \boldsymbol{P} 728.15 *Canopy* 18 Р 728.16 *Marquee* § 136.1(c) 19 Streetscape and Pedestrian 20 728.17 <u>§ 138.1</u> *Required Improvements* 21

<u>§§ 102.9, 102.11, 123</u>

<u>§ 790.130</u>

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

1

22

23

24

25

728.20

728.21

Table 728. 24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT

Use Size

Floor Area Ratio

1.8 to 1

<u>§ 124(a) (b)</u>

P up to 2,499 sq. ft.;

4					
1		[Non Residential]			<u>C 2,500 sq. ft. & above</u>
2					§ 121.2
3					Generally, none required if
4	7 <u>28.22</u>	Off Street Parking,	§§ 15	0, 153 - 157, 159 -	occupied floor area is less than
5	720.22	Commercial/Institutional	160, 2	204.5	5,000 sq. ft.
6					§§ 151, 161(g)
7					Generally, none required if
8	720.22		00.15	0 152 155 2045	gross floor area is less than
9	728.23	Off-Street Freight Loading	§§ 15	0, 153 - 155, 204.5	10,000 sq. ft.
10					§§ 152, 161(b)
11					P if located in front;
12	728.24	Outdoor Activity Area	<u>ş 790</u>	.70	C if located elsewhere
13					§ 145.2
14	728.25	Drive Up Facility	<u>ş 790</u>	.30	
15	728.26	Walk-Up Facility	<u>ş 790</u>	.140	<u>p</u>
16					P 6 a.m. 2 a.m.
17	728.27	Hours of Operation	§ 790.	.48	C-2 a.m. 6 a.m.
18	728.30	General Advertising Sign	§§ 26	2, 602 - 604, 608, 609	
19					P
20	728.31	Business Sign	§§ 26 .	2, 602 - 604, 608, 609	§ 607.1(f)2
21					P
22	728.32	Other Signs	§§ 26 .	2, 602 - 604, 608, 609	§ 607.1(c) (d) (g)
23	_	1	1		· · · · · · · · · · · · · · · · · · ·
24	No.	Zoning Category		§ References	24th Street – Noe Valley
25				0 j 0	

1				Controls by Story		
2			§ 790.118	1st	2nd	3rd+
3		·		•		
4	728.36	Residential Conversion	§ 317	₽		
5	728.37	Residential Demolition	§ 317	₽	C	C
6	Retail S	ales and Services				
7 8	728.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	₽#	C #	
9	728.41	Bar	<u>§ 790.22</u>	e		
10	728.43	Limited-Restaurant	§ 790.90	₽#		
11	728.44	Restaurant	<u>ş 790.91</u>	C #		
12	728.45	Liquor Store	ş 790.55	C		
13	728.46	Movie Theater	§ 790.64	₽		
14 15	728.47	Adult Entertainment	§ 790.36			
16	728.48	Other Entertainment	§ 790.38	e		
17	728.49	Financial Service	§ 790.110	e		
18	728.50	Limited Financial Service	<u>ş 790.112</u>	e		
19	7 <u>28.51</u>	Medical Service	<u>ş 790.114</u>	e	₽	
20	728.52	Personal Service	§ 790.116	₽	e	
21	7 <u>28.5</u> 3	Business or Professional Service	ş 790.108	G	₽	C
22 23 24	728.54	Massage Establishment	§ 790.60, §§ 29.1–29.32 Health Code	C #		
25	728.55	Tourist Hotel	§ 790.46	e	C	

					-	
1	728.56	Automobile Parking	<u>§§ 156, 160, 790.8</u>	e	C	ϵ
2	7 <u>28.57</u>	Automotive Gas Station	§ 790.14			
3	728.58	Automotive Service Station	§ 790.17			
4	7 <u>28.59</u>	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	C		
8	728.63	Ambulance Service	§ 790.2			
9	728.64	<i>Mortuary</i>	§ 790.62			
10	728.65	Trade Shop	ş 790.124	₽	C	
11	728.66	Storage	ş 790.117			
12	728.68	Fringe Financial Service	ş 790.111	#	#	#
13 14	728.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
15 16	728.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
17 18	728.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
19	728.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	E	C
20	Institutic	ons and Non-Retail Sales and Service	5			
21	728.70	Administrative Service	§ 790.106			
22	728.80	Hospital or Medical Center	§ 790.44			
23	728.81	Other Institutions, Large	§ 790.50	₽	C	C
24	728.82	Other Institutions, Small	ş 790.51	₽	₽	₽
25	728.83	Public Use	ş 790.80	ϵ	e	e

	73 0.04				a 7 00 1 (1				
1	728.84	<u>Medi</u>	cal Cannabis L	Aspensary	§ 790.141	₽			
2	<u>RESIDI</u>	ENTL/	AL STANDAR	DS AND USES	l		1		
3	728.90	<u>Resia</u>	lential Use		§ 790.88	₽	P	₽	
4						Generally, ı	ı p to 1 unit p	er 600	
5	7 <u>28.91</u>	<i>Dwel</i>	ling Unit Dens	ity	§ 207	sq. ft. lot ar	ea #		
5						§ 207(c)			
•						Generally, ı	ıp to 1 bedro	om per	
	728.92	Residential Density,		Group Housing	ş <u>şş 207, 208</u>	210 sq. ft. le	210 sq. ft. lot area		
						<u>§ 208</u>			
		<u>Resia</u>	lential Density,	Homeless	§§ 102, 207.1,	Density limi	its per Sectio	n	
	728.92b	<u>Shelt</u>	ers		790.88(c)	208(a)			
						Generally, e	either 80 sq. j	f t. if	
		Usab	le Open Space		§§ 135, 136	private, or 100 sq. ft. if			
	728.93		Residential Un			common			
		L -				§ 135(d)			
							space for e	rch	
	728.94	Off_S	treet Parking, I		§§ 150, 153 –157,	dwelling un	Generally, 1 space for each		
	/ 20./ 1	0,, 0	11001 I di hing, I	<i>Contentitut</i>	159 - 160, 204.5	awening unu <u>\$§ 151, 161(a) (g)</u>			
	728.95	Com	munity Desiden	tial Darking	§ 790.10	C		e	
	720.99	Com	nunity Residen	nui 1 urking	y 790.10			С	
		1	SPECIFIC PR	OVISIONS FOI	R THE 24TH STREI	E <u>T – NOE VA</u>	LLEY		
			NE	IGHBORHOOD	COMMERCIAL D	STRICT			
	Articl	e 7	Other Code			_			
	Code Se	ction	Section		Zoning Co	ontrols			

	1	
		ACCESSORY DWELLING UNITS
		Boundaries: Board of Supervisors District 8 as extant on July 1, 2015.
§ 728.121	3 207(c)(4)	Controls: An "Accessory Dwelling Unit," as defined in and meeting the
§ 728.91		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.
		24TH STREET – NOE VALLEY SPECIALTY RETAIL USES
	§ 303.1	Boundaries: Only the area within the 24th Street – Noe Valley
§ 728.40	§ 703.2	Neighborhood Commercial District. The controls shall not apply to
<u>§ 728.43</u>	(b)(1)(C)	NC-1 Districts or nonconforming uses within 1/4 mile of this District
	§ 790.102(b)	asset forth in Code §§ 710.10 and 186.
	and (n)	Controls: Formula Retail Limited-Restaurants are NP.
		24th STREET – NOE VALLEY LIQUOR LICENSES FOR
		RESTAURANTS
		Boundaries: Applicable to the 24th Street Noe Valley Neighborhood
		Commercial District.
e 700 44	8 700 01	Controls: A Restaurant Use may only add ABC license types 47, 49 or
§ 728.44	ş 790.91	75 as a conditional use on the around level if, in addition to the criteria
		set forth in Section 303, the Planning Commission finds that the
		restaurant is operating as a Bona Fide Eating Place, as defined in
		Section 790.142 of this Code. Should a restaurant fail to operate as a
		Bona Fide Eating Place for any length of time, the conditional use
		authorization shall be subject to immediate revocation.
<u>§ 728.54</u>	<u>§ 790.60,</u>	MASSAGE ESTABLISHMENT
	\$ 728.91 \$ 728.40 \$ 728.43 \$ 728.44 \$ 728.44	\$ 728.91 \$ 728.40 \$ 703.2 \$ 703.2 (b)(1)(C) \$ 790.102(b) and (n) \$ 790.91 \$ 728.44 \$ 790.91

		<u> </u>	Controls: Massage shall ger	uerally be subject to Conditional Use	
		Health Code	authorization. Certain excep	ptions to the Conditional Use requirement	
			for massage are described in	a Section 790.60(c). When considering an	
			application for a conditiona	l use permit pursuant to this subsection, the	
			Planning Commission shall	consider, in addition to the criteria listed	
			in Section 303(c), the addition	onal criteria described in Section 303(n).	
			FRINGE FINANCIAL SERV	ICE RESTRICTED USE DISTRICT	
			(FFSRUD)		
			Boundaries: The FFSRUD o	and its ¼ mile buffer includes portions of,	
			but is not limited to, the 24th Street Noe Valley Neighborhood		
§ 728.68 § 249.35		§ 249.35	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 fina	ncial services are P subject to the	
			restrictions set forth in Subs	ection 249.35(c)(3).	
	* * * Table	* * 729. WEST PO	RTAL AVANUE NEIGHBO ZONING CONTRO	ORHOOD COMMERCIAL DISTRICT L TABLE	
No.	<u>Zonin</u>	eg Category	§ References	West Portal Avenue Controls	
BUIL	DING ;	STANDARDS			
		ht and Bulk	<u>§§ 102.12, 105, 106, 250 -</u>		
729.10	9 Limit	4	252 260 270 271	26-X	

1				P up to 4,999 sq. ft.;
2	729.11	Lot Size	<u>şş 121.1, 790.56</u>	C 5,000 sq. ft. & above
3		[Per Development]		<u>§ 121.1</u>
4	720.12		88 120 124 120	Required at grade level and above
5	729.12	Rear Yard	§§ 130, 134, 136	§ 134(a) (e)
6	729.13	Street Frontage	§ 145.1	<i>Required</i>
7	729.14	Awning	§ 136.1(a)	₽
8	729.15	Canopy	§ 136.1(b)	₽
9	729.16	<i>Marquee</i>	§ 136.1(c)	₽
10		Streetscape and		
11	729.17	Pedestrian	§ 138.1	<i>Required</i>
12		Improvements		
13	COMM	ERCIAL AND INST	TITUTIONAL STANDARD	S AND USES
13 14				S AND USES 1.8 to 1
		ERCIAL AND INST Floor Area Ratio	TTUTIONAL STANDARD <u>\$\$ 102.9, 102.11, 123</u>	
14				1.8 to 1
14 15	729.20		§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
14 15 16		Floor Area Ratio		1.8 to 1 § 124(a) (b) P up to 2,499 sq. ft.;
14 15 16 17	729.20	Floor Area Ratio Use Size	§§ 102.9, 102.11, 123	1.8 to 1 <u>§ 124(a) (b)</u> P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.;
14 15 16 17 18	729.20	Floor Area Ratio Use Size	§§ 102.9, 102.11, 123 § 790.130	1.8 to 1 § 124(a) (b) P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above
14 15 16 17 18 19 20 21	729.20 729.21	Floor Area Ratio Use Size [Nonresidential]	§§ 102.9, 102.11, 123 § 790.130 § 150, 153 - 157, 159 -	1.8 to 1 § 124(a) (b) P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
14 15 16 17 18 19 20	729.20 729.21	Floor Area Ratio Use Size [Nonresidential] Off Street Parking,	§§ 102.9, 102.11, 123 § 790.130 §§ 150, 153 - 157, 159 -	1.8 to 1 § 124(a) (b) P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2 Generally, none required if occupied
14 15 16 17 18 19 20 21	729.20 729.21 729.22	Floor Area Ratio Use Size [Nonresidential] Off Street Parking, Commercial/Instituti	§§ 102.9, 102.11, 123 § 790.130 § 150, 153 - 157, 159 -	1.8 to 1 § 124(a) (b) P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2 Generally, none required if occupied floor area is less than 5,000 sq. ft.
14 15 16 17 18 19 20 21 22	729.20 729.21	Floor Area Ratio Use Size [Nonresidential] Off Street Parking, Commercial/Instituti onal	§§ 102.9, 102.11, 123 § 790.130 § 150, 153 - 157, 159 -	1.8 to 1 § 124(a) (b) P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2 Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)

			şş 152, 161	(b)		
			P if located			
729.24	Outdoor Activity	§ 790.70	C if located			
	Area		§ 145.2			
729.25	Drive-Up Facility	§ 790.30				
729.26	Walk Up Facility	§ 790.140	₽			
729.27	Hours of Operation	§ 790.48	<u>P 6 a.m. 2</u>			
729.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	2			
7 <u>29.31</u>	Business Sign	§§ 262, 602 - 604, 608, 609	₽ <u>\$ 607.1(f)2</u>			
729.32	Other Signs	§§ 262, 602 - 604, 608, 609	₽ \$ 607.1(c) (d) (g)		
-						
No.	Zoning Category	§ References		West Port Controls i	al Avenue by Story	
		§ 790.118		1st	2nd	3rd
729.36		§ 317		₽		
	Conversion					
729.37	Residential Demolition	§ 317		₽	C	C
	~			1		
Retail S	Sales and Services					

1		and Services				
2		[Not Listed Below]				
3	729.41	Bar	<u>§ 790.22</u>	e		
4	729.43	Limited-Restaurant	§ 790.90	e		
5	729.44	<i>Restaurant</i>	§ 790.91	E		
6	729.45	Liquor Store	§ 790.55	₽		
7	729.46	Movie Theater	§ 790.64			
8	729.47	Adult Entertainment	§ 790.36			
9	729.48	Other Entertainment	<u>§ 790.38</u>			
10	729.49	Financial Service	<u>§ 790.110</u>			
11 12	729.50	Limited Financial Service	<u>§ 790.112</u>	₽		
13	729.51	Medical Service	<u>§ 790.114</u>	e	₽	
14	729.52	Personal Service	<u>§ 790.116</u>	₽	₽	
	729.53	Business or Professional Service	§ 790.108	C .#	₽	
17			§ 790.60,			
	729.54	Massage	§§ 29.1-29.32			
19		Establishment	Health Code			
20	729.55	Tourist Hotel	§ 790.46			
21 22	729.56	Automobile Parking	§§ 156, 160, 790.8			
23	729.57	Automotive Gas Station	§ 790.14			
24 25	729.58	Automotive Service	§ 790.17	C		

1		Station				
2	729.59	Automotive Repair	§ 790.15			
3	729.60	Automotive Wash	§ 790.18			
4 5	729.61	Automobile Sale or Rental	§ 790.12			
6	729.62	Animal Hospital	§ 790.6	e		
7	729.63	Ambulance Service	§ 790.2			
8	729.64	<i>Mortuary</i>	§ 790.62			
9	729.65	Trade Shop	§ 790.124	₽		
10	729.66	Storage	§ 790.117			
11 12	729.68	Fringe Financial Service	§ 790.111			
13 14 15	729.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
16 17 18 19	729.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
20 21 22	729.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
23 24	729.69D	Large-Scale Urban A griculture	§ 102.35(b)	e	e	e
25	Instituti	ons and Non-Retail S	Sales and Services			

	-						
1 2	729.70	Administrative Service	§ 790.106				
3	720.90	Hospital or Medical	8 700 44				
4	729.80	Center	<u>§ 790.44</u>				
5	729.81	Other Institutions,	§ 790.50	ϵ	e		
6	729.01	Large	§ 790.30	t	e		
7	729.82	Other Institutions,	<u> </u>	₽	₽		
8	129.02	Small	y / 90.31	F	F		
9	729.83	Public Use	<u>§ 790.80</u>	C	C		
10		Medical Cannabis		~			
11	729.84	Dispensary	§ 790.141	E			
12	RESIDI	ENTIAL STANDARI	DS AND USES				
13	729.90	Residential Use	§ 790.88	₽	₽		
14				Generally,	up to 1 unit	t per	
15	729.91		§ 207	800 sq. ft. lot area			
16		Density		§ 207(c)			
17				Generally,	up to 1 bed	room	
18	729.92		§§ 207, 208	per 275 sq .	. ft. lot area		
19		Group Housing		§ 208			
20		Residential Density,		Density lin	iits per Sect	ion	
21	729.92b	Homeless Shelters	§§ 102, 207.1, 790.88(c)	208(a)			
22		Usable Open Space		Generally,	either 100	sq. ft. if	
23	729.93	[Per Residential	§§ 135, 136	private, or	133 sq. ft. i	f	
24		Unit]		common			
25							

4				0.105(1)			
1				§ 135(d)			
2	Off	<u>Street Pari</u>	ine.	Generally, 1 space for each			
3	729.94	vidential	<u>\$\$ 150, 153 - 157, 159 - 160, 204.5</u>	dwelling unit			
4		acman		şş 151, 16	1(a) (g)		
5		nmunity					
6	729.95 Res	idential Pa	§ 790.10 *king	ϵ	E		
7		<u>SPECI</u>	FIC PROVISIONS FOR THE WEST POR	TAL AVEN	JE		
8			NEIGHBORHOOD COMMERCIAL DIS	TRICT			
9		Other					
10	Article 7	Code	Zoning Controls				
11	Code Section	n Section					
12			Boundaries: The entire West Portal Neighb	orhood Com	mercial Dis	trict.	
13			<i>Controls:</i> Applicable only for the use of stock brokerage. A stock				
14			brokerage may apply for conditional use if	0		<u>total</u>	
15	§ 729.53		of seven financial uses and/or stock brokerages within the district. If there				
16			are more than seven financial services and/	0	·		
17			district, stock brokerages shall not be perm			ic	
18			FRINGE FINANCIAL SERVICE RESTRICT		STRICT		
19				ED USE DI	STRICT		
20			(FFSRUD)	1 00 • 1			
21			Boundaries: The FFSRUD and its 1/4 mile)t	
22	§ 729.68	§ 249.35	limited to, the West Portal Neighborhood C	'ommercial D	vistrict.		
23			Controls: Within the FFSRUD and its 1/4 1	mile buffer, f i	r inge financ	rial	
			services are NP pursuant to Section 249.35.	. Outside the	FFSRUD a	nd its	
24			1/4 mile buffer, fringe financial services are	e P subject to	the restrict	ions	
25							

	Table 730. INNER SUNSE	T NEIGHBORHOOD COMMERC	CIAL DISTRICT
	20	NING CONTROL TABLE	
No.	Zoning Category	§ References	Inner
	Loning Cuicgory	s hejerences	SunsetControls
BUILD	ING STANDARDS		
		an 102 12 105 106 250 252	40-X
730.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252,	Height Sculptin
		260, 261.1, 270, 271	Alleys: § 261.1
			P up to 4,999 se
720.11	Lot Size [Per Development]	§§ 121.1, 790.56	C 5,000 sq. ft. c
730.11			above
			§ 121.1
			Required at gra
730.12	Rear Yard	§§ 130, 134, 136	level and above
			§ 134(a) (e)
730.13	Street Frontage	§ 145.1	Required
730.14	Awning	§ 136.1(a)	₽
730.15	Canopy	§ 136.1(b)	₽
730.16	<i>Marquee</i>	§ 136.1(c)	P
7 20.15	Streetscape and Pedestrian	a 120 1	
730.17	<i>Improvements</i>	§ 138.1	<i>Required</i>

1	730.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1
2				P up to 2,499 sq. ft.;
3	730.21	Use Size	<u> </u>	C-2,500 sq. ft. &
4	730.21	[Nonresidential]	§ 790.130	above
5				§ 121.2
6				Generally, none
7			88 150 152 157 150 1 <i>6</i> 0	required if occupied
8	730.22	Off-Street Parking,	§§ 150, 153 - 157, 159 - 160,	floor area is less than
9		Commercial/Institutional	204.5	5,000 sq. ft.
10				<u> </u>
11				Generally, none
12		<i>Off Street Freight Loading</i>		required if gross floor
13	730.23		§§ 150, 153 - 155, 204.5	area is less than
14				10,000 sq. ft.
15				<u> </u>
16				P if located in front;
17	730.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
18				<u>§ 145.2</u>
19	730.25	Drive-Up Facility	§ 790.30	
20	730.26	Walk-Up Facility	§ 790.140	₽
21				<u>P 6 a.m. 2 a.m.</u>
22	730.27	Hours of Operation	§ 790.48	C 2 a.m. 6 a.m.
23	730.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	
24	730.31		§§ 262, 602 - 604, 608, 609	₽
25	L		<u> </u>	

			1	1
1				§ 607.1(f)2
2	720.22		88 262 602 604 608 600	₽
3	730.32	Other Signs	§§ 262, 602 - 604, 608, 609	§ 607.1(c) (d) (g)
4	-			
5				
6				
7				
8				
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1	No.	Zoning Category	§ References	Inner S	Inner Sunset Controls by Story		
2			§ 790.118	1st	2nd	3rd+	
3	730.36	Residential Conversion	§ 317	₽			
4	730.37	Residential Demolition	§ 317	₽	C	e	
5	Retail S	ales and Services					
6		Other Retail Sales and					
7	730.40	Services	§ 790.102	₽	ϵ		
8		[Not Listed Below]					
9	730.41	Bar	§ 790.22	e			
10	730.43	Limited Restaurant	§ 790.90	₽			
11	730.44	<i>Restaurant</i>	ş 790.91	e			
12	730.45	Liquor Store	§ 790.55				
13	730.46	Movie Theater	§ 790.64	₽			
14	730.47	Adult Entertainment	§ 790.36				
15	730.48	Other Entertainment	§ 790.38	ϵ			
16	730.49	Financial Service	§ 790.110	₽			
17 18	730.50	Limited Financial Service	§ 790.112	₽			
19	730.51	Medical Service	§ 790.114	C	C		
20	730.52	Personal Service	§ 790.116	₽	e		
20		Business or Professional					
22	730.53	Service	§ 790.108	₽	ϵ		
23			ş 790.60,				
24	730.54	Massage Establishment	§§ 29.1-29.32	C #			
25			Health Code				

	r		1		1	1
1	7 <u>30.55</u>	Tourist Hotel	§ 790.46	C	e	
2	7 <u>30.56</u>	Automobile Parking	<u>§§ 156, 160, 790.8</u>	C	e	e
3	730.57	Automotive Gas Station	§ 790.14			
4	7 <u>30.58</u>	Automotive Service Station	§ 790.17			
5	7 <u>30.59</u>	Automotive Repair	§ 790.15	C		
6	730.60	Automotive Wash	§ 790.18			
7	730.61	Automobile Sale or Rental	§ 790.12			
8	730.62	Animal Hospital	§ 790.6	\boldsymbol{c}		
9	730.63	Ambulance Service	§ 790.2			
10	730.64	<i>Mortuary</i>	§ 790.62			
11	730.65	Trade Shop	ş 790.124	₽		
12	730.66	<u>Storage</u>	ş 790.117			
13	730.68	Fringe Financial Service	ş 790.111	P #		
14 15 16	730.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
16 17 18 19	730.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
20	730.69C	Neighborhood Agriculture	§ 102.35(a)	₽	P	P
21 22	730.69 D	Large-Scale Urban Agriculture	§ 102.35(b)	e	C	e
23	Institutio	ons and Non-Retail Sales an	d Services			
24	730.70	Administrative Service	ş 790.106			
25	7 30.80	Hospital or Medical Center	§ 790.44			

1	7 <u>30.81</u>	Other Institutions, Large	§ 790.50	₽	C	e
2	730.82	Other Institutions, Small	ş 790.51	₽	₽	₽
3	730.83	Public Use	§ 790.80	ϵ	e	
4 5	730.84	Medical Cannabis Dispensary	§ 790.141	₽		
6	RESIDE	ENTIAL STANDARDS AND	- USES			
7	730.90	Residential Use	ş 790.88	₽	₽	₽
8 9 0	730.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. la area <u>§ 207(c)</u>		
1 2 3	730.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. lot area <u>§ 208</u>		
4 5	7 <u>30.92b</u>	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
6 7 8	730.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, o 133 sq. ft. if common { 135(d)		
9 0	730.94	Off Street Parking, Residential		Generally, 1 space for each dwelling un §§ 151, 161(a) (g)		
1 2 3	730.95	Community Residential Parking	§ 790.10	e	e	e

25

SPECIFIC PROVISIONS FOR THE INNER SUNSET

1		N	EIGHBORHOOD COMMERCIAL DISTRICT			
2	Article 7	Other Code				
3	Code Section		Zoning Controls			
4			MASSAGE ESTABLISHMENT			
5			Controls: Massage shall generally be subject to Conditional Use			
6		ş 790.60,	authorization. Certain exceptions to the Conditional Use requirement for			
7	§ 730.54	§§ 29.1-29.32	massage are described in Section 790.60(c). When considering an			
8		Health Code	application for a conditional use permit pursuant to this subsection, the			
9			Planning Commission shall consider, in addition to the criteria listed in			
10			Section 303(c), the additional criteria described in Section 303(n).			
11			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT			
12			(FFSRUD)			
13			Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not			
14			limited to, the Inner Sunset Neighborhood Commercial District.			
15	§ 730.68	§ 249.35	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial			
16			services are NP pursuant to Section 249.35. Outside the FFSRUD and its			
17			1/4 mile buffer, fringe financial services are P subject to the restrictions			
18			set forth in Subsection 249.35(c)(3).			
19	* * *	*				
20	<u>Table 73</u>	<u>I MODERAT</u>	E-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT			
21	14010 731	, MODEMI				
22			NCT-3 ZONING CONTROL TABLE			
23	No. Zoni	ng Category	§ References NCT-3 Controls			
24	BUILDING	STANDARDS				
25	L					

		88 102 12 105	Varies See Zoning Map Height Sculpting 6
731.10	Height and Bulk Limit	106, 250 - 252,	
		260, 261.1,	Additional 5' Height Allowed for Ground
		263.20, 270, 271	Floor Active Uses in 40 X and 50 X; § 26.
	I - 4 C		P up to 9,999 sq. ft.;
731.11	Lot Size	§§ 121.1,	C 10,000 sq. ft. & above
	[Per Development]	790.56,	<u>§121.1</u>
			Required at residential levels only
731.12	Rear Yard	§§ 130, 134, 136	§ 134(a)(e)
7 <u>31.13</u>	Street Frontage	§ 145.1	Required
	Street Frontage, Above-		
731.13	Grade Parking Setback and	8 145 1	Minimum 25 feet on ground floor, 15 feet
,	Active Uses	0 - 1012	floors above
	Street Frontage, Required		
731.13l	Ground Floor Commercial	§ 145.4	Market Street, Church Street
	Street Frontage, Parking		NP: Market Street, Church Street, Missio
731.13(cand Loading access	<u>§ 155(r)</u>	<u>Street</u>
	restrictions		C: Duboce Street, Haight Street
731.14	Awning	§ 136.1(a)	₽
731.15	Canopy	§ 136.1(b)	P
731.16	<i>Marquee</i>	§ 136.1(c)	<u>P</u>
	Streetscape and Pedestrian		
7 <u>31.17</u>	<i>Improvements</i>	§ 138.1	<i>Required</i>

		r		1
1	731.20	Floor Area Ratio	§§ 102.9,	3.6 to 1
2	751.20	Fillion Area Rano	102.11, 123	§ 124 (a) (b)
3		II C.		P up to 5,999 sq. ft.;
4	7 <u>31.21</u>	Use Size	§ 790.130	C 6,000 sq. ft. & above
5		[Non-Residential]		§ 121.2
6				None required. For uses in Table 151 that are
7				described as a ratio of occupied floor area, P
8				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		Off-Street Parking, Commercial/Institutional	§§ 150, 153 - 157, 159 - 160, 204.5	of Section 151.1(f); NP above. For retail
12				grocery stores larger than 20,000 square feet,
13	731.22			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				Generally, none required if gross floor area is
21	731.23	<i>Off Street Freight Loading</i>		less than 10,000 sq. ft.
22			155, 204.5	§§ 152, 161(b)
23				<i>P if located in front; C if located elsewhere</i>
24	731.24	Outdoor Activity Area	§ 790.70	<u>§ 145.2</u>
25	731.25	Drive-Up Facility	§ 790.30	<u>۲</u>
		- r		I]

731.26	Walk-Up Facility	§ 790.140		₽			
731.27	Hours of Operation	§ 790.48		No Limit			
721.20		§§ 262, 602	-				
/31.30	General Advertising Sign	604, 608, 60	9				
		§§ 262, 602	_	₽			
731.31	Business Sign	604, 608, 60	9	<u>§ 607.1(f)3</u>			
		§§ 262, 602	_	₽			
731.32	Other Signs	604, 608, 60	9	§ 607.1(c) (d	l) (g)		
-							
No.	Zoning Category		§ Re	ferences	NCT-3 Controls by Stor		
			ş 79	0.118	1st	2nd	3rd+
731.36	Residential Conversion		§ 317		e	e	e
731.37	Residential Demolition		§ 31	7	e	C	C
731.38	Residential Division		ş 20	7.8	₽	₽	₽
731.39	Residential Merger		§ 31	7	ϵ	ϵ	ϵ
Retail S	Sales and Services						
731.40	Other Retail Sales and Sei Listed Below]		ş 79	0.102	₽	₽	₽
731.41	Bar		ş 79	0.22	₽	₽	-
731.43	Limited Restaurant		<u>§ 790.90</u>		₽	₽	-
731.44	Restaurant		ş 79	0.91	₽	₽	-
	I. C.		<u>ş 79</u>	0.55	-	-	-
731.45	Liquor Store		0	0.00			
731.45 731.46			ş 79		₽	₽	-

31.48	Other Entertainment	§ 790.38	₽	₽	-
3 <u>1.49</u>	Financial Service	§ 790.110	₽	₽	-
3 <u>1.50</u>	Limited Financial Service	§ 790.112	P #	₽	-
3 <u>1.51</u>	Medical Service	§ 790.114	₽	₽	₽
<u>31.52</u>	Personal Service	§ 790.116	₽	₽	₽
3 <u>1.53</u>	Business or Professional Service	§ 790.108	P #	₽	P
		§ 790.60,			
3 <u>1.5</u> 4	Massage Establishment	<u> </u>	C #	C #	-
		Health Code			
3 <u>1.55</u>	Tourist Hotel	§ 790.46	e	e	C
31.56	Automobile Parking	§§ 156, 158.1, 160,	E	E	e
		790.8	-		
3 <u>1.57</u>	Automobile Gas Station	§ 790.14	e	_	-
3 1.58	Automotive Service Station	§ 790.17	e	-	-
3 <u>1.59</u>	Automotive Repair	§ 790.15	e	e	-
3 1.60	Automotive Wash	§ 790.18	ϵ	_	-
31.61	Automobile Sale or Rental	§ 790.12	e	_	_
31.62	Animal Hospital	§ 790.6	e	e	-
3 <u>1.63</u>	Ambulance Service	§ 790.2	e	_	-
31.64	Mortuary	§ 790.62	e	£	C
31.65	Trade Shop	§ 790.124	₽	e	e
31.66	Storage	§ 790.117	e	e	C
31.68	Fringe Financial Services	§ 790.111	P #	P #	P #
		8 700 4			
	21.49 21.50 21.50 21.51 21.52 21.53 21.54 21.55 21.56 21.59 21.60 21.60 21.60 21.60 21.61 21.62 21.64 21.65 21.65 21.66 21.66 21.66 21.68	P1.49Financial ServiceP1.50Limited Financial ServiceP1.51Medical ServiceP1.52Personal ServiceP1.53Business or Professional ServiceP1.54Massage EstablishmentP1.55Tourist HotelP1.56Automobile ParkingP1.57Automobile Gas StationP1.58Automotive Service StationP1.59Automotive RepairP1.60Automotive RepairP1.61Automobile Sale or RentalP1.62Animal HospitalP1.63Ambulance ServiceP1.64MortuaryP1.65Trade ShopP1.66Storage	P1.49Financial Service§ 790.110P1.50Limited Financial Service§ 790.112P1.51Medical Service§ 790.114P1.52Personal Service§ 790.116P1.53Business or Professional Service§ 790.108P1.54Massage Establishment§ 790.60,P1.55Fourist Hotel§ 790.46P1.55Fourist Hotel§ 790.46P1.55Automobile Parking\$ 790.14P1.55Automobile Gas Station§ 790.17P1.59Automotive Repair§ 790.15P1.60Automotive Repair§ 790.12P1.61Automotive Service§ 790.12P1.62Animal Hospital§ 790.62P1.63Ambulance Service§ 790.2P1.64Mortuary§ 790.12P1.65Trade Shop§ 790.117P1.66Storage§ 790.117	21.49 Financial Service \$ 790.110 P 21.50 Limited Financial Service \$ 790.112 P # 21.51 Medical Service \$ 790.114 P 21.52 Personal Service \$ 790.114 P 21.53 Business or Professional Service \$ 790.108 P # 21.53 Business or Professional Service \$ 790.108 P # 21.54 Massage Establishment \$ \$ 29.1 - 29.32 C # 21.55 Tourist Hotel \$ 790.46 C 21.56 Automobile Parking \$ \$ 156, 158.1, 160, 700.8 C 21.57 Automobile Gas Station \$ 790.17 C 21.58 Automotive Service Station \$ 790.15 C 21.59 Automotive Repair \$ 790.15 C 21.60 Automotive Wash \$ 790.12 C 21.61 Automotive Service \$ 790.12 C 21.62 Animal Hospital \$ 790.2 C 21.63 Ambulance Service \$ 790.12 C 21.64 Mortuary \$ 790.62 C	14.49Financial Service\$790.110PP14.50Limited Financial Service\$790.112P#P14.51Medical Service\$790.114PP14.52Personal Service\$790.116PP14.53Business or Professional Service\$790.108P#P14.54Massage Establishment\$\$\$29.1-29.32C#C#14.55Tourist Hotel\$790.46CC14.56Automobile Parking\$\$\$156, 158.1, 160, 790.8C-14.57Automobile Gas Station\$790.17C-14.58Automotive Service Station\$790.17C-14.59Automotive Repair\$790.15CC14.60Automotive Service\$790.12C-14.61Automotive Service\$790.12C-14.62Animal Hospital\$790.62CC14.63Ambulance Service\$790.124PC14.64Kortuary\$790.124PC14.65Krage\$790.117CC

1		Amusement Devices)				
2	731.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
3	731.69D	Large-Scale Urban Agriculture	§ 102.35(b)	ϵ	e	E
4	Instituti.	ons and Non-Retail Sales and Servic	es			
5	731.70	Administrative Service	§ 790.106	e	C	C
6	731.80	Hospital or Medical Center	§ 790.44	ϵ	C	ϵ
7	731.81	Other Institutions, Large	§ 790.50	P	₽	₽
8 9	731.82	Other Institutions, Small	§ 790.51	₽	₽	₽
9 10	731.83	Public Use	§ 790.80	ϵ	e	ϵ
11	731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
12	RESIDE	ENTIAL STANDARDS AND USES				
13				P, excep t	ŧ	
14				C for		
15	731.90	Residential Use	§ 790.88	frontage.	я ₽	P
6	731.90	Kesiaennai Ose	§ / 70.00	listed in	F	F
7				145.1		
8				(d)		
9				No resid	ential de	nsity limit
20				by lot ar	ea. Dens	ity
21				restricted	d by phys	sical
22	731.91	Dwelling Unit Density	§ 207	envelope	-controls	s of height,
23				bulk, setl	backs, op	en space,
24				exposure	and oth	er
25				applicab	le contro	ols of this

1				and other Codes, as well as
2				by applicable design
3				guidelines, applicable
4				elements and area plans of
5				the General Plan, and design
6				review by the Planning
7				<i>Department. #</i>
8				§§ 207(c), 207.6
9				No group housing density
10				limit by lot area. Density
11				restricted by physical
12				envelope controls of height,
13				bulk, setbacks, open space,
14				exposure and other
15				applicable controls of this
16	731.92	Residential Density, Group Housing	§§ 207, 208	and other Codes, as well as
17				by applicable design
18				guidelines, applicable
19				elements and area plans of
20				the General Plan, and design
21				review by the Planning
22				Department.
23				§ 208
24	721.021	ע ני או אי או אי או א		Density limits per Section
25	/31.92b	Residential Density, Homeless Shelters	790.88(c)	208(a)

1					Generally, either 80 sq. ft. if		1	
2	731.93	Usable Open Space [Per Residential Unit]		§§ 135, 136	private, c	r 100 sq	. ft. if	
3					common			
4					§ 135(d)			
5					None req	uired. P	up to 0.5;	
6					C up to 0	.75. Not	permitted	
7	731.94	Off Street Parking, Resi	dential	§§ 150, 153-157, 159-	above .75	cars for	· each	
8				160, 204.5	dwelling	unit.		
9					<u>şş 151.1,</u>	-166, 162	7 , 145.1	
10	731.95	Community Residential Parking		<u>§ 145.1, 166, 790.10</u>	e	e	e	
11		, , , , , , , , , , , , , , , , , , ,						
12		SPECIE	IC PROVISIO	NS FOR NCT-3 DIST	RICTS			
13	A							
11	Article 7		Zoning Contr	ols				
	Code Se	ctionSection						
15			LIMITED FIN	IANCIAL SERVICE AN	VD BUSH	VESS OR		
16			PROFESSION	ROFESSIONAL USES oundaries: Applicable only for the parcels zoned NCT-3 on				
17			Boundaries: 1					
18	§ 731.50		Market Street West of Octavia Boulevard.					
19	§ 731.53	§ 790.112	Controls: A C	ontrols: A Conditional Use authorization is required for a				
20			Limited Finar	ncial Service use and fo	o r a Busin	ess or Pr	ofessional	
21			Service use or	i the 1st story.				
22		<u>ş 790.60,</u>		STABLISHMENT				
23	§ 731.5 4	<u>\$\$ 29.1-29.32</u>	Controls: Ma	ssage shall generally b	e subject	to Condi	tional Use	
24		Health Code		Certain exceptions to	Ū			
25	L							

1			requirement for massage are described in Section 790.60(c). When
2			considering an application for a conditional use permit pursuant
3			to this subsection, the Planning Commission shall consider, in
4			addition to the criteria listed in Section 303(c), the additional
5			criteria described in Section 303(n).
6			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
7			(FFSRUD)
8			Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is
9	8 7 2 1 6 0		not limited to, the NCT-3 Neighborhood Commercial District.
10	§ 731.68	§ 249.35	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe
11			financial services are NP pursuant to Section 249.35. Outside the
12			FFSRUD and its 1/4 mile buffer, fringe financial services are P
13			subject to the restrictions set forth in Subsection 249.35(c)(3).
14	§ 731.84		Medical cannabis dispensaries in NCT-3 District may only operate
15	§ 790.141	Health Code § 3308	between the hours of 8 am and 10 pm.
16			ACCESSORY DWELLING UNITS
17			Boundaries: Board of Supervisors District 8 extant on July 1,
18			2015.
19			Controls: An "Accessory Dwelling Unit," as defined in Section 102
20	§ 731.91	§ 207(c)(4)	and meeting the requirements of Section 207(c)(4), is permitted to
21			be constructed within an existing building zoned for residential use
22			or within an existing and authorized auxiliary structure on the
23			same lot.
24	* :	* * *	

25

Table 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

1

2

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Pacific Avenue Controls
BUILD	ING 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]	<u>\$\$ 121.1, 790.56</u>	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
7 32.12	Rear Yard	§§ 130, 134, 136	45% required at the first story and above and at all residential levels § 134(c)
7 <u>32.13</u>	Street Frontage	§ 145.1	Required
732.14	Awning	§ 136.1(a)	₽
732.15	<i>Canopy</i>	§ 136.1(b)	P
732.16	<i>Marquee</i>	§ 136.1(c)	₽
732.17	Street Trees		Required § 138.1

- 22
- 23
- 24
- ~-
- 25

		ee 100 0 100 11	
732.20	Floor Area Ratio	<u>şş 102.9, 102.11,</u>	1.5 to 1
		123	§ 124(a) (b)
			P up to 1,999 sq. ft.;
732.21	Use Size	§ 790.130	C# 2,000 sq. ft. & above
	[Non-Residential]		<u>§ 121.2</u>
			Generally, none required if occupied
732.22	Off Street Parking,	§§ 150, 153-157,	floor area is less than 2,000 sq. ft.
	Commercial/Institutional	159-160, 204.5	<u>\$§ 151, 161(g)</u>
	Off Street Freight	§§ 150, 153-155,	Generally, none required if gross fle
732.23		204.5	area is less than 10,000 sq. ft.
			§§ 152, 161(b)
			P if located in front;
732.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
			§ 145.2
732.25	Drive Up Facility	§ 790.30	
732.26	Walk-Up Facility	§ 790.140	₽
			<u>Р 6 а.т 10 р.т.;</u>
732.27	Hours of Operation	§ 790.48	C 10 p.m 2 a.m.
		§§ 262, 602 - 604,	
732.30	General Advertising Sign	608, 609	
		§§ 262, 602 - 604,	₽
732.31	Business Sign	608, 609	§ 607.1(f) 2
732.32	Other Signs	§§ 262, 602 - 604,	P

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		Γ					
		608, 609	§ 607.	l(c)(d)(g)	•		
-	-						
			Pacific	: Avenue			
No.	Zoning Category	§References	Contre	ols by Story	v		
			lst	2nd	3rd+		
-				·	·		
732.36	Residential Conversion	§ 317	C	-	-		
732.37	Residential Demolition	§ 317	G	-	-		
Retail Sc	ales and Services						
	Other Retail Sales and						
732.40	Services	§ 790.102	₽	e	-		
	[Not Listed Below]						
732.41	Bar	§ 790.22	-	-	-		
732.43	Limited Restaurant	§ 790.90	₽	-	-		
732.44	Restaurant	§ 790.91	G	-	-		
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	₽	-	-		
722 50	Limited Financial	8 700 112	D				
732.50	<u>Service</u>	§ 790.112	₽	-	-		

				T	T	
1	732.51	Medical Service	§ 790.114	е	е	-
2	732.52	Personal Service	§ 790.116	₽	E	_
3 4	732.53	Business or	§ 790.108	₽	e	
4 5	752.55	Professional Service	<i>ş</i> / <i>J</i> 0.100	1	C	
6			§ 790.60,			
7	732.54	Massage Establishment	<u>§§ 29.1-29.32</u>	-	-	-
8			Health Code			
9	732.55	Tourist Hotel	§ 790.46	-	-	-
10	732.56	Automobile Parking	§§ 156, 160,	e		
11	752.50	Automobile Furking	790.8	E.	-	-
12	732.57	Automotive Gas Station	§ 790.14	-	-	-
13	732.58	Automotive Service	\$ 700.17			
14	/32.30	<u>Station</u>	§ 790.17	-	-	-
15 16	732.59	Automotive Repair	§ 790.15	e	-	-
10	732.60	Automotive Wash	§ 790.18	-	-	-
18	732.61	Automobile Sale or	§ 790.12			
19	732.01	Rental	§ 790.12	-	-	-
20	732.62	Animal Hospital	§ 790.6	-	-	-
21	732.63	Ambulance Service	§ 790.2	-	-	-
22	732.64	<i>Mortuary</i>	§ 790.62	-	-	-
23	732.65	Trade Shop	§ 790.124	e	-	-
24 25	732.66	Storage	§ 790.117	-	-	-

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				-			
1 2	732.68	Fringe Financial Service	§ 790.111	₽ #	-	-	
3 4	732.69	Tobacco Paraphernalia Establishments	§ 790.123	e	-	-	
5 6 7	732.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-	
8 9 10	732.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽	
11 12	732.69D	Large-Scale Urban A griculture	§ 102.35(b)	e	e	e	
13	Institution	ns and Non-Retail Sales a	nd Services				
14	732.70	Administrative Service	§ 790.106	-	-	-	
15 16	732.80	Hospital or Medical Center	§ 790.44	-	-	-	
17 18 19	732.81	Other Institutions, Large	§ 790.50	-	-	-	
20 21	732.82	Other Institutions, Small	§ 790.51	e	-	-	
22	732.83	Public Use	§ 790.80	ϵ	-	-	
23	RESIDENTIAL STANDARDS AND USES						
24	732.90	Residential Use	§ 790.88	₽	₽	Р	
25							

25

	1					
1 2	732.91	Dwelling Unit Density	§ 207	<i>Generally, up to 1 unit per 1,000 sq. ft.</i> <i>lot area #</i>		
3	752.71	Dwening Onit Density	§ 207	§ 207(c)		
4						
5	722.02	Residential Density,	88.207.200	Generally, up to 1 bedroom per 275 sq.		
6	732.92	Group Housing	§§ 207, 208	f t. lot area		
7				§ 208		
8	732.92b	Residential Density,	§§ 102, 207.1,	Density limits per Section 208(a)		
9		Homeless Shelters	790.88(c)			
10		Usable Open Space		Generally, either 100 sq. ft if private,		
11	732.93	<i>Per Residential Unit]</i>	§§ 135, 136	or 133 sq. ft. if common		
12		[] er Kestuemtut Omi]		§ 135(d)		
13			§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling		
14	732.94	<i>Off-Street Parking,</i>		unit		
15		Residential		§§ 151, 161(a) (g)		
16		Community Residential				
17	732.95	Parking	§ 790.10	<i>C</i>		
18		Ŭ	I			
19		SPECIFIC PR	OVISIONS FOR TH	HE PACIFIC AVENUE		
20			ORHOOD COMME			
21	Article 7	Other Code				
22		tionSection	Controls			
23			EINANCIAI SERVIC	CE RESTRICTED USE DISTRICT		
24	§ 732.68	\$ 249.35 (FFSRUE		E RESTRICTED USE DISTRICT		
25	g 732.00	C (,	dits 1/1 mile buffer includes but is not		
		Doundar	tes. The FFSRUD an	nd its 1/4 mile buffer includes, but is not		

		Controls: services a 1/4 mile b forth in St	Within the FFSRUD and	borhood Commercial District. its 1/4 mile buffer, fringe financial 249.35. Outside the FFSRUD and its vices are P subject to the restrictions set
§ 732 * *	2.91 § 207(c)(4	Boundari Controls: meeting th constructe	es: Within the boundaries An "Accessory Dwelling the requirements of Section ed within an existing build	of the Pacific Avenue NCD. Unit," as defined in Section 102 and 207(c)(4) is permitted to be ing zoned for residential use or within structure on the same lot.
Tabl	e 733. UPPER MA	RKET STR	REET NEIGHBORHOOI ZONING CONTROL TA	D COMMERCIAL TRANSIT DISTRIC A BLE
Tabl	e 733. UPPER MA Zoning Categor			
No.		y :	ZONING CONTROL TA	ABLE
No. BUH	Zoning Category	y 2:DS :	ZONING CONTROL TA	ABLE

1		[Per Development]		C 10,000 sq. ft. & above
2				§ 121.1
3 4	733.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a) (e)
5	733.13	Street Frontage	§ 145.1	Required
8	733.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
9 0 1 2	733.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Market Street; Church Street
3 4 5		Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Market Street, Church Street
6	733.14	Awning	§ 136.1(a)	₽
7	733.15	Canopy	§ 136.1(b)	P
	733.16	<i>Marquee</i>	§ 136.1(c)	P
9 0 1	733.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
	COMM.	ERCIAL AND INSTITUT	IONAL STANDARDS AN	USES
3	733.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
5	733.21	Use Size	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. &

1		[Non Desidential]		above
ı O		[Non Residential]		
2				<u>§ 121.2</u>
3				None required. For uses in Table 151
4				that are described as a ratio of
5				occupied floor area, P up to 1 space
6				per 1,500 feet of occupied floor area
7				or the quantity specified in Table 151,
8				whichever is less, and subject to the
9				conditions of Section 151.1(f); NP
10		Off Street Parking, Commercial/Institutional	160, 204.5	above. For retail grocery stores larger
11	733.22			than 20,000 square feet, P up to 1:500,
12				C up to 1:250 for space in excess of
13				20,000 s.f. subject to conditions of
14				151.1(f); NP above. For all other uses,
15				P up to the quantity specified in Table
16				151, and subject to the conditions of
17				Section 151.1(f); NP above.
18				§§ 151.1, 166, 145.1
19			§§ 150, 152, 153 - 155,	Generally, none required if gross floor
20	733.23	Off-Street Freight Loading		area is less than 10,000 sq. ft.
21			101(0), 204.5	urcu i s iess inun 10,000 sy. ji.
22	733.24			P if located in front; C if located
23		Outdoor Activity Area	§ 790.70	elsewhere
				§ 145.2
24	733.25	Drive Up Facility	<u>§ 790.30</u>	
25	1 33.23	Drive Op Facility	y / / 0.50	

			-				
1	733.26	Walk-Up Facility	§ 790.140	₽			
2				<i>₽ 6 а.т 2 а.т.;</i>			
3	733.27	Hours of Operation	§ 790.48 C 2 a		6 a.m.		
4			§§ 262, 602 - 604, 608,				
5	733.30	General Advertising Sign	609	-			
6							
7	733.31	Business Sign	§§ 262, 602 - 604, 608,	₽			
8			609	§ 607.1(f)(2)		
9	733.32	Other Signs	§§ 262, 602 - 604, 608,	₽			
10			609	§ 607.1(c)	(d) (g)		
11	-	-	1		T		
12	N 7				Upper Market Street Transi		
13	No.	Zoning Category	§ References		Contro	ls by Story	<u>.</u>
14			§ 790.118		1st	2nd	3rd+
15	733.36	Residential Conversion	§ 317		e	e	-
16 17	733.37	Residential Demolition	§ 317		e	e	ϵ
18	733.38	Residential Division	§ 207.8		₽	₽	₽
19	733.39	Residential Merger	§ 317		C	C	ϵ
20	Retail S	Sales and Services	-		_		
21		Other Retail Sales and					
22	733.40	Services	§ 790.102		₽	₽	-
23		[Not Listed Below]					
24	733.41	Bar	§ 790.22		e	-	_
25	L	1	<u>I</u> -		I		

1	733.43	Limited Restaurant	§ 790.90	₽	-	-
2	733.44	<i>Restaurant</i>	§ 790.91	C #	-	-
3	733.45	Liquor Store	§ 790.55	e	-	-
4	733.46	<i>Movie Theater</i>	<u>§ 790.64</u>	₽	-	-
5 6	733.47	Adult Entertainment	<u>§ 790.36</u>	-	_	_
7	733.48	Other Entertainment	<u>§ 790.38</u>	<i>C</i> #	-	_
8	733.49	Financial Service	<u>§ 790.110</u>	e	e	
9	733.50		<u>§ 790.112</u>	e	-	_
10	733.51	Medical Service	<u>§ 790.114</u>	₽	₽	e
11	733.52	Personal Service	<u>§ 790.116</u>	₽	₽	e
12 13 14	733.53	Business or Professional	§ 790.108	C	₽	e
15 16 17	733.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C #	C #	-
18	733.55	Tourist Hotel	§ 790.46	e	e	e
19 20	733.56	Automobile Parking	§§ 145.1, 156, 158.1, 160, 166, 790.8	e	¢	e
21	733.57	Automotive Gas Station	§ 790.14	_	_	-
22 23	733.58	Automotive Service Station	<u>§ 790.17</u>	-	-	-
23 24	733.59	Automotive Repair	§ 790.15	e	-	-
25	733.60	Automotive Wash	§ 790.18	-	-	-

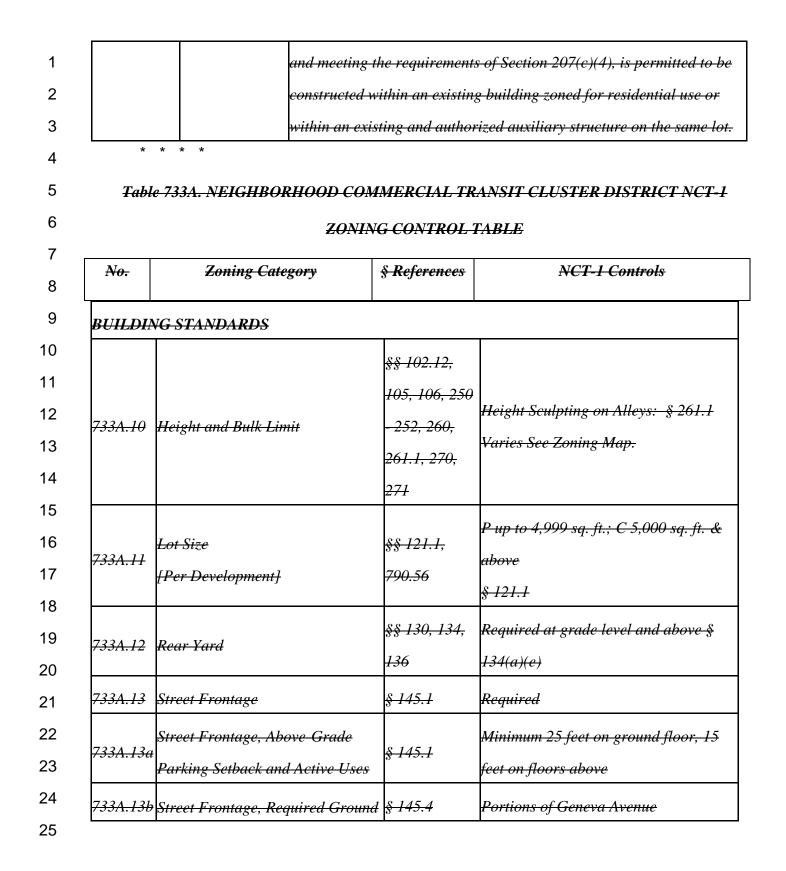
				1	1	· · · · · · · · · · · · · · · · · · ·
1	733.61	Automobile Sale or Rental	§ 790.12		-	-
2	733.62	Animal Hospital	§ 790.6	e	-	-
3	733.63	Ambulance Service	§ 790.2	-	-	-
4 5	733.64	Mortuary	§ 790.62	-	-	-
5 6	733.65	Trade Shop	<u>§ 790.124</u>	₽	e	_
7	733.66	Storage	<u>§ 790.117</u>	-	-	_
8	733.68	Fringe Financial Service	§ 790.111	₽#		
9 10	733.69	Tobacco Paraphernalia Establishments	§ 790.123	e		
11 12 13	733.69	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	₽	₽	
14 15 16	733.69 C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
17 18	733.69 D	Large Scale Urban Agriculture	§ 102.35(b)	e	e	C
19	Instituti	ions and Non-Retail Sales a	nd Services			
20	733.70	Administrative Service	§ 790.106	-	-	-
21	733.80	Hospital or Medical Center	§ 790.44	-	-	_
22 23	733.81	Other Institutions, Large	§ 790.50	₽	e	e
24	733.82	Other Institutions, Small	§ 790.51	₽	₽	₽
25	733.83	Public Use	§ 790.80	e	e	e

			1		1					
1	733.84	Medical Cannabis	§ 790.141	₽	_					
2		Dispensary	<i>y</i> / <i>y</i> 0.1 / 1	1						
3	³ Residential standards and uses									
4				P, except						
5				C for						
6	733.00	Residential Use	\$ 790.88	frontages	D	p				
7	755.70	Kestuennui Ose	y 7 70.00		1	-				
8				<i>listed in</i>						
9				145.1(d)						
10				No reside	ential densit	t y limit				
11				by lot are	ra. Density					
12				restricted by physical						
13				envelope controls of height,						
14				bulk, setbacks, open space,						
15				exposure and other						
16				applicable controls of this						
17	733.91	Dwelling Unit Density	§ 207	and other Codes, as well as						
				by applicable design						
18				guidelines, applicable						
19				elements-	and area pl	lans of				
20				the Gener	ral Plan, an	ıd				
21					view by the					
22				, i i i i i i i i i i i i i i i i i i i	Departmer					
23				§§ 207(c)	-					
24			AA 207 200							
25	733.92	Residential Density, Group	\$\$ 207, 208	No group	housing de	ensity				

1		<i>Housing</i>		<i>limit by lot area. Density</i>
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		Residential Density,		Density limits per Section
16	733.92b	Homeless Shelters	§§ 102, 207.1, 790.88(c)	208(a)
17				Generally, either 60 sq. ft. if
18		Usable Open Space		private, or 80 sq. ft. if
19	<u>733.93</u>		§§ 135, 136	common.
20		<u>[Fer Restaential Onli</u>]		
21				§ 135(d)
22				None required. P up to 0.5;
	733 01	Off Street Parking,	<u>& 150, 153 157, 159 160, 204,5</u>	C up to .75. Not permitted
24	733.94	<u>Residential</u>	88 130, 133 - 137, 139 - 100, 204.3	above .75 cars for each
25				dwelling unit.

1				<u>§ 151.1</u>					
2	Con	umunity Residen	ial	0					
3	733.95 Pari		\$\$ 145.1, 166, 790.10	$\boldsymbol{\epsilon}$	ϵ ϵ				
4	1 (11)	ung							
5									
6		SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET							
7		NEIGH	BORHOOD COMMERCIAL TRANS	SIT DISTRICT					
8	Article 7	Other Code	Zoning Controls						
9	Code Section	nSection	Loning Controls						
10			UPPER MARKET STREET SPECH	AL SIGN DISTR	I CT				
11	§ 733.31	e coo 10	Boundaries: Applicable only for the	e portions of the	Upper Market				
12	§ 733.32	§ 608.10	Street NCT as mapped on Sectional	Map SSD.					
13			Controls: Special restrictions and limitations for signs.						
14			UPPER MARKET STREET LIQUO	R LICENSES FO)R				
15			<i>RESTAURANTS</i>						
16			Boundaries: Applicable to the Upp	er Market Street	Neighborhood	1			
17			Commercial Transit District.						
18			Controls: A Restaurant Use may on	ily add ABC lice	nse types 47, 4 9) or			
19	§ 733.44	§ 790.91	75 as a conditional use on the grou	nd level if, in ad	dition to the				
20			criteria set forth in Section 303, the	Planning Comm	nission finds the	at			
21			the restaurant is operating as a Bor	ua Fide Eating P	Place, as definea	l in			
22			Section 790.142 of this Code. Shoul	ld a restaurant f e	ail to operate as	s a			
23			Bona Fide Eating Place for any len	gth of time, the c	conditional use				
24			authorization shall be subject to imi	mediate revocati	ion.				
25									

1			Within the Upper Market Neighborhood Commercial Transit District,
2	§ 733.48	\$\$ 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			for massage are described in Section 790.60(c). When considering an
9	0		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		District.
18	0	0	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		Boundaries: Board of Supervisors District 8 extant on July 1, 2015.
24	y 755.71		
25			Controls: An "Accessory Dwelling Unit," as defined in Section 102



			Ĩ	
1		Floor Commercial		
2 3	733A.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Geneva Avenue
	733A.14	Awning	§ 136.1(a)	P
5 6	733A.15	Canopy	§ 136.1(b)	
	733A.16	Marquee	§ 136.1(c)	
8 9	733A.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
10	COMME.	RCIAL AND INSTITUTIONAL S	TANDARDS A	ND USES
11 12	733A.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)(b)
13 14 15	733A.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
 16 17 18 19 20 21 22 23 24 25 	733A.22	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

1				than 20 000 s	quare feet, P up to 1:500,
2					for space in excess of
3					bject to conditions of
4				151.1(f); NP a	
5					ne required if gross floor
6	7334 23	<i>Off Street Freight Loading</i>	<u> </u>		an 10,000 sq. ft. §§ 152,
7	75511.25	ojj sheet Preigni Louunig	155, 204.5	161(b)	un 10,000 sq. ji. şş 102,
8					
9				P if located in	·
10	733A.24	Outdoor Activity Area	§ 790.70	C if located el	lsewhere
11				§ 145.2	
	733A.25	<i>Drive-Up Facility</i>	ş 790.30		
	733A.26	Walk-Up Facility	§ 790.140	₽	
14				P 6 a.m. 11 j	p.m.;
15	/33A.27	Hours of Operation	§ 790.48	C-11 p.m. 2	a.m.
16			§§ 262, 602 -		
17	733A.30	General Advertising Sign	604, 608, 609		
18			§§ 262, 602 -	₽	
19	733A.31	Business Sign	604, 608, 609	§ 607.1(f)1	
20			§§ 262, 602 -	₽	
21	733A.32	Other Signs	604, 608, 609	<u>§ 607.1(c)(d)(</u>	(g)
22	_	1	I ·		
23					
24	No.	Zoning Category	§ References		NCT-1 Controls by Story
25					

		§ 790.118	1st	2nd	3rd
733A.36	Residential Conversion	§ 317	₽		
733A.37	Residential Demolition	§ 317	ϵ	ϵ	e
733A.38	Residential Division	§ 207.8	₽	₽	₽
733A.39	Residential Merger	§ 317	e	C	e
Retail Sa l	les and Services				
733A.40	Other Retail Sales and Services	§ 790.102	P #		
/ 0011.70	{Not Listed Below}	3 / 20.102	± //		
733A.41	Bar	§ 790.22	P #		
733A.43	Limited-Restaurant	§ 790.90	P #		
733A.44	Restaurant	<u>§ 790.91</u>	₽#		
733A.45	Liquor Store	§ 790.55	₽		
733A.46	Movie Theater	§ 790.64			
733A.47	Adult Entertainment	§ 790.36			
733A.48	Other Entertainment	§ 790.38	e		
733A.49	Financial Service	§ 790.110			
733A.50	Limited Financial Service	<u>§ 790.112</u>	₽		
733A.51	Medical Service	§ 790.114	₽		
733A.52	Personal Service	§ 790.116	₽		
733A.53	Business or Professional Service	§ 790.108	₽		

1			§ 790.60,			
2	7 <u>33A.5</u> 4	Massage Establishment	§§ 29.1-29.32			
3			Health Code			
4	7 <u>33A.55</u>	Tourist Hotel	§ 790.46			
5	733A.56	Automobile Parking	§§ 156, 160, 790.8	£		
6 7	7 <u>33A.57</u>	Automotive Gas Station	§ 790.14			
8	733A.58	Automotive Service Station	§ 790.17			
9	733A.59	Automotive Repair	§ 790.15			
10	733A.60	Automotive Wash	§ 790.18			
11	733A.61	Automobile Sale or Rental	§ 790.12			
12	733A.62	Animal Hospital	§ 790.6			
13 14	733A.63	Ambulance Service	§ 790.2			
15	733A.6 4	Mortuary	§ 790.62			
16	7 33A.65	Trade Shop	§ 790.124	₽		
17	733A.66	Storage	§ 790.117			
18	733A.69	Tobacco Paraphernalia	§ 790.123	E		
19 20	75571.07	Establishments	§ 790.123	e	-	-
21	733A.69B	Amusement Game Arcade	§ 790.4	_		
22	, 5511.07D	(Mechanical Amusement Devices)	8 / 20.7			
23	733A.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
24	733A.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
25	<u> </u>				•	<u> </u>

Instit	ution	ns and Non-Retail Sales and Servi	ices	
733A	.70	Administrative Service	§ 790.106	
733A	.80	Hospital or Medical Center	§ 790.44	
733A	<u>.81</u>	Other Institutions, Large	§ 790.50	₽ €
733A	.82	Other Institutions, Small	§ 790.51	₽ ₽ ₽
733A	. <u>83</u>	Public Use	§ 790.80	ϵ ϵ ϵ
733A	.84	Medical Cannabis Dispensary	§ 790.141	P #
RESL	DEN	TIAL STANDARDS AND USES		
				P, except
			C for	
733A	.90	Residential Use	§ 790.88	frontages P P
				listed in
				145.4
				No residential density
				limit by lot area. Densit
				restricted by physical
				envelope controls of
7 <u>33A</u>	01	Dwelling Unit Density	<u>ş 207</u>	height, bulk, setbacks,
7551	. 71	Dwenning Onn Density	8-207	open space, exposure a
				other applicable contro
				of this and other Codes,
				well as by applicable
				design guidelines,

1				applicable elements and
2				area plans of the General
3				Plan, and design review
4				by the Planning
5				Department.
6				§§ 207(c), 207.6
7				No group housing density
8				limit by lot area. Density
9				restricted by physical
10				envelope controls of
11				height, bulk, setbacks,
12			§§ 207, 208	open space, exposure and
13				other applicable controls
14		Residential Density, Group		of this and other Codes, as
15	733A.92	Housing		well as by applicable
16				design guidelines,
17				applicable elements and
18				area plans of the General
19				Plan, and design review
20				by the Planning
21				Department.
22				§ 208
23		Residential Density, Homeless		Density limits per Section
24	733A.92b	<u>Shelters</u>	§§ 102, 207.1, 790.88(c)	208(a)
25	L	1		

		1					1
1					<u>Generall</u>	y, either 1	00 sq.
2	733A.93	Usable ()pen Space	§§ 135, 136	ft. if private, or 133 sq. ft.		
3	73311.73	[Per Res	sidential Unit]	88 155, 150	if commo	n	
4					§ 135(d)		
5					P up to o	ne car for	each
6					two dwel	ling units;	Cup
7					to 0.75 co	ars for eac	:h
8					dwelling	unit, subj	ect to
9				şş 150, 153 - 157, 159 -	the criter	ia and	
10	733A.94	Off-Stree	et Parking, Residential	160, 204.5	procedures of Section		ion
11					151.1(f); NP above 0.75		0.75
12					cars for each dwelling		
13					v	each awen	ung
-					unit.		
14					§ 145.1, .	151.1, 160	6, 167
15	733A.95	Соттин	ity Residential Parking	§ 790.10	e	e	e
16							
17	SDECIEI	C DDOV	ISIONS FOR NCT-1 DIS	TDICTS			
18			SIGNS FOR NCI-I DIS	IRICIS			
19	Article 7	Other					
20	Code	Code	Zoning Controls				
21	Section	Section					
22	§		Boundaries: All NCT-1-L	Districts.			
23	733A.40		Controls: P if located mo	re than ¼ mile from any NC	District or	r Restricte	d Use
24	§		Subdistrict with more res	trictive controls; otherwise, s	same as me	ore restric	tive
25	733A.41		control.				

§				
733A.4	3			
		Boundaries: All N	I CT-1-Districts.	
§		Controls: C if loce	ated more than ¼ mile from a	ny NC District or Restricted Use
7 <u>33A.</u> 4	4	Subdistrict with m	ore restrictive controls; other	wise, same as more restrictive
		control.		
		Only those medica	l cannabis dispensaries that	can demonstrate to the Planning
§	\$		-	1 , 2005 and have remained in
	_			permit to operate by March 1, 2008
		are permitted.		
	1		-SCALE NEIGHBORHOOI RICT NCT-2 ZONING CON	
No.	T Zoning Ca	TRANSIT DIST	RICT NCT-2 ZONING CON	
No.	[TRANSIT DIST	RICT NCT-2 ZONING CON	TROL TABLE
	[TRANSIT DIST	RICT NCT-2 ZONING CON	TROL TABLE
	Zoning Ca	TRANSIT DIST	RICT NCT-2 ZONING CON	TROL TABLE
	Zoning Ca	TRANSIT DIST	RICT NCT-2 ZONING CON § References	TROL TABLE
BUILE	Zoning Ca D ING STAN	TRANSIT DIST	RICT NCT-2 ZONING CON § References \$ 102.12, 105, 106,	TROL TABLE NCT-2Controls See Zoning Map. Additional 5'
BUILL	Zoning Ca D ING STAN	TRANSIT DIST utegory UDARDS	RICT NCT-2 ZONING CON § References \$ 102.12, 105, 106,	T ROL TABLE NCT-2Controls See Zoning Map. Additional 5' Height Allowed for Ground Floor
	Zoning Ca D ING STAN	TRANSIT DIST utegory UDARDS	RICT NCT-2 ZONING CON § References § References \$ 102.12, 105, 106, 250 - 252, 260, 261.1,	T ROL TABLE NCT-2Controls See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X
BUILL	Zoning Ca DING STAN Height and Lot Size	TRANSIT DIST utegory UDARDS	RICT NCT-2 ZONING CON § References § References \$ 102.12, 105, 106, 250 - 252, 260, 261.1,	TROL TABLE NCT-2Controls See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X Height Sculpting on Alleys:-

1 Image: Street Frontage. Above Grade \$ 145.1 Required at the second story and above and at all residential levels 6 734.13 Street Frontage. \$ 145.1 Required 7 7 \$ 145.1 Required at the second story and above and at all residential levels 8 734.13 Street Frontage. Above Grade \$ 145.1 Required 9 734.13a Street Frontage. Above Grade \$ 145.1 Himmum 25 feet on ground floor. 11 734.13a Street Frontage. Required Ground \$ 145.1 Portions of Geneva Avenue: 10 734.13a Street Frontage. Parking and \$ 145.4 Portions of Geneva Avenue: 11 734.13b Street Frontage. Parking and \$ 145.4 Portions of Geneva Avenue: 12 734.13b Street Frontage. Parking and \$ 145.4 Portions of Geneva Avenue: 13 Floor Commercial \$ 145.4 Portions of Geneva Avenue: Portions of 22nd Street 14 734.13e Street Frontage. Parking and \$ 155(r) NP: Portions of Geneva Avenue: 15 734.14 Awning \$ 136.1(a) P 16 Street Frontage. Parking still \$			[
3 734.12 Rear Yard \$\$ 130, 134, 136 above and at all residential levels 4 \$130, 134, 136 above and at all residential levels 5 \$134,13 Street Frontage \$145.1 7 \$145.1 \$145.1 8 \$145.1 \$145.1 9 \$145.1 \$145.1 10 \$145.1 \$145.1 11 \$145.4 \$145.4 12 \$145.4 \$145.4 14 \$145.4 \$145.4 12 \$treet Frontage, Required Ground Floor \$145.4 14 \$145.4 \$145.4 15 \$treet Frontage, Required Ground Floor Commercial \$145.4 14 \$145.4 \$145.4 15 \$treet Frontage, Parking and Loading access restrictions \$15(r) 16 \$145.4 \$145.4 17 \$treet Frontage, Parking and Loading access restrictions \$15(r) 18 \$24.13 \$145.4(a) \$145.4(a) 19 \$24.14 \$145.4(a) \$15(r) 19 \$24.15 \$176.1(a) \$176.1(a)	1				§ 121.1
4 3,3,3,2,1,3,5,1,4,5,1,5,1,5,1,5,1,5,1,5,1,5,1,5,1,5	2				Required at the second story and
5 734.13 Street Frontage \$145.1 Required 7 8 \$145.1 \$145.1 7 8 \$145.1 \$145.1 8 734.13 Street Frontage, Above Grade \$145.1 9 Parking Setback and Active Uses \$145.1 \$5 feet on floors above 9 Parking Setback and Active Uses \$145.1 \$16 feet on floors above 10 \$145.1 \$175 feet on floors above \$145.1 11 \$145.1 \$175 feet on floors above \$145.4 12 \$174.13b \$treet Frontage, Required Ground \$145.4 Portions of Geneva Avenue; 11 \$175 feor Commercial \$145.4 Portions of Geneva Avenue; 13 \$treet Frontage, Parking and \$145.4 \$155(r) 16 \$coading access restrictions \$155(r) \$155(r) 16 \$145.4 \$155(r) \$155(r) 17 \$17 \$17 \$17 18 \$734.14 Awning \$136.1(a) 19 \$734.15 \$176.1(a) \$1 20 \$24.16 \$176.1(c) \$1 21 \$136.1(a) \$1 \$1 22 \$14.17 \$1 \$1 23	3	734.12	Rear Yard	§§ 130, 134, 136	above and at all residential levels
6 734.13 Street Frontage § 145.1 Required 7 8 § 145.1 § 145.1 8 734.13a Street Frontage, Above Grade § 145.1 9 9 Parking Setback and Active Uses § 145.1 10 13 feet on floors above § 145.1 11 13 feet on floors of Geneva Avenue; 12 734.13a Street Frontage, Required Ground 14 734.13b Floor Commercial 15 Floor Commercial § 145.4 14 Portions of Geneva Avenue; 15 734.13c Street Frontage, Parking and 16 baading access restrictions § 155(r) 17 Portions of Geneva Avenue; 18 734.14 Awning 19 734.15 Canopy 20 734.15 Canopy 21 Streetscape and Pedestrian 22 734.16 Marquee 23 Commercial \$ 136.1(c) 24 Commercial \$ 136.1(c)	4				§ 134(a)(e)
6 734.13 Street Frontage § 145.1 7 8 § 145.1 Minimum 25 feet on ground floor; 8 9 734.13a Street Frontage, Above Grade § 145.1 9 9 Parking Setback and Active Uses § 145.1 15 feet on floors above 10 11 Street Frontage, Required Ground § 145.4 Portions of Geneva Avenue; 12 734.13b Floor Commercial § 145.4 Portions of 22nd Street 13 14 Street Frontage, Parking and § 145.4 Portions of Geneva Avenue; 14 12 Street Frontage, Parking and § 155(r) NP: Portions of Geneva Avenue; 16 234.13e Street Frontage, Parking and § 155(r) NP: Portions of Geneva Avenue; 17 Portions of 22nd Street 14 14 14 14 18 734.14 Awning § 136.1(a) P 14 19 734.15 Canopy § 136.1(b) P 14 20 734.15 Ganopy § 136.1(b) P 14 21 734.16 Marquee § 138.1<	5				Required
8 Street Frontage, Above Grade Minimum 25 feet on ground floor, 9 Parking Setback and Active Uses \$145.1 10 Street Frontage, Required Ground \$145.1 11 Street Frontage, Required Ground \$145.4 12 Street Frontage, Required Ground \$145.4 13 Floor Commercial \$145.4 14 \$145.4 Portions of 22nd Street 15 \$145.4 \$145.4 16 Floor Commercial \$145.4 17 Loading access restrictions \$155(r) 18 734.13e Requirements apply 19 734.15 Canopy \$136.1(a) 20 734.15 Canopy \$136.1(b) 21 \$176.1(c) P 22 734.15 Streetscape and Pedestrian \$136.1(c) 23 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES P	6	734.13	Street Frontage	§ 145.1	-
8 Freet Frontage, Above Grade \$ 145.1 15 feet on floors above 9 Parking Setback and Active Uses \$ 145.1 15 feet on floors above 10 \$ 145.1 Portions of Geneva Avenue; 11 \$ 145.4 Portions of Geneva Avenue; 12 734.13b Floor Commercial \$ 145.4 13 \$ 145.4 Portions of 22nd Street 14 \$ 145.4 \$ 145.4 15 \$ 145.4 Portions of Geneva Avenue; 16 \$ 145.4 \$ 145.4 17 Floor Commercial \$ 145.4 18 \$ 145.4 Portions of Geneva Avenue; 19 \$ 136.1(a) P 20 \$ 136.1(a) P 21 \$ 136.1(c) P 22 \$ 136.1(c) P 23 \$ 136.1(c) P 24 Commercial \$ 138.1 19 \$ 145.1 Required 24 \$ 136.1(c) P 23 \$ 138.1 Required 24 Commercial \$ 138.1 24 Commer	7				Minimum 25 fact on around floor
9 734.13a Parking Setback and Active Uses \$145.1 15 feet on floors above 10 \$145.1 \$145.1 Portions of Geneva Avenue; 11 \$145.4 Portions of 22nd Street 12 734.13b Floor Commercial \$145.4 13 \$145.4 Portions of 22nd Street 14 \$145.4 \$145.4 15 \$145.4 \$145.4 16 \$145.4 \$155(r) 16 \$145.4 \$155(r) 17 \$16 \$155(r) 18 \$24.13c \$136.1(a) 19 \$734.15 Canopy \$136.1(a) \$136.1(c) 20 \$136.1(c) \$12 734.15 Canopy \$136.1(c) 21 \$136.1(c) \$12 22 \$14.14 \$uming \$138.1 24 Commercial \$138.1	8		Street Frontage, Above-Grade		
10 \$145.1 11 Street Frontage, Required Ground 12 734.13b 14 Floor Commercial 15 734.13c 16 Street Frontage, Parking and 17 Loading access restrictions 18 734.14 19 734.15 734.15 Canopy 20 734.16 21 \$136.1(a) 22 734.16 23 Streetscape and Pedestrian 24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	0	734.13a		§ 145.1	15 feet on floors above
11Street Frontage, Required Ground Floor Commercial\$145.4Portions of Geneva Avenue; Portions of 22nd Street \$145.41314\$145.4\$145.414734.13eFrontage, Parking and Loading access restrictions\$155(r)16734.13eStreet Frontage, Parking and Loading access restrictions\$155(r)16734.14Awning\$155(r)17Portions of Geneva Avenue; Portions of 22nd Street18734.14Awning\$136.1(a)19734.15Canopy\$136.1(b)20734.16Marquee\$136.1(c)21734.17Streetscape and Pedestrian Improvements\$138.124COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			Parking Selback and Active Uses		§ 145.1
11 Street Frontage, Required Ground § 145.4 Portions of 22nd Street 12 Floor Commercial § 145.4 Portions of 22nd Street 13 gamma and street Frontage, Parking and Loading access restrictions § 155(r) Requirements apply 16 Loading access restrictions § 155(r) NP: Portions of Geneva Avenue; 17 Portions of 22nd Street Portions of 22nd Street 18 734.14 Awning § 136.1(a) P 19 734.15 Canopy § 136.1(b) P 20 734.16 Marquee § 136.1(c) P 21 734.17 Streetscape and Pedestrian Improvements § 138.1 Required 23 COMMERCIAL AND INSTITUTIONAL STANDARDS AND-USES 24 Commercial § 138.1	10				Portions of Congra Augura
12 Floor Commercial \$ 145.4 13 \$ 145.4 14 \$ 14 15 \$ 17 16 \$ 175(r) 16 \$ 155(r) 17 \$ 155(r) 18 \$ 136.1(a) 19 \$ 136.1(b) 19 \$ 136.1(b) 20 \$ 136.1(c) 734.16 Marquee 11 \$ 136.1(c) 20 \$ 136.1(c) 21 \$ 136.1(c) 22 \$ 136.1(c) 23 \$ 138.1 24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	11		Street Frontage, Required Ground		
13\$ 145.414August and to the second secon	12		Floor Commercial	§ 145.4	Portions of 22nd Street
15 734.13e Street Frontage, Parking and Loading access restrictions \$155(r) \$155(r) 16 Loading access restrictions \$155(r) NP: Portions of Geneva Avenue; 17 Portions of 22nd Street 18 734.14 Awning \$136.1(a) P 19 734.15 Canopy \$136.1(b) P 20 734.16 Marquee \$136.1(c) P 21 \$136.1(c) P P 22 734.17 Streetscape and Pedestrian \$138.1 Required 23 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES P	13				<u>§ 145.4</u>
734.13e Loading access restrictions § 155(r) NP: Portions of Geneva Avenue; 16 Loading access restrictions Portions of 22nd Street 17 Required P 18 734.14 Awning § 136.1(a) P 19 734.15 Canopy § 136.1(b) P 20 734.16 Marquee § 136.1(c) P 21 23 Streetscape and Pedestrian § 138.1 Required 23 24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES P	14				Requirements apply
16Loading access restrictionsNP: Portions of Geneva Avenue; Portions of 22nd Street1718734.14Awning§ 136.1(a)P19734.15Canopy§ 136.1(b)P20734.16Marquee§ 136.1(c)P2122734.17Streetscape and Pedestrian Improvements§ 138.1Required2324COMMERCIAL AND INSTITUTIONAL STANDARDS AND USESImprovements	15		Street Frontage, Parking and		<u>§ 155(r)</u>
17Portions of 22nd Street18734.14 Awning\$136.1(a)19734.15 Canopy\$136.1(b)20734.16 Marquee\$136.1(c)21\$136.1(c)P22734.17Streetscape and Pedestrian Improvements\$138.123COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	16		Loading access restrictions	§ 155(r)	NP: Portions of Geneva Avenue;
19 734.15 Canopy § 136.1(b) P 20 734.16 Marquee § 136.1(c) P 21 22 734.17 Streetscape and Pedestrian § 138.1 22 734.17 Improvements § 138.1 23 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	-				
20 734.15 Canopy § 130.1(b) F 20 734.16 Marquee § 136.1(c) F 21 22 734.17 Streetscape and Pedestrian § 138.1 Required 23 24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES Improvements Improvements	18	734.14	Awning	§ 136.1(a)	₽
20 734.16 Marquee 21 734.16 Marquee 21 734.17 22 734.17 Streetscape and Pedestrian 4 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	19	734.15	Canopy	\$ 136.1(b)	p
21 Streetscape and Pedestrian 22 734.17 23 Improvements 24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	20				
22 734.17 Streetscape and Pedestrian Improvements § 138.1 Required 23 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES	21	734.16	<i>Marquee</i>	§ 136.1(c)	<u>P</u>
23 24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		721 17	Streetscape and Pedestrian	8 1 2 9 1	Dequired
24 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			Improvements	y 130.1	ксцинси
		COMM.	ERCIAL AND INSTITUTIONAL S	STANDARDS AND US	SES
	25	734.20	Floor Area Ratio	<u>\$\$ 102.9, 102.11, 123</u>	2.5 to 1

1				§ 124(a) and (b)
2				P up to 3,999 sq. ft.;
3	734.21	Use Size [Non-Residential]	ş 790.130	C 4,000 sq. ft. & above
4				<u>§ 121.2</u>
5		Off-Street Parking,	§§ 150, 151.1, 153-	None required. Limits set forth in
6	734.22	<i>Commercial/Institutional</i>	157, 159-160, 204.5	Section 151.1.
7				Generally, none required if gross
8	734.23	<i>Off-Street Freight Loading</i>	§§ 150, 153 - 155,	floor area is less than 10,000 sq. ft.
9	, 0 1120		204.5	<u>\$\$ 152, 161(b)</u>
10				
11				<i>P if located in front;</i>
12	734.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
13				<u>§ 145.2</u>
14	734.25	Drive Up Facility	§ 790.30	
15	734.26	Walk Up Facility	ş 790.140	₽
16				P 6 a.m 2 a.m.;
17	734.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.
18	734.30	General Advertising Sign		
19			§§ 262, 602 - 604,	P
20	734.31	Business Sign	608, 609	<u>§ 607.1(f)(2)</u>
21			§§ 262, 602 - 604,	p
22	734.32	Other Signs	608, 609	\$ 607.1(c), (d), (g)
23				5 007.1(c), (u), (57
24	-			

24

25

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No.	Zoning Category	§ References	NCT-2	Controls by	<u>Story</u>
		§ 790.118	1st	2nd	3rd+
734.36	Residential Conversion	§ 317	ϵ	e	
734.37	Residential Demolition	§ 317	ϵ	ϵ	C
7 <u>34.38</u>	Residential Division	§ 207.8	₽	₽	₽
7 <u>34.39</u>	Residential Merger	§ 317	ϵ	C	C
Retail S	ales and Services				
734.40	Other Retail Sales and Services	§ 790.102	₽	₽	
	[Not Listed Below]				
734.41	Bar	§ 790.22	₽		
734.43	Limited-Restaurant	ş 790.90	₽		
734.44	Restaurant	§ 790.91	₽		
7 <u>34.45</u>	Liquor Store	§ 790.55	₽		
734.46	Movie Theater	§ 790.64	₽		
734.47	Adult Entertainment	§ 790.36			
734.48	Other Entertainment	ş 790.38	₽		
734.49	Financial Service	ş 790.110	₽	C	
734.50	Limited Financial Service	§ 790.112	₽		
734.51	Medical Service	§ 790.114	₽	₽	
734.52	Personal Service	§ 790.116	₽	₽	

25

		-				
1	734.53	Business or Professional Service	§ 790.108	₽	₽	
2 3 4	734.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #		
5	734.55	Tourist Hotel	§ 790.46	e	e	e
6 7	734.56	Automobile Parking	şş 156, 160, 790.8	C	C	¢
8	734.57	Automotive Gas Station	<u>§ 790.14</u>	C		
9	734.58	Automotive Service Station	<u>§ 790.17</u>	C		
10	734.59	Automotive Repair	§ 790.15	e		
11	734.60	Automotive Wash	§ 790.18			
12 13	734.61	Automobile Sale or Rental	<u>§ 790.12</u>			
13	734.62	Animal Hospital	§ 790.6	C		
15	734.63	Ambulance Service	§ 790.2			
16	734.64	Mortuary	§ 790.62			
17	734.65	Trade Shop	§ 790.124	₽	ϵ	
18	734.66	Storage	§ 790.117			
19 20 21	734.69	Tobacco Paraphernalia Establishments	§ 790.123	e	-	-
22 23	734.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
24 25	734.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽

1	734.69E	+ Large-Scale Urban Agriculture	§ 102.35(b)	E	e	E
2	Instituti	ons and Non Retail Sales and Servic	ces			
3 4	734.70	Administrative Service	§ 790.106			
4 5	734.80	Hospital or Medical Center	§ 790.44			
6	734.81	Other Institutions, Large	§ 790.50	₽	ϵ	e
7	734.82	Other Institutions, Small	§ 790.51	₽	₽	₽
8	734.83	Public Use	§ 790.80	E	C	C
9	734.84	Medical Cannabis Dispensary	§ 790.141	P #		
10 11	RESIDI	ENTIAL STANDARDS AND USE.	5	-		
12				P, except C		
13				for		
14	734.90	Residential Use	§ 790.88	frontages	₽	₽
15				listed in		
16				145.4		
17				No resident	ial density	limit by lot
18				area. Densi	t y restricte	d by
19				physical env	velope cont	rols of
20				height, bulk	, setbacks,	open
21	734.91	Dwelling Unit Density	§ 207	space, expo		
22				applicable o		
23				other Codes		-
24				applicable e		
25				applicable o	elements an	id area

1				plans of the General Plan, and
2				design review by the Planning
3				Department.
4				§§ 207(c), 207.6
5				No group housing density limit by
6				lot area. Density restricted by
7				physical envelope controls of
8				height, bulk, setbacks, open
9				space, exposure and other
10				applicable controls of this and
11	734.92	Residential Density, Group Housing	§§ 207, 208	other Codes, as well as by
12				applicable design guidelines,
13				applicable elements and area
14				plans of the General Plan, and
15				design review by the Planning
16				Department.
17				§ 208
18		Residential Density, Homeless	§§ 102, 207.1,	
19	734.92b	·	790.88(c)	Density limits per Section 208(a)
20				Generally, either 100 sq. ft. if
21	734.93	Usable Open Space [Per		
22		Residential Unit]		private, or 133 sq. ft. if common
23				§ 135(d)
24	734.94	Off Street Parking, Residential		None required. P up to 0.5
25		~ ~	- 160, 204.5	parking spaces per unit; C up to

					1			
					0.75 parkin į	s spaces pe	r unit.	
					§§ 145.1, 15	5 1.1, 166, 1	67	
734. 9	95 Coi	mmunity.	Residential Parking	§ 790.10	e	C	C	
						1	1	
SPE (CIFIC	PROVIS	IONS FOR NCT-2 DIS	T RICTS				
Artic	c le 7	Other						
Co	de	Code		Zoning Contro)ls			
Sect	tion &	Section						
			MASSAGE ESTABLISH	MENT				
	57	7 90.60,	Controls: Massage shall	l generally be subject to) Conditiona	l Use authe	prization.	
	\$\$	-29.1-	Certain exceptions to the	e Conditional Use requi	irement for n	nassage ar	e described	
<u>ş 73-</u>	4.54 <mark>29</mark>	.32	in Section 790.60(c). Wh	en considering an appl	l ication for a	conditione	ıl use	
	He	ealth	permit pursuant to this s	ubsection, the Planning	; Commissio	n shall con	sider, in	
	Ce	ode	addition to the criteria li	isted in Section 303(c),	the addition	al criteria c	described	
			in Section 303(n).					
<u>ş 73-</u>	4.84 He		Medical cannabis disper	ngarios in NCT 2 Distri	at man only	oparata hat	waan tha	
\$	Cc	ode §	hours of 8 a.m. and 10 p		ei may oniy (operaie bei	ween me	
790. .	141		nours of 6 a.m. and 10 p					
		* * *	*					
	Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT							
	ZONING CONTROL TABLE							
No.	Zon	ting Cate	gory	§ References	SoMa Trai	nsit Contro	ls	

BUILD	ING STANDARDS		
725 10		§§ 102.12, 105, 106,	See Zoning Map.
/35.10	Height and Bulk Limit	250- 252, 260, 261.1, 270, 271	Height Sculpting on Alleys:- § 261.1
		270, 271	
725.11	Lot Size	88 1 21 1 7 00 57	P up to 9,999 sq. ft.;
735.11	[Per Development]	§§ 121.1, 790.56	C 10,000 sq. ft. & above § 121.1
			Required at the second story and
			above and at all residential
735.12	Rear Yard	§§ 130, 134, 136	levels
			§ 134(a)(e)
	Street Frontage	<u>§ 145.1</u>	Required
735.136	Street Frontage, Above-Grade	§ 145.1	Minimum 25 feet on ground
/33.130	Parking Setback and Active Uses	§ 145.1	floor, 15 feet on floors above
735.13ł	Street Frontage, Required Ground Floor Commercial	§ 145.4	Sixth Street
735.130	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
735.14	Awning	§ 136.1(a)	₽
735.15	<i>Canopy</i>	§ 136.1(b)	P
	<i>Marquee</i>	§ 136.1(c)	₽
735.17	Streetscape and Pedestrian Improvements	§ 138.1	Required

COMM	IERCIAL AND INSTITUTIONA	L STANDARDS AND USES	5
735.20	Floor Area Ratio	<u>§§ 102.9, 102.11, 123</u>	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 f
735.23	Off Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required ij gross floor area is less that 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	ş 790.30	
735.26	Walk-Up Facility	§ 790.140	₽
735.27	Hours of Operation	§ 790.48	P-6 a.m. 2 a.m.; C-2 a.m. 6 a.m.
7 <u>35.30</u>	General Advertising Sign		
735.31	Business Sign	§§ 262, 602 - 604, 608, 609	₽ § 607.1(f)(2)
735.32	Other Signs	§§ 262, 602 - 604, 608,	. <u>P</u>

		609	§ 607	l (c), (d), (g)
No.	Zoning Category	§ References	SoMa Story	SoMa Transit Co. Story	
		§ 790.118	1st	2nd	-3rd
735.36	Residential Conversion	§ 317	C	C	_
735.37	Residential Demolition	§ 317	e	e	e
735.38	Residential Division	§ 207.8	₽	₽	₽
735.39	Residential Merger	§ 317	e	ϵ	ϵ
Retail	Sales and Services				-
735.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	₽	₽	
735.41	Bar	§ 790.22	e		
735.43	Limited-Restaurant	§ 790.90	₽		
735.44	Restaurant	§ 790.91	₽		
735.45	Liquor Store	§ 790.55	e		
735.46	Movie Theater	§ 790.64	₽		
735.47	Adult Entertainment	§ 790.36			
735.48	Other Entertainment	ş 790.38	NP		
735.49	Financial Service	§ 790.110	₽	e	
735.50	Limited Financial Service	§ 790.112	₽		

				1		
1	735.51	Medical Service	§ 790.114	₽	₽	
2	735.52	Personal Service	§ 790.116	₽	₽	
3	735.53	Business or Professional Service	§ 790.108	₽	₽	
4			§ 790.60,			
5	735.54	Massage Establishment	<u>\$\$ 29.1-29.32</u>	C #		
6			Health Code			
7 8	735.55	Tourist Hotel	<u>§ 790.46</u>	c	c	C
o 9	735 56	Automobile Parking	<u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>156</u> , <u>160</u> , <u>790.8</u>	c	e	C
10	735.57	Automotive Gas Station	<u>\$ 790.14</u>	e		
11						
12	735.58	Automotive Service Station	§ 790.17	e		
13	735.59	Automotive Repair	§ 790.15	C		
14	735.60	Automotive Wash	§ 790.18			
15	735.61	Automobile Sale or Rental	§ 790.12			
16	735.62	Animal Hospital	§ 790.6	e		
17	735.63	Ambulance Service	§ 790.2			
18	735.64	Mortuary	§ 790.62			
19	735.65	Trade Shop	§ 790.124	₽	C	
20 21	735.66	<u>Storage</u>	§ 790.117			
22		Tobacco Paraphernalia				
23	735.69	Establishments	§ 790.123	C	-	-
24	735 60P	Amusement Game Arcade	§ 790.4			
25	155.070	musement Oune Arcaue	ş / / 0.7			

				-		-
1		(Mechanical Amusement Devices)				
2	735.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
3 4	735.69D	Large Scale Urban Agriculture	§ 102.35(b)	e	C	C
5	Institutio	ons and Non-Retail Sales and Service.	S			•
6	735.70	Administrative Service	§ 790.106			
7	735.80	Hospital or Medical Center	§ 790.44			
8	735.81	Assembly and Social Service	§ 790.50(a)	₽	₽	₽
9 10 11	735.82	Other Institutions, Large, except Assembly and Social Service	§ 790.50(b) (c)	c	e	e
12	735.83	Other Institutions, Small	§ 790.51	₽	₽	₽
13	735.84	Public Use	§ 790.80	₽	₽	₽
14	735.85	Medical Cannabis Dispensary	§ 790.141	P #		
15	RESIDE	ENTIAL STANDARDS AND USES				
16 17 18 19 20	735.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	₽	₽
21 22	735.90A	Single Room Occupancy (SRO) Unit	§ 890.88	₽	₽	₽
22 23 24	735.91	Dwelling Unit Density	§ 207	No density limit § 207(c)		
25	735.92	Residential Density, Group Housing	§§ 207, 208	No density	<i>limit</i>	

1		Residential	Density, Homeless	şş 102, 207.1,	Density lin	iits per S	Section		
2	735.92b	Shelters	790.88(c) 208		208(a)	208(a)			
3					Generally,	either 8	0 sq. ft. if		
4	735.93	<u>Usable Ope</u>	-	§§ 135, 136	, private, or	<u>100 sq.</u>	ft. if common		
5		[Per Reside	ntial Unit]		§ 135(d)				
6					None requi	ired. P u	un to 0.5		
7				§§ 150, 153 - 157, 159	-		•		
8	735.94	Off Street P	arking, Residential			0.75 parking spaces per unit, C up			
9					<u>\$\$ 151.1, 166, 167, 145.1</u>		*		
10	735.95	Community	Residential Parking		e	e	e		
11	155.95	community	Kestuennut Furking	§ 790.10	C	C	C .		
12	12								
13	SPECIF.	IC PROVIS	HONS FOR SOMA NCT	DISTRICTS					
14	Article 7	Other							
15	Code	Code	Zoning Controls						
16	Section	Section							
17			MASSAGE ESTABLISHI	MENT					
18		§ 790.60,	Controls: Massage shall	generally be subject to (Conditional	Use aut	thorization.		
19		§§ 29.1-	Certain exceptions to the	Conditional Use require	ement for m	assage (are described		
20	§ 735.54	29.32	in Section 790.60(c). Wh	en considering an applic	ation for a	conditio	onal use		
21		Health	permit pursuant to this s	ubsection, the Planning (<i>Commission</i>	ı shall c	onsider, in		
22		Code	addition to the criteria li	sted in Section 303(c), th	e additiona	ıl criteri	a described		
23			in Section 303(n).						
24	§ 735.85	Health	Medical cannabis dispen	saries in the SoMa NCT	District ma	y only o	perate		
25	<u> </u>	<u>I</u>				· · ·	*		

\$	Code §	between the hours of 8	a.m. and 10 p.m.	
790.141	3308			
	* * * *			
Tab	le 736. MI	SSION STREET NEIG	HBORHOOD COM	MERCIAL TRANSIT DISTRICT
		ZONIN	I <mark>G CONTROL TAB</mark>	LE
No.	Zoning Co	itegory	§ References	Mission Street Transit Controls
BUILDI	ING STAN	DARDS		
				Varies See Zoning Map Height
			<u>şş 102.12, 105, 10</u>	6, Sculpting on Alleys; § 261.1
7 36.10	Height and	Bulk Limit	250-252, 260, 261	.1, Additional 5' Height Allowed for
			263.18, 270, 271	Ground Floor Active Uses in 40-
				X and 50 X; § 263.18
	T . C'			P up to 9,999 sq. ft.;
736.11	Lot Size		<u>§§ 121.1, 790.56</u>	C 10,000 sq. ft. & above
	<i>[Per Development]</i>			§ 121.1
				Required at residential levels
736.12	Rear Yard		§§ 130, 134, 136	only
				§ 134(a)(e)
7 <u>36.13</u>	Street Fron	tage	§ 145.1	<i>Required</i>
726.12	Street Fron	tage, Above Grade	0 1 45 1	Minimum 25 feet on ground floor
736.13a	Parking Set	tback and Active Uses	§ 145.1	15 feet on floor above
7 36.13b ,	Street Fron	tage, Required Ground	§ 145.4	Mission Street; Portions of 16th

1		Floor Commercial		Street; Portions of 22nd Street
2	7 26.12	Street Frontage, Parking and	0.155()	
3	736.13c	Loading access restrictions	§ 155(r)	NP along Mission St.
4	736.14	Awning	§ 136.1(a)	P
5	736.15	Canopy	§ 136.1(b)	₽
6 7	736.16	Marquee	§ 136.1(c)	₽
8		Streetscape and Pedestrian		
9	736.17	Improvements	§ 138.1	Required
10	COMM	ERCIAL AND INSTITUTIONAL S	TANDARDS AND USE	S
11				3.6 to 1
12	736.20	Floor Area Ratio	§§ 102.9, 102.11, 123	§ 124(a) (b)
13				P up to 5,999 sq. ft.;
14	736.21	Use Size	§ 790.130	C 6,000 sq. ft. & above
15		[Non-Residential]		§ 121.2
16 17		Off Street Parking,	<u> </u>	None required. Limits set forth in
18	736.22	Commercial/Institutional	33 130, 131.1, 133 137, 159 160, 204.5	Section 151.1
19		Commercial institutional	157 100, 204.5	§§ 151.1, 166, 145.1
20				Generally, none required if gross
21	736 23	Off Street Freight Logding	<u> </u>	floor area is less than 10,000 sq.
22	750.25	Off Street Freight Loading	yy 150, 155-155, 204.5	ft.
23				§§ 152, 161(b)
24	736 21	Outdoor Activity Area	<u>\$ 790.70</u>	P if located in front; C if located
25	, 50.24		2,20.70	elsewhere

				I			
				§ 145	5.2		
736.25	Drive Up Facility	§ 790.30		NP			
736.26	Walk-Up Facility	§ 790.140		₽	₽		
736.27	Hours of Operation	§ 790.48		No Li	i mit		
736.3(General Advertising Sign	§§ 262, 60 609	2-604, 608,				
736.31	- Business Sign	§§ 262, 60 609	2-604, 608,	₽ <u>§ 607</u>	7.1(f)3		
736.32	Other Signs	§§ 262, 60 609	2-604, 608,	₽ <u>§ 607</u>	7.1(c), ((d), (g)	
-					-1		
No.	Zoning Category		§ Refere i	исос	Missi	on Stree	t Trans
			y Kejere i	nees	Cont	rols by St	t ory
			ş 790.11		Conti 1st	rols by St 2nd	
736.36							
736.36 736.37	Residential Conversion		§ 790.11		1st	2nd	<u>3rd</u> +
	Residential Conversion Residential Demolition		\$ 790.11 \$ 790.11 \$ 317		1st C	2nd C	3rd+
736.37	 Residential Conversion Residential Demolition Residential Division 		\$ 790.11 \$ 317 \$ 317 \$ 317		lst C C	2nd C	3rd+ €
736.37 736.38 736.39	 Residential Conversion Residential Demolition Residential Division 		\$ 790.11 \$ 317 \$ 317 \$ 317 \$ 207.8		<i>1st</i> € ₽	2nd C C P	3rd+ € ₽

1		Below]				
2	736.41	Bar	ş 790.22	₽	₽	
3	736.43	Limited-Restaurant	ş 790.90	₽		
4	736.44	Restaurant	ş 790.91	₽		
5 6	736.45	Liquor Store	§ 790.55			
7	736.46	Movie Theater	§ 790.64	₽	₽	
8	736.47	Adult Entertainment	§ 790.36	e	e	
9	736.48	Other Entertainment	§ 790.38	₽	₽	
10	736.49	Financial Service	<u>ş 790.110</u>	₽	₽	
11	736.50	Limited Financial Service	<u>§ 790.112</u>	₽	₽	
12 13	736.51	Medical Service	<u>§ 790.114</u>	₽	₽	₽
13	736.52	Personal Service	<u>ş 790.116</u>	₽	₽	₽
15	736.53	Business or Professional Service	§ 790.108	₽	₽	<u>₽</u>
16			§ 790.60,			
17	736.54	Massage Establishment	§§ 29.1-29.32	C #	C #	
18			Health Code			
19	736.55	Tourist Hotel	ş 790.46	e	e	C
20 21	726.56		§§ 156, 158.1,	ND	ND	ND
22	736.56	Automobile Parking	160, 790.8	NP	₩₽	<u>NP</u>
23	736.57	Automotive Gas Station	ş 790.14	ϵ		
24	736.58	Automotive Service Station	§ 790.17	e		
25	736.59	Automotive Repair	§ 790.15	ϵ	ϵ	

736.60	Automotive Wash	§ 790.18	c		
736.61	Automobile Sale or Rental	ş 790.12	ϵ		
736.62	Animal Hospital	ş 790.6	C	ϵ	
736.63	Ambulance Service	<u>§ 790.2</u>	C		
736.64	Mortuary	§ 790.62	C	ϵ	C
736.65	Trade Shop	§ 790.124	₽	ϵ	e
736.66	Storage	§ 790.117	NP	NP	NI
736.68	Fringe Financial	§ 790.111	#	#	#
736.69	Tobacco Paraphernalia Establishments	§ 790.123	e	-	-
7 <u>36.691</u>	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	e	_	_
736.69(E Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
736.691	P Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
Instituti	ons and Non-Retail Sales and Services				
736.70	Administrative Service	ş 790.106	ϵ	C	C
736.80	Hospital or Medical Center	ş 790.44	c	C	C
736.81	Other Institutions, Large	ş 790.50	₽	₽	₽
736.82	Other Institutions, Small	§ 790.51	₽	₽	₽
736.83	Public Use	ş 790.80	C	e	C
736.84	Medical Cannabis Dispensary	<u> </u>	₽#		

		1	-	
1				P, except
2				C for
3	736.90	Residential Use	§ 790.88	frontagesP P
4				<i>listed in</i>
5				145.4
6				No residential density
7				limit by lot area. Density
8				restricted by physical
9				envelope controls of
10		Dwelling Unit Density		height, bulk, setbacks,
11				open space, exposure and
12				other applicable controls
13	736.91		§ 207	of this and other Codes, as
14	/ 50.71			well as by applicable
15				design guidelines,
16				applicable elements and
17				area plans of the General
18				Plan, and design review
19				by the Planning
20 21				<i>Department</i> .
21				§§ 207(<i>c</i>), 207.6
22				No group housing density
23 24	736.92	Residential Density, Group Housing	§§ 207, 208	limit by lot area. Density
24 25				restricted by physical
20				

1				envelope controls of
2				height, bulk, setbacks,
3				open space, exposure and
4				other applicable controls
5				of this and other Codes, as
6				well as by applicable
7				design guidelines,
8				applicable elements and
9				area plans of the General
10				Plan, and design review
11				by the Planning
12				Department.
13				§ 208
14	726.001		şş 102, 207.1,	Density limits per Section
15	/30.92b	Residential Density, Homeless Shelters	790.88(c)	208(a)
16				Generally, either 80 sq. ft.
17				if private, or 100 sq. ft. if
18	736.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	common
19				§ 135(d)
20				None required. P up to 0.5
21			\$\$ 150, 151,1.	parking spaces per unit; C
22	736.94	Off Street Parking, Residential		up to 0.75 parking spaces
23		- ,,, -,, -,, -,, -,		per unit.
24				<u>\$\$145.1, 151.1, 166, 167</u>
25			I	0.01.10.11, 101, 100, 107

736.95	Community R	esidential Parking	§ 145.1, 166, 790.10	e	e	e	
						•	
SPECIF.	IC PROVISIO	ONS FOR THE MISSION NCT	- DISTRICT				
Article 7 Code Section	Other Code Section	Zoning Controls					
		MASSAGE ESTABLISHMENT	ally he subject to Co	nditional	Uso auth	orization	
	§ 790.60,	<i>Controls: Massage shall generally be subject to Conditional Use authorization.</i> <i>Certain exceptions to the Conditional Use requirement for massage are</i>					
§ 736.54	29.32 Health Code	<i>described in Section 790.60(c). When considering an application for a</i> <i>conditional use permit pursuant to this subsection, the Planning Commission</i>					
		shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).					
		FRINGE FINANCIAL SERVICI Boundaries: The FFSRUD and			,	,	
§ 736.68		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 l fringe financial services are P subject to the restrictions set forth in Subse					
		249.35(c)(3).					
§ 736.84		Medical cannabis dispensaries		District m	ay only c	perate	
\$	§ 3308	between the hours of 8 am and	10 pm.				

	2	CONING CON	TROL TABLE
No.	Zoning Category	§ References	Ocean Avenue Transit Controls
BUILD	NING STANDARDS		
737.10	Height and Bulk Limit	- 252, 260,	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
737.111	bLot Consolidation	§ 121.6	<i>Not Permitted except to create corner lots pe</i> <u>§ 121.6</u>
737.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and residential levels <pre>§ 134(a)(e)</pre>
7 <u>37.13</u>	Street Frontage	ş 145.1	<i>Required</i>
737.13a	Street Frontage, Above- # Grade Parking Setback and	§ 145.1	Minimum 25 feet on ground floor, 15 feet on above

	r			1
1		Active Uses		
2		Street Frontage, Required		
3	737.13b	Ground Floor Commercial	§ 145.4	Portions of Ocean Avenue
4		Street Frontage, Parking and		
5	737.13c	Loading access restrictions	§ 155(r)	NP: Ocean Avenue
6	737.14		§ 136.1(a)	\underline{P}
7	/ 5 / 11 /		3 100.1(u)	-
8	7 <u>37.15</u>	Canopy	§ 136.1(b)	<u>P</u>
9	737.16	<i>Marquee</i>	§ 136.1(c)	₽
10		Streetscape and Pedestrian		
11	737.17		§ 138.1	Required
11		Improvements		
12	COMM.	ERCIAL AND INSTITUTIO	NAL STAND	ARDS AND USES
13			§§ 102.9,	2.5 to 1
14	737.20	Floor Area Ratio	102.11, 123	§ 124(a)(b)
15				P up to 3,999 sq. ft.;
16	737.21	Use Size		C 4,000 sq. ft. & above
17	/3/.21	[Non Residential]		
18				§ 121.2
19				§§ 151.1, 166, 145.1
20				None required. Amount permitted varies by use;
21			şş 150, 153 -	see Table 151.1.
22	737.22		157, 159-	For retail uses, P up to 1 space per 1,500 feet of
		Commercial/Institutional	160, 204.5	occupied floor area or the quantity specified in
23				
24				<i>Table 151, whichever is less, and subject to the</i>
25				conditions of § 151.1(f); NP above. For retail

1				grocery si	tores larger than	20,000 square feet, P up
2				to 1:500,	C up to 1:250 fo	r space in excess of
3				20,000 s.f	f. subject to cond	itions of 151.1(f); NP
4				above.		
5				<u>Generally</u>	, none required	if gross floor area is less
6	737.23	<i>Off Street Freight Loading</i>	§§ 150, 153 -	than 10,0		
7			155, 204.5	§§ 152, 1 0		
8					ed in front;	
9	737 24	Outdoor Activity Area		, , , , , , , , , , , , , , , , , , ,	ed elsewhere	
10	737.24	Outdoor Activity Areu	0	, i	eu eisewnere	
11				§ 145.2		
12	737.25	<i>Drive-Up Facility</i>	§ 790.30			
13	737.26	Walk-Up-Facility	ş 790.140	₽		
14				<u>P 6 a.m. –</u>	-2 a.m.;	
15	737.27	Hours of Operation	§ 790.48	C 2 a.m	<u>-6 a.m.</u>	
16			§§ 262, 602 -			
17	737.30	General Advertising Sign	604, 608, 609			
18			§§ 262, 602 -			
19	737.31	Business Sign	604, 608, 609		2	
20						
21	737.32	Other Signs	§§ 262, 602 -			
22		, , , , , , , , , , , , , , , , , , ,	604, 608, 609	<u>§ 607.1(c</u>)(d)(g)	
23	-					
				<u>-</u>		
24	No.	Zoning Category		4	§ References	Ocean Avenue
25	<u> </u>					

1 2				Trans Contr	it ols by Ste)ry
3			ş 790.118	1st	2nd	3rd+
4						
5	737.36	Residential Conversion	§ 317	ϵ	ϵ	
6	737.37	Residential Demolition	§ 317	C	C	C
7 8	737.38	Residential Division	§ 207.8	₽	₽	₽
9	737.39	Residential Merger	§ 317	e	e	ϵ
10	Retail S	ales and Services	I		I	
11 12	737.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	₽	₽	
13	737.41	Bar	<u>§ 790.22</u>	₽		
14 15	737.43	Limited-Restaurant	§ 790.90	₽		
16	737.44	Restaurant	§ 790.91	P		
17	737.45	Liquor Store	§ 790.55	₽		
18	737.46	Movie Theater	§ 790.64	₽		
19	737.47	Adult Entertainment	§ 790.36			
20	737.48	Other Entertainment	§ 790.38	₽		
21 22	737.49	Financial Service	§ 790.110	P	ϵ	
23	737.50	Limited Financial Service	<u>§ 790.112</u>	₽		
24	737.51	Medical Service	§ 790.114	₽	₽	

				-		
1	737.52	Personal Service	§ 790.116	₽	₽	
2	737.53	Business or Professional Service	ş 790.108	₽	₽	
3			§ 790.60,			
4	737.54	Massage Establishment	§§ 29.1-29.32	<i>C</i> -#		
5 6			Health Code			
7	737.55	Tourist Hotel	§ 790.46	e	e	C
8	737.56	Automobile Parking	§§ 156, 160, 790.8	\boldsymbol{c}	e	e
9 10	737.57	Automotive Gas Station		e		
11	737.58	Automotive Service Station	§ 790.17	ϵ		
12	737.59	Automotive Repair	§ 790.15	e		
13	737.60	Automotive Wash	§ 790.18			
14 15	737.61	Automobile Sale or Rental	§ 790.12			
16	737.62	Animal Hospital	§ 790.6	C		
17	737.63	Ambulance Service	§ 790.2			
18	737.64	<i>Mortuary</i>	§ 790.62			
19	737.65	Trade Shop	§ 790.124	₽	С	
20	737.66	<u>Storage</u>	§ 790.117			
21 22	737.69	Tobacco Paraphernalia Establishments	§ 790.123	e	-	_
23 24	737.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-

-			-	-	
737.69(E Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
737.691	D Large Scale Urban Agriculture	§ 102.35(b)	E	e	C
Institut	ions and Non-Retail Sales and Services	·		•	
737.70	Administrative Service	§ 790.106			
737.80	Hospital or Medical Center	§ 790.44			
737.81	Other Institutions, Large	§ 790.50	₽	ϵ	ϵ
737.82	Other Institutions, Small	§ 790.51	₽	₽	₽
737.83	Public Use	§ 790.80	e	C	C
737.84	Medical Cannabis Dispensary	§ 790.141	₽#		
RESID	ENTIAL STANDARDS AND USES			-	
			P, except C		
			for		
737.90	Residential Use	§ 790.88	frontages	₽	₽
			listed in		
			145.4		
			No residenti	al dens	sity
			limit by lot e		
727.01		\$ 207	restricted by		
737.91	Dwelling Unit Density	§ 207	envelope con		
			height, bulk, open space,		
			open space, other applic	-	
<u> </u>	1		Since applie		

1				of this and other Codes, as
2				well as by applicable
3				design guidelines,
4				applicable elements and
5				area plans of the General
6				Plan, and design review
7				by the Planning
8				Department.
9				§§ 207(<i>c</i>), 207.6
10				No group housing density
11				limit by lot area. Density
12				restricted by physical
13				envelope controls of
14				height, bulk, setbacks,
15				open space, exposure and
16				other applicable controls
17	737.92	Residential Density, Group Housing	§§ 207, 208	of this and other Codes, as
18				well as by applicable
19				design guidelines,
20				applicable elements and
21				area plans of the General
22				Plan, and design review
23				by the Planning
24				Department.
25				

					-		
1					§ 208		
2	7 77 0 2 1			§§ 102, 207.1,	Density limit	ts per S	Section
3	/3/.92b	Kesidential .	Density, Homeless Shelters	790.88(c)	208(a)		
4					Generally, e	ither H	00 sq.
5		Usable Ope	n Space		ft. if private,		-
6	737.93	Per Reside		§§ 135, 136	if common		1 0
7		-			\$ <u>\$ 135(d)</u>		
8				<u>88 150 153 </u>	Pupto one	oar for	each
9	737.94	Off Street Parking, Residential			P up to one car for each unit: NP above.		cuch
10	/ 5/ . / +				<u>8 145.1, 151.1, 166, 167</u>		
11	727.05	<u> </u>				-	
12	737.95	Community	Residential Parking	§ 790.10	E	c	E
13							
14	SPECIF.	I C PROVIS	IONS FOR THE OCEAN AVENUE N	CT DISTRICT	<u>.</u>		
15	Article 7	Other					
16	Code	Code	Zoning Controls				
	Section	Section					
18			MASSAGE ESTABLISHMENT				
19		ş 790.60,	Controls: Massage shall generally be su	i bject to Condi	tional Use au	uthorize	ation.
20		-	Certain exceptions to the Conditional U	•			
	§ 737.54		in Section 790.60(c). When considering	•			
22	-		permit pursuant to this subsection, the P				
23		Code	addition to the criteria listed in Section .	0			
24			in Section $202(n)$				

in Section 303(n).

1		MEDICAL CANNABIS DISPENSARIES
2		Boundaries: Ocean Avenue Neighborhood Commercial Transit District
3		Controls:
4		(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of
5		another MCD use may be allowed as a conditional use; provided, however, that
6		any amendments to regulations governing the proximity of an MCD to another
7		MCD that are applicable to MCDs Citywide shall apply in the Ocean Avenue
8		NCT District and will supersede the conditional use requirement contained in this
9		Section 737.
10		(b) The Planning Commission shall approve the application and authorize the
11		conditional use if, in addition to the application's satisfying the requirements of
12	§ 737.84 Health	Planning Code Section 303, the facts presented establish that:
13	§ Code §	(1) the MCD will bring measurable community benefits and enhancements to
14	790.141	the Ocean Avenue NCT District;
15		(2) the MCD has prepared a parking and transportation management plan
16		sufficient to address the anticipated impact of patients visiting the MCD; and
17		(3) the MCD has demonstrated a commitment to maintaining public safety by
18		actively engaging with the community prior to applying for the Conditional Use,
19		including adequate security measures in its operation of the business, and
20		designating a community liaison to deal effectively with current and future
21		neighborhood concerns.
22		(c) In addition to the above criteria, in regard to a Conditional Use
23		authorization application, the Planning Commission shall consider the existing
24		concentrations of MCDs within the District.
25		(d) Medical Cannabis Dispensaries in the Ocean Avenue NCT District may

	Table 738. GLEN PARK NEIGHB	ORHOOD COMME	ERCIAL TRANSIT DISTRICT
	ZONIA	N G CONTROL TAB	LE
No.	Zoning Category	§ References	Glen Park Transit Controls
BUILD	ING STANDARDS		
738.10	Height and Bulk Limit	106, 250 - 252, 260,	30 X & 40 X; additional 5' heig allowed for ground floor active 30 X and 40 X; See Zoning Map
738.11	Lot Size [Per Development]		P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
738.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential leve § 134(a)(e)
738.13	Street Frontage	§ 145.1	<i>Required</i>
738.13a	Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floo feet on floors above
7 <u>38.13</u> b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Diamond Street; Chenery Street

1 2	738.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Diamond Street, Chenery Street
3	738.14	Awning	§ 136.1(a)	<u>р</u>
4	738.15	Canopy	§ 136.1(b)	P
5	738.16	Marquee	§ 136.1(c)	₽
6 7 8	738.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
9	COMM	ERCIAL AND INSTITUTIONAL	STANDARDS AND	USES
10			§§ 102.9, 102.11,	2.5 to 1
11	738.20	Floor Area Ratio	123	§ 124(a)(b)
12 13 14	738.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
15 16	738.22	Off Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	None required. Limits set forth in § 151.1.
17 18 19 20	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)
20 21 22 23	738.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
24	738.25	Drive-Up Facility	§ 790.30	
25	738.26	Walk-Up Facility	§ 790.140	P

738.27	Hours of Operation § 790.48			P 6 a.m. /2 C 2 a.m (
		\$\$ 262, 602-60		₽				
738.30	General Advertising Sign	608, 609	,	§ 607.1(e)((1)			
		<u>§§ 262, 602-6</u>	04,					
738.31	Business Sign	608, 609						
		<u> </u>		₽				
738.32	Other Signs	608, 609		r § 607.1(c)(d)(g)				
-				1				
			§ References		Glen Park Transit			
No.	Zoning Category				Controls by Story			
			ş 79() .118	1st	2nd	3rd+	
738.36	Residential Conversion		§ 317	Z	\boldsymbol{c}	$\boldsymbol{\epsilon}$		
738.37	Residential Demolition		§ 317	<u>Z</u>	C	C	C	
738.38	Residential Division		ş 207	7.8	₽	₽	₽	
738.39	Residential Merger		§ 317		e	e	e	
Non-Re	tail Sales and Services				-	-		
	Other Retail Sales and Services							
738.40	Other Retail Sales and Services [Not Listed Below]		§ 79() .102	₽	₽		

r	1		1		1
738.43	Limited Restaurant	ş 790.90	₽		
738.44	Restaurant	ş 790.91	₽		
738.45	Liquor Store	§ 790.55	₽		
738.46	Movie Theater	§ 790.64	₽		
738.47	Adult Entertainment	§ 790.36			
738.48	Other Entertainment	ş 790.38	₽		
738.49	Financial Service	ş 790.110	₽	e	
738.50	Limited Financial Service	§ 790.112	P		
738.51	Medical Service	§ 790.114	₽	₽	
738.52	Personal Service	ş 790.116	₽	₽	
738.53	Business or Professional Service	ş 790.108	₽	₽	
7 <u>38.5</u> 4	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #		
738.55	Tourist Hotel	§ 790.46	e	e	C
738.56	Automobile Parking	§§ 790.8, 156, 160	e	C	C
738.57	Automotive Gas Station	§ 790.14	c		
738.58	Automotive Service Station	§ 790.17	C		
738.59	Automotive Repair	§ 790.15	e		
738.60	Automotive Wash	§ 790.18			
	738.44 738.45 738.46 738.46 738.47 738.49 738.50 738.51 738.52 738.53 738.53 738.55 738.55 738.55 738.55 738.55 738.55	738.44Restaurant738.45Liquor Store738.45Liquor Store738.46Movie Theater738.47Adult Entertainment738.48Other Entertainment738.49Financial Service738.50Limited Financial Service738.51Medical Service738.52Personal Service738.53Business or Professional Service738.54Massage Establishment738.55Tourist Hotel738.56Automobile Parking738.57Automotive Gas Station738.58Automotive Service Station738.59Automotive Repair	738.44 Restaurant \$ 790.91 738.45 Liquor Store \$ 790.55 738.45 Liquor Store \$ 790.55 738.46 Movie Theater \$ 790.64 738.47 Adult Entertainment \$ 790.36 738.48 Other Entertainment \$ 790.38 738.49 Financial Service \$ 790.110 738.50 Limited Financial Service \$ 790.112 738.51 Medical Service \$ 790.112 738.52 Personal Service \$ 790.114 738.52 Personal Service \$ 790.116 738.53 Business or Professional Service \$ 790.108 738.54 Massage Establishment \$ \$ 790.60, 738.55 Fourist Hotel \$ 790.46 738.56 Automobile Parking \$ 60 738.57 Automotive Gas Station \$ 790.14 738.58 Automotive Repair \$ 790.15	738.44 Restaurant § 790.91 P 738.45 Liquor Store § 790.55 P 738.45 Liquor Store § 790.55 P 738.46 Movie Theater § 790.64 P 738.47 Adult Entertainment § 790.36 P 738.48 Other Entertainment § 790.38 P 738.49 Financial Service § 790.110 P 738.50 Limited Financial Service § 790.112 P 738.51 Medical Service § 790.114 P 738.52 Personal Service § 790.116 P 738.52 Personal Service § 790.108 P 738.53 Business or Professional Service § 790.60, § 738.54 Massage Establishment § § 29.1-29.32 C# 738.55 Tourist Hotel § 790.8, 156, 6 738.55 Automobile Parking \$ 790.46 C 738.57 Automotive Gas Station § 790.17 C 738.58 Automotive Service Station § 790.15 C 738.59 Aut	738.44 Restaurant § 790.91 P 738.45 Liquor Store § 790.55 P 738.45 Liquor Store § 790.64 P 738.46 Movie Theater § 790.36 P 738.47 Adult Entertainment § 790.36 P 738.48 Other Entertainment § 790.38 P 738.49 Financial Service § 790.110 P C 738.50 Limited Financial Service § 790.112 P P 738.51 Medical Service § 790.114 P P 738.52 Personal Service § 790.114 P P 738.52 Personal Service § 790.108 P P 738.53 Business or Professional Service § 790.108 P P 738.54 Massage Establishment § \$ 790.60, F P 738.55 Fourist Hotel § 790.46 C C 738.54 Automobile Parking \$ 790.14 C C 738.55 Automotive Gas Station \$ 790.17 C C <tr< td=""></tr<>

1	738.61	Automobile Sale or Rental	§ 790.12			
2	738.62	Animal Hospital	§ 790.6	e		
3	738.63	Ambulance Service	§ 790.2			
4	738.64	Mortuary	§ 790.62			
5 6	738.65	Trade Shop	§ 790.124	₽	e	
7	738.66	Storage	§ 790.117			
8	738.69	Tobacco Paraphernalia Establishments	§ 790.123	C	_	_
9 10 11	738.69B	Amusement Game Arcade (Mechanical Amusement Devices)	- <mark>,⊒ ş 790.4</mark>	-	-	-
12	738.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
13	7 <u>38.69</u> D	Large Scale Urban Agriculture	§ 102.35(b)	e	e	e
14	Institutio	ons and Non-Retail Sales and Services				
15	738.70	Administrative Service	ş 790.106			
16 17	738.80	Hospital or Medical Center	§ 790.44			
18	738.81	Other Institutions, Large	§ 790.50	₽	C	C
19	738.82	Other Institutions, Small	§ 790.51	₽	₽	₽
20	738.83	Public Use	§ 790.80	e	e	e
21	738.84	Medical Cannabis Dispensary	§ 790.141	P # 1		
22 23	RESIDE	ENTIAL STANDARDS AND USES			-	
23 24 25	738.90	Residential Use	§ 790.88	P, except C for	₽	₽

	1	•	T			
1				frontages		
2				listed in		
3				145.4		
4				No residential density		
5				limit by lot area. Density		
6				restricted by physical		
7				envelope controls of		
8				height, bulk, setbacks,		
9				open space, exposure and		
10		Dwelling Unit Density		other applicable controls		
11	738.91		<u>ş 207</u>	of this and other Codes,		
12	750.71		5 207	as well as by applicable		
13				design guidelines,		
14				applicable elements and		
15				area plans of the General		
16				Plan, and design review		
17				by the Planning		
18				<i>Department. #</i>		
19				§§ 207(c), 207.6-		
20				No group housing density		
21				limit by lot area. Density		
22	738.92	Residential Density, Group Housing	§§ 207, 208	restricted by physical		
23				envelope controls of		
24				height, bulk, setbacks,		
25						

1				open space, exposure and
2				other applicable controls
3				of this and other Codes,
4				as well as by applicable
5				design guidelines,
6				applicable elements and
7				area plans of the General
8				Plan, and design review
9				by the Planning
10				Department.
11				§ 208
12	720.001		§§ 102, 207.1,	Density limits per
13	738.920	Residential Density, Homeless Shelters	790.88(c)	Section 208(a)
14				Generally, either 100 sq.
15		Usable Open Space		ft. if private, or 133 sq. ft.
16	738.93	[Per Residential Unit]	§§ 135, 136	if common
17				§ 135(d)
18				P up to one car for each
19	738.94	Off Street Parking, Residential	§§ 150, 153-157,	unit; NP above.
20	7.50.74	- ,,	159-160, 204.5	<u>§ 151.1, 166, 167, 145.1</u>
21	738.95	Community Residential Parking	§ 790.10	
22	7 30.93	Community Residential Farking	y 790.10	ϵ ϵ ϵ
23				

24 25

SPECIFIC PROVISIONS FOR GLEN PARK NCT DISTRICT

1	Article 7						
2	Code	Other Code	Zoning Controls				
3	Section	Section					
4			MASSAGE ESTABI	LISHMENT			
5			Controls: Massage	shall generally be subject to	- Conditional Use authorization.		
6		§ 790.60,	Certain exceptions	to the Conditional Use requ	irement for massage are		
7	§ 738.54		described in Section	1 790.60(c). When consideri	ng an application for a		
8		29.32	conditional use per	mit pursuant to this subsecti	on, the Planning Commission		
9		Health Code	shall consider, in a	ddition to the criteria listed	in Section 303(c), the additional		
10			criteria described i	n Section 303(n).			
11			ACCESSORY DWE	LLING UNITS			
12			Boundaries: Board of Supervisors District 8 extant on July 1, 2015.				
13	8 7 2 9 0 1		Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting				
14	ş 730.91	§ 207(c)(4)	the requirements of Section 207(c)(4), is permitted to be constructed within an				
15			existing building zoned for residential use or within an existing and authorized				
16 17			auxiliary structure on the same lot.				
18		* * * *	ŧ				
19		Table 739. 1	VORIEGA STREE	T NEIGHBORHOOD COM	IMERCIAL DISTRICT		
20			ZON	ING CONTROL TABLE			
21							
22	No.	Zonin	g Category	§ References	Noriega Street Controls		
 23 [
24	BUILDI	NG STAND/	ARDS				
25	739.10	Height and H	Bulk Limit	§§ 102.12, 105, 106,	Varies		
L							

		250-252, 260, 261.1,	See Zoning Map. Additional 5
		263.20, 270, 271	feet for commercial uses on the
			ground floor
			P up to 9,999 sq. ft.;
739.11	Lot Size	§§ 121.1, 790.56	C 10,000 sq. ft. & above
	<i>{Per Development}</i>		§ 121.1
			Required at the second story and
739.12	Rear Yard	§§ 130, 134, 136	above and at all residential
			<i>levels</i>
			§ 134(a) (e)
			Active Frontage Required
			§ 145.1;
739.13	Street Frontage	-	Generally Active Use Required
			§ 145.4(c), unless exempted by
			Conditional Use
739.14	Awning	§ 136.1(a)	P
739.15	<i>Canopy</i>	§ 136.1(b)	P
739.16	<i>Marquee</i>	§ 136.1(c)	P
739.17	Streetscape and Pedestrian	§ 138.1	<i>Required</i>

1 2	739.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
3 4 5 6	739.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
7 8 9 10	739.22	Off Street Parking, Commercial/Institutional	§§ 150, 153-157, 159- 160, 204.5	<i>Generally, none required if</i> occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
11 12 13 14	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)
15 16 17 18	739.2 4	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
19	739.25	Drive Up Facility	§ 790.30	-
20 21	739.26	Walk-Up Facility	§ 790.140	Р
22 23	739.27	Hours of Operation	§ 790.48	P 6 a.m2 a.m.; C 2 a.m. 6 a.m.
24 25	739.30	General Advertising Sign	§§ 262, 602-604, 608,	-

			1								
1			609								
2			§§ 262, 602-60	4 , 608,	₽						
3	739.31	Business Sign	609		§ 607.1	(f) 2					
4			<u>§§ 262, 602-60</u>	4 <u>, 608,</u>	₽						
5 6	739.32	Other Signs	609	, ,	§ 607.1	(c) (d) (į	3)				
o 7	-				1						
8	_										
9						No	riega St	reet			
0	No.	Zoning Catego	ry	§ Refer	ences	Controls by Story					
1											
2	_			§ 790.118	2	1st	2nd	3rd+			
3 4	739.36	Residential Conversion		§ 317		₽	e	-			
5	739.37	Residential Demolition		§ 317		₽	C	e			
6	Retail S	ales and Services						•			
7		Other Retail Sales and Service	25								
8	739.40	[Not Listed Below]		§ 790.102	<u>,</u>	₽	₽	-			
9 20	739.41	Bar		<u>§ 790.22</u>		₽		_			
!1	739.43	Limited Restaurant		<u>§ 790.90</u>		₽#					
2				-			-	-			
3	739.44	Restaurant		§ 790.91		₽#	-	-			
.4	739.45	Liquor Store		§ 790.55		₽	-	-			

		-	-	-	
739.46	Movie Theater	§ 790.64	₽	-	-
739.47	Adult Entertainment	§ 790.36	-	-	-
739.48	Other Entertainment	§ 790.38	₽	-	-
739.49	Financial Service	§ 790.110	₽	C	-
739.50	Limited Financial Service	§ 790.112	₽	-	-
739.51	Medical Service	§ 790.114	₽	₽	-
739.52	Personal Service	§ 790.116	₽	₽	-
739.53	Business or Professional Service	§ 790.108	₽	₽	-
		§ 790.60,			
739.54	Massage Establishment	<u> </u>	e	-	-
		Health Code			
739.55	Tourist Hotel	§ 790.46	e	E	e
730.56	Automobile Parking	§§ 156, 160,	C	C	e
/37.30		790.8	C	C	C
739.57	Automotive Gas Station	§ 790.14	C	-	-
739.58	Automotive Service Station	§ 790.17	e	-	-
739.59	Automotive Repair	§ 790.15	e	-	-
739.60	Automotive Wash	§ 790.18	-	-	-
739.61	Automobile Sale or Rental	§ 790.12	-	-	-
	739.47 739.48 739.49 739.50 739.51 739.52 739.53 739.54 739.55 739.55 739.55 739.55 739.55 739.56 739.57 739.58 739.59 739.50	739.47Adult Entertainment739.48Other Entertainment739.49Financial Service739.50Limited Financial Service739.51Medical Service739.52Personal Service739.53Business or Professional Service739.54Massage Establishment739.55Tourist Hotel739.56Automobile Parking739.57Automotive Gas Station739.58Automotive Repair739.59Automotive Wash	739.47 Adult Entertainment § 790.36 739.48 Other Entertainment § 790.38 739.49 Financial Service § 790.110 739.50 Limited Financial Service § 790.112 739.51 Medical Service § 790.112 739.52 Personal Service § 790.114 739.52 Personal Service § 790.116 739.53 Business or Professional Service § 790.108 739.54 Massage Establishment § 8 29.1 29.32 Health Code 739.55 Tourist Hotel § 790.46 739.56 Automobile Parking § 156, 160, 790.8 739.57 Automotive Gas Station § 790.17 739.58 Automotive Repair § 790.15 739.59 Automotive Repair § 790.15	739.47 Adult Entertainment \$790.36 - 739.48 Other Entertainment \$790.38 P 739.49 Financial Service \$790.110 P 739.50 Limited Financial Service \$790.110 P 739.51 Medical Service \$790.112 P 739.52 Personal Service \$790.114 P 739.52 Personal Service \$790.116 P 739.52 Personal Service \$790.116 P 739.53 Business or Professional Service \$790.108 P 739.54 Massage Establishment \$\$790.60, \$\$\$29.1 29.32 C 739.55 Tourist Hotel \$790.60, \$\$\$29.1 29.32 C 739.55 Tourist Hotel \$790.46 C 739.56 Automobile Parking \$\$156, 160, 790.8 C 739.57 Automotive Gas Station \$790.14 C 739.59 Automotive Repair \$790.15 C 739.59 Automotive Repair \$790.18 -	739.47 Adult Entertainment \$790.36 - - 739.48 Other Entertainment \$790.38 P - 739.49 Financial Service \$790.38 P - 739.50 Limited Financial Service \$790.110 P C 739.50 Limited Financial Service \$790.112 P - 739.51 Medical Service \$790.112 P - 739.52 Personal Service \$790.114 P P 739.52 Personal Service \$790.116 P P 739.53 Business or Professional Service \$790.108 P P 739.54 Massage Establishment \$790.60; \$790.60; \$\$790.60; 739.55 Tourist Hotel \$790.46 € € 739.56 Automobile Parking \$\$790.46 € € 739.57 Automotive Gas Station \$790.14 € - 739.58 Automotive Repair \$790.15 € - 739.59 Automotive Repair \$790.18 - -

1	739.62	Animal Hospital	§ 790.6	e	-	-
2	739.63	Ambulance Service	§ 790.2	-	-	-
3 4	739.64	Mortuary	§ 790.62	-	-	-
5	739.65	Trade Shop	§ 790.124	₽#	C #	-
6	739.66		§ 790.117	-	-	-
7 8	739.68	Fringe Financial Service	§ 790.111	₽#	-	-
9	739.69	Tobacco Paraphernalia Establishments	§ 790.123	C	-	-
10 11	739.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
12 13	739.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
14	739.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
15	Institutio	ns and Non-Retail Sales and Services				
16 17	739.70	Administrative Service	§ 790.106	-	-	-
18	739.80	Hospital or Medical Center	§ 790.44	-	-	-
19	739.81	Other Institutions, Large	§ 790.50	₽	e	e
20	739.82	Other Institutions, Small	§ 790.51	₽	₽	₽
21 22	739.83	Public Use	§ 790.80	e	e	e
23	739.84	Medical Cannabis Dispensary	§ 790.141	₽#	-	-
24	RESIDE	NTIAL STANDARDS AND USES		•	•	
25						

1	7 20.00					
	739.90	Residential Use	§ 790.88	₽	₽	₽
5	739.91	Dwelling Unit Density	§ 207			
6 7 8 9 10	739.92	Residential Density, Group HousingSectorGenerally, bedroom p ft. lot area s 208				
11 12	739.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)		: limits p : 208(a)	
13 14 15 16 17 18	739.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	100 sq.		i vate,
19 20 21 22	739.94	Off Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		ng
23	739.95	Community Residential Parking	§ 790.10	C	e	£

	SPECIFIC PROVISIONS FOR NORIEGA STREET					
		NEIGI	HBORHOOD COMMERCIAL DISTRICT			
	Article 7 CodeOther CodeSectionSection		Zoning Controls			
-	39.43 39.44	§ 303.1	Restaurants and Limited-Restaurants are P; Formula Retail Restaurants and Formula Retail Limited-Restaurants are C.			
§ 73	39.65	§ 303.1	Trade shops are subject to Formula Retail controls.			
§ 73	39.68	§ 790.11 1	Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).			
§ 73	39.84	§ 790.141 Health Code § 3308	<i>Medical cannabis dispensaries may only operate between the hours</i> of 8 a.m. and 10 p.m.			
		* * * 740. IRVING S	TREET NEIGHBORHOOD COMMERCIAL DISTRICT Zoning control table			
No. Category Referen			Irving Street Controls			
BUH	L DING STA	NDARDS				

1 2				Varies
2			<u>§§ 102.12, 105, 106, 250</u>	See Zoning Map
4	740.10	Height and Bulk Limit	252, 260, 261.1, 263.20,	Additional 5 feet for
5			270, 271	commercial uses on the ground
6				floor
7		Lot Size		P up to 9,999 sq. ft.;
8	740.11	Lot Size	§§ 121.1, 790.56	C 10,000 sq. ft. & above
9		<i>[Per Development]</i>		§ 121.1
10				Required at the second story
11				and above and at all residential
12	740.12	Rear Yard	§§ 130, 134, 136	levels
13				§ 134(a) (e)
14				Active Frontage Required
15				
16	740.12			§ 145.1;
17	740.13	Street Frontage	-	Generally Active Use Required
18				§ 145.4(c), unless exempted by
19				Conditional Use
20	740.14	Awning	§ 136.1(a)	<u>₽</u>
21	740.15	Canopy	§ 136.1(b)	P
22				D
23	740.16	Marquee	§ 136.1(c)	<u>₽</u>
24 25	740.17	Streetscape and Pedestrian Improvements	§ 138.1	<i>Required</i>

740.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
740.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
740.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159- 160, 204.5	Generally, none required i occupied floor area is less 5,000 sq. ft. §§ 151, 161(g)
740.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required i gross floor area is less tha 10,000 sq. ft. §§ 152, 161(b)
740.2 4	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
740.25	Drive Up Facility	§ 790.30	-
740.26	Walk-Up Facility	§ 790.140	P
740.27	Hours of Operation	§ 790.48	P 6 a.m. 2 a.m.; C 2 a.m6 a.m.

1 2	740.30	General Advertising Sign	§§ 262, 602-604, 608, 609		-		
3	7 (0.01		§§ 262, 602-604, 608,		₽		
4 5	740.31	Business Sign	609	-	§ 607 .	1(f) 2	
6	5 40 00		§§ 262, 602-604, 608,	:	₽		
7	740.32	Other Signs	609	,	§ 607.	1(c) (d) (g)	
8							
9				H	rving	Street Contr	ols by
10	No.	Zoning Category	§ References	S	<u>Story</u>		
11	LL		1				
12 13			§790.118	1st		2nd	3rd+
13	740.36	Residential Conversion	§ 317	₽		e	_
15			-	ת		C	C
16	740.37	Residential Demolition	§ 317	₽		E	e
17	Retail S	Sales and Services	T	1			
18		Other Retail Sales and					
19	740.40	Services	§ 790.102	₽		₽	-
20		[Not Listed Below]					
21	740.41	Bar	§ 790.22	₽		-	-
22 23	740.43	Limited-Restaurant	§ 790.90	₽#		_	-
23	740.44	Restaurant	§ 790.91	₽#		-	-
	I	I					

1	740.45	Liquor Store	§ 790.55	₽	-	-
2	740.46	Movie Theater	§ 790.64	₽	-	-
3 4	740.47	Adult Entertainment	§ 790.36	_	-	-
5	740.48	Other Entertainment	§ 790.38	₽	-	-
6	740.49	Financial Service	§ 790.110	₽	e	-
7 8	740.50	Limited Financial Service	§ 790.112	₽	_	-
9	740.51	Medical Service	§ 790.114	₽	₽	-
10	740.52	Personal Service	§ 790.116	₽	₽	-
11 12 13	740.53	Business or Professional Service	§ 790.108	P	P	-
14 15 16	740.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	e	-	-
17	740.55	Tourist Hotel	§ 790.46	e	e	e
18 19	740.56	Automobile Parking	§§ 156, 160, 790.8	e	e	e
20	740.57	Automotive Gas Station	§ 790.14	e	-	-
21	740.58	Automotive Service Station	§ 790.17	e	-	-
22	740.59	Automotive Repair	§ 790.15	e	_	-
23 24	740.60	Automotive Wash	§ 790.18	-	_	-

				-		
1	740.61	Automobile Sale or Rental	§ 790.12	-	-	-
2	740.62	Animal Hospital	§ 790.6	e	-	-
3 4	740.63	Ambulance Service	§ 790.2	-	-	-
5	740.64	<i>Mortuary</i>	§ 790.62	_	-	-
6	740.65	Trade Shop	§ 790.124	₽#	C #	-
7 8	740.66	Storage	§ 790.117	_	-	-
9	740.68	Fringe Financial Service	§ 790.111	P #	_	-
10 11	740.69	Tobacco Paraphernalia Establishments	§ 790.123	e	-	-
12 13 14 15	740.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
16	740.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	P
17 18	740.69D	Large Scale Urban Agriculture	§ 102.35(b)	C	C	C
19 20	Institutio	ns and Non-Retail Sales and Se	rvices			
21	740.70	Administrative Service	§ 790.106	-	-	-
22	740.80	Hospital or Medical Center	§ 790.44	-	-	-
23	740.81	Other Institutions, Large	§ 790.50	₽	e	e
24 25	740.82	Other Institutions, Small	§ 790.51	₽	₽	Р

1	740.83	Public Use	§ 790.80	e	e	e		
2 3	740.84	Medical Cannabis Dispensary	§ 790.141	₽#	-	-		
4 5	RESIDE	NTIAL STANDARDS AND US	EES	-				
6	740.90	Residential Use	§ 790.88	₽	₽	₽		
7 8 9	740.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)				
10 11 12 13	740.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208				
14 15	740.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)				
16 17 18	740.93	Usable Open Space { Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common <u>§ 135(d)</u>				
19 20 21 22	740.94	Off Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)				
23 24 25	740.95	Community Residential Parking	§ 790.10	¢	C	e		

SPECIFIC PROVISIONS FOR IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT					
Article 7	Code Section	Other Code Section	Zoning Controls		
§ 740.43 § 740.44		§ 303.1	Restaurants and Limited- Restaurants are P; Formula Retail Restaurants and Formul Retail Limited Restaurants are NP.		
<u>§ 740.65</u>		§ 303.1	<i>Trade shops are subject to</i> <i>Formula Retail controls.</i>		
§ 740.68		§ 790.111	Fringe Financial Services are subject to the restrictions set for 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.		
4		EET NEIGHBORHOOD C Dning control tabl	COMMERCIAL DISTRICT E		
No.	Zoning Category	§ References	Taraval Street Controls		

BUILD	ING STANDARDS		1
741.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map. Additional 5 f for commercial uses on the ground floor
741.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
741.12	Rear Yard	§§ 130, 134, 136	Required at the second story an above and at all residential lev § 134(a) (e)
741.13	Street Frontage	-	Active Frontage Required § 145.1; Generally Active Use Required § 145.4(c), unless exempted by Conditional Use
741.14	Awning	§ 136.1(a)	₽
741.15	<i>Canopy</i>	§ 136.1(b)	₽
741.16	Marquee	§ 136.1(c)	P
741.17	Streetscape and Pedestrian Improvements	§ 138.1	Required

			2.5 to 1
741.20	Floor Area Ratio	§§ 102.9, 102.11, 123	
			§ 124(a) (b)
	Use Size		P up to 3,999 sq. ft.;
741.21	Use Size	§ 790.130	C 4,000 sq. ft. & above
	[Non Residential]		<u>§ 121.2</u>
			Generally, none required if
	Off-Street Parking,	<u>§§ 150, 153-157, 159-</u>	occupied floor area is less th
741.22	<i>Commercial/Institutional</i>	160, 204.5	5,000 sq. ft.
			§§ 151, 161(g)
			Generally, none required if
741.23	Off-Street Freight Loading	§§ 150, 153-155,	floor area is less than 10,00
		204.5	f t.
			§§ 152, 161(b)
			<i>P if located in front;</i>
741.24	Outdoor Activity Area	§ 790.70	C if located elsewhere
			§ 145.2
741.25	Drive Up Facility	§ 790.30	-
741.26	Walk-Up Facility	§ 790.140	P
			<u>Р 6 а.т. 2 а.т.;</u>
741.27	Hours of Operation	§ 790.48	C 2 a.m6 a.m.

1	741.30	General Advertising Sign	§§ 262, 602-604, -	608,	-				
2	,		609	609					
3	741.21	Development Circu	§§ 262, 602-604,	608,	₽				
4 5	741.31	Business Sign	609		§ 607.	l(f) 2			
5 6			§§ 262, 602-604,	608,	₽				
7	741.32	Other Signs	609		§ 607.	l(c) (d)	(g)		
8	-	I							
9	-	_							
10				ş References		Taraval Street		treet	
11	No.	Zoning Catego	ry			Controls by Story			
12						1st	2nd	3rd+	
13							<u> </u>		
14 15	741.36	Residential Conversion		§ 31	7	₽	E	-	
16	741.37	Residential Demolition		§ 31	7	₽	C	e	
17	Retail S	ales and Services							
18 19		Other Retail Sales and Services							
20	741.40	[Not Listed Below]		§ 7 9	0.102	₽	₽	-	
21	741.41	Bar	Bar		0.22	₽	-	-	
22	741.43	Limited-Restaurant		§ 7 9	0.90	₽#	-	-	
23	741.44	Restaurant			0.91	₽#	-	-	
24 25	741.45	Liquor Store		<u>ş 79</u>	9 0.55	₽	-	-	

			-			
1	741.46	Movie Theater	§ 790.64	₽	-	_
2	741.47	Adult Entertainment	§ 790.36	-	-	-
3 4	741.48	Other Entertainment	§ 790.38	₽	-	-
5	741.49	Financial Service	§ 790.110	₽	e	-
6	741.50	Limited Financial Service	§ 790.112	₽	-	-
7 8	741.51	Medical Service	§ 790.114	₽	₽	_
9	741.52	Personal Service	§ 790.116	₽	₽	_
10	741.53	Business or Professional Service	§ 790.108	₽	₽	_
11			§ 790.60,			
12 13			§§ 29.1-			
14	741.54	Massage Establishment	29.32	e	-	-
15			<i>Health</i>			
16			Code			
17	741.55	Tourist Hotel	§ 790.46	e	e	E
18	741.56		§§ 156,	G	G	G
19	741.56	Automobile Parking	160, 790.8	E	e	e
20 21	741.57	Automotive Gas Station	§ 790.14	C	-	-
22	741.58	Automotive Service Station	§ 790.17	e	-	-
23	741.59	Automotive Repair	§ 790.15	e	-	-
24	741.60	Automotive Wash	§ 790.18	-	_	_
25			I			

						1
1	741.61	Automobile Sale or Rental	§ 790.12	-	-	-
2	741.62	Animal Hospital	§ 790.6	e	-	-
3 4	741.63	Ambulance Service	§ 790.2	-	-	-
5	741.64	Mortuary	§ 790.62	-	-	-
6	741.65	Trade Shop	§ 790.124	₽#	<i>C</i> -#	_
7	741.66	Storage	<u>§ 790.117</u>	_	_	_
8 9	741.68	Fringe Financial Service	<u>§ 790.111</u>	₽#	_	_
10						
11	741.69	Tobacco Paraphernalia Establishments	§ 790.123	E	-	-
11 12 13	741.69B	Amusement Game Arcade (Mechanical Amusement) Devices)	§ 790.4	-	-	-
13 14 15	741.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
16 17	741.69D	Large Scale Urban Agriculture	§ 102.35(b)	e	e	e
18	Institution	ns and Non-Retail Sales and Services				
19 20	741.70	Administrative Service	§ 790.106	-	-	-
21	741.80	Hospital or Medical Center	§ 790.44	-	-	-
22	741.81	Other Institutions, Large	§ 790.50	₽	e	e
23 24	741.82	Other Institutions, Small	§ 790.51	₽	₽	₽
24	741.83	Public Use	§ 790.80	e	e	£
				1		

	i					· · · · · · · · · · · · · · · · · · ·			
1	741.84	Medical Cannabis Dispensary	§ 790.141	₽#	-	-			
2 3	RESIDENTIAL STANDARDS AND USES								
3 4	741.90	Residential Use	§ 790.88	₽	₽	₽			
5				Genera	ally, up te) 1 unit			
6	741.91	Dwelling Unit Density	§ 207	per 80) sq. ft. le)t area			
7				§ 207(e)				
8				Genera	ally, up te) 			
9	741.92	Residential Density, Group Housing	§§ 207,	bedroc	m per 27	' 5 sq. ft.			
10 11	741.72	Kesidenildi Density, Group Housing	208	lot are	a				
12				§ 208					
13			§§ 102,	Dougit	. 1::40				
14	741.92b	Residential Density, Homeless Shelters	207.1,		y limits p 1 208(a)	er			
15			790.88(c)	Section	i 200(u)				
16				Genera	illy, eithe	er 100			
17	741.93	Usable Open Space	§§ 135,	sq. ft. i	f private,	or 133			
18	741.75	<i>{Per Residential Unit}</i>	136	sq. ft. i	f commoi	1			
19				§ 135(d)				
20			§§ 150,	Gonor	ally, 1 spa	ace for			
21 22	741.94	Off Street Parking, Residential	153-157,		welling u				
22	, , , , , , , , , , , , , , , , , , , ,		159-160,		, 161(a) (
24			204.5	00101	, (a) (0/			
25	741.95	Community Residential Parking	§ 790.10	C	C	G			

	DISTRICT				
Article 7 Code Section	Other Code Section	Zoning Controls			
§ 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 SUC and SUO6. Controls: Restaurants and Limited-restaurant are C; Formula Ret 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 Subsection 249.35(c)(3).			
§ 741.84	§ 790.141 Health Code § 3308	<i>Medical cannabis dispensaries may only operate between the hour</i> <u>8 a.m. and 10 p.m.</u>			

Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT 1 **ZONING CONTROL TABLE** 2 3 No. **Zoning Category** § References Judah Street Controls 4 5 **BUILDING STANDARDS** 6 7 **Varies** <u>§§ 102.12, 105, 106,</u> 8 See Zoning Map. Additional 5 feet 250-252, 260, 261.1, 742.10 Height and Bulk Limit 9 for commercial uses on the 263.20, 270, 271 10 ground floor 11 P up to 9,999 sq. ft.; 12 Lot Size 742.11 <u>§§ 121.1, 790.56</u> C 10,000 sq. ft. & above 13 [Per Development] <u>§ 121.1</u> 14 15 Required at the second story and 16 Rear Yard above and at all residential levels 742.12 <u>§§ 130, 134, 136</u> 17 <u>§ 134(a) (e)</u> 18 Active Frontage Required 19 <u>§ 145.1;</u> 20 742.13 Street Frontage Generally Active Use Required 21 § 145.4(c), unless exempted by 22 Conditional Use 23 ₽ 742.14 Awning <u>§ 136.1(a)</u> 24

1	742.15	Canopy	§ 136.1(b)	P
2	742.16	Marquee	§ 136.1(c)	P
3 4 5	742.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
6	COMM	ERCIAL AND INSTITUTIONAL S	STANDARDS AND USA	ES -
7 8	742.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
9 10 11 12	742.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
13 14 15 16	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 18 19 20 21	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 23 24 25	742.24	Outdoor Activity Area	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2

1	742.25	25 Drive-Up Facility § 790.30			-			
2	742.26	Walk-Up Facility	§ 790.140	l	₽			
3					P 6	<u>a.m2</u>	<u>a m ·</u>	
4	742.27	Hours of Operation	§ 790.48			a.m. 2		
5 6					0.2	<i>u.m.</i> 0	<i>a.m.</i>	
7	742.30	General Advertising Sign	§§ 262, 60)2-604,	-			
8			608, 609					
9	742.31	Business Sign	§§ 262, 60)2-604,	₽			
10			608, 609		§ 60)7.1(f) 2	2	
11	742.32	Other Signs	§§ 262, 60)2-604,	₽			
12			608, 609		§ 607.1(c) (d) (g)			
13								
14	No.	Zoning Catogory		S D of our out		Judak	i Street (Controls by
15	110.	Zoning Category		§ Referenc	:es		Stor	y
15 16	110.	Loning Calegory		ş kejerent	:es		Stor	y
16 17	_	Loning Calegory		3 <i>Rejerent</i> <u></u> 3 790.118	:es	lst	Stor 2nd	y 3rd+
16 17 18		Residential Conversion			: es	1st P		
16 17				§ 790.118	: es		2nd	<u>3rd</u> +
16 17 18 19	 742.36 742.37	Residential Conversion Residential Demolition		§ 790.118 § 317	:es	₽	2nd C	3rd+ -
16 17 18 19 20	 742.36 742.37	Residential Conversion Residential Demolition ales and Services		§ 790.118 § 317	:es	₽	2nd C	3rd+ -
16 17 18 19 20 21	 742.36 742.37	Residential Conversion Residential Demolition ales and Services Other Retail Sales and Services		§ 790.118 § 317		₽	2nd C	3rd+ -
16 17 18 19 20 21 22	– 742.36 742.37 <u>Retail S</u>	Residential Conversion Residential Demolition ales and Services		§ 790.118 § 317 § 317	ees	₽ ₽	2nd C	3rd+ -

		T		r	
742.43	Limited-Restaurant	§ 790.90	P #	-	-
742.44	<i>Restaurant</i>	§ 790.91	₽#	-	-
742.45	Liquor Store	§ 790.55	₽	-	-
742.46	Movie Theater	§ 790.64	₽	_	-
742.47	Adult Entertainment	§ 790.36	-	_	-
742.48	Other Entertainment	§ 790.38	₽	_	_
742.49	Financial Service	<u>§ 790.110</u>	₽	e	-
742.50	Limited Financial Service	§ 790.112	₽		
742.51	Medical Service		₽	₽	_
742 52			₽	₽	_
			-	_	_
742.35	Business of Projessional Service		<i>r</i>	T	
742.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	£	-	-
742.55	Tourist Hotel	§ 790.46	e	e	e
742.56	Automobile Parking	§§ 156, 160, 790.8	e	e	e
742.57	Automotive Gas Station	§ 790.14	e	-	-
742.58	Automotive Service Station	§ 790.17	e	-	-
	742.44 742.45 742.45 742.46 742.47 742.48 742.49 742.50 742.51 742.52 742.53 742.53 742.54 742.55 742.55 742.55 742.55 742.55 742.57	742.44 Restaurant 742.45 Liquor Store 742.45 Liquor Store 742.45 Movie Theater 742.47 Adult Entertainment 742.48 Other Entertainment 742.49 Financial Service 742.50 Limited Financial Service 742.51 Medical Service 742.52 Personal Service 742.53 Business or Professional Service 742.54 Massage Establishment 742.55 Tourist Hotel 742.56 Automobile Parking 742.57 Automotive Gas Station	742.44 Restaurant § 790.91 742.45 Liquor Store § 790.55 742.46 Movie Theater § 790.64 742.47 Adult Entertainment § 790.36 742.48 Other Entertainment § 790.38 742.49 Financial Service § 790.110 742.50 Limited Financial Service § 790.112 742.51 Medical Service § 790.114 742.52 Personal Service § 790.114 742.53 Business or Professional Service § 790.108 742.54 Massage Establishment § 790.60, 742.55 Tourist Hotel § 790.46 742.55 Automobile Parking § 790.46 742.57 Automobile Parking § 790.14	742.44 Restaurant § 790.91 P # 742.45 Liquor Store § 790.55 P 742.45 Liquor Store § 790.64 P 742.46 Movie Theater § 790.36 - 742.47 Adult Entertainment § 790.36 - 742.48 Other Entertainment § 790.38 P 742.49 Financial Service § 790.110 P 742.50 Limited Financial Service § 790.112 P 742.51 Medical Service § 790.114 P 742.52 Personal Service § 790.116 P 742.52 Personal Service § 790.116 P 742.53 Business or Professional Service § 790.108 P 742.53 Massage Establishment § \$ 90.60, § § 742.55 Tourist Hotel § 790.46 € 742.55 Automobile Parking § \$ 90.14 € 742.57 Automobile Cas Station § 790.14 €	742.44 Restaurant \$ 790.91 P.# . 742.45 Liquor Store \$ 790.55 P . 742.45 Liquor Store \$ 790.64 P . 742.46 Movie Theater \$ 790.64 P . 742.47 Adult Entertainment \$ 790.36 . . 742.48 Other Entertainment \$ 790.38 P . 742.49 Financial Service \$ 790.110 P C 742.50 Limited Financial Service \$ 790.112 P . 742.51 Medical Service \$ 790.114 P P 742.52 Personal Service \$ 790.114 P P 742.52 Personal Service \$ 790.116 P P 742.53 Business or Professional Service \$ 790.108 P P 742.54 Massage Establishment \$ \$ 790.46 C C 742.55 Tourist Hotel \$ 790.46 C C 742.55 Automobile Parking \$ \$ 790.14 C C 742.57 <t< td=""></t<>

				-	-	
1	742.59	Automotive Repair	§ 790.15	e	-	-
2	742.60	Automotive Wash	§ 790.18	-	-	-
3 4	742.61	Automobile Sale or Rental	§ 790.12	-	-	-
5	742.62	Animal Hospital	§ 790.6	e	-	-
6	742.63	Ambulance Service	§ 790.2	-	_	-
7	742.64	Mortuary	<u>§ 790.62</u>	-	-	-
8 9	742.65	Trade Shop	<u>§ 790.124</u>	₽#	<i>C</i> -#	-
10	742.66	Storage	§ 790.117	-	_	_
11	742.68	Fringe Financial Service	§ 790.111	₽#	_	_
12 13	742.69	Tobacco Paraphernalia Establishments	<u>§ 790.123</u>	e e	_	_
13	742.69	-	<i>§</i> 770.125	C		
15	742.09 B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
16	742.69					
17	e	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
18 19	742.69					
20	Ð	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	e	E	E
21	Institutio	ms and Non-Retail Sales and Services				
22	742.70	Administrative Service	§ 790.106	-	-	-
23 24	742.80	Hospital or Medical Center	§ 790.44	-	-	-
25	742.81	Other Institutions, Large	§ 790.50	₽	e	e
	l		1	1	I	

			•	•			
1	742.82	Other Institutions, Small	§ 790.51	₽	₽	₽	
2	742.83	Public Use	§ 790.80	C	e		
3 4	742.84	Medical Cannabis Dispensary	§ 790.141	<u>P</u> #			
5	RESIDE	NTIAL STANDARDS AND USES	I				
6	742.90	Residential Use	§ 790.88	₽	₽	₽	
7			0				
8				Gener	ally, up t	o 1 unit per	
9	742.91	Dwelling Unit Density	§ 207	800 sq	l. ft. lot a	rea	
10				§ 207(c)			
11				Gener	ally, up t	9 	
12		Residential Density, Group Housing	§§ 207, 208	bedroom per 275 sq. ft. lot			
	742.92			bearbont per 275 sq. jt. tot			
13				area			
14				§ 208			
15	742.92		§§ 102, 207.1,	Densi	t y limits p	per Section	
16	b	Residential Density, Homeless Shelters	790.88(c)	208(a ,)		
17				Gener	ally, eith	er 100 sq.	
18		Usable Open Space			-	-133 sq. ft.	
19	742.93		§§ 135, 136			155 sq. ji.	
20		<i>{Per Residential Unit}</i>		if com	mon		
21				§ 135((d)		
22			§§ 150, 153-	Gener	ally, 1 sp	ace for	
23	742.94	Off Street Parking, Residential	157, 159-160,	each a	lwelling ı	unit	
24			204.5	§§ 15.	l, 161(a)	(g) —	
25				-			

742.95	Сотти	unity Residential	Parking		§ 790.10	e	e	E
SPECH	SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT							
Article 7 Code Other Code								
Section Section				Zoning Col	itrols			
§ 741.431		Restaurants	and Lim	uited-Restaurant	s are P; I	Formula .	Retail	
§ 303 § 741.44		§ 303.1	Restaurants	and For	mula Retail Lim	ited-Rest	taurants c	ure C.
§ 742.6	5	§ 303.1	Trade shops	are sub	j ect to Formula .	Retail co	ntrols.	
			ons sat forth					
§ 742.68 § 790.112		<i>Fringe Financial Services are P subject to the restrictions set forth</i> <i>in Subsection 249.35(c)(3).</i>						
		\$ 700 141			(-)(-)-			
§ 742.8	• 1	§ 790.141 Health Code	Medical cannabis dispensaries may only operate between the					
§ /42.0	4	s 3308	hours of 8 a.m. and 10 p.m.					
*	* * *	3 3300						
Tal	de 743. F	OLSOM STRE	et neighb()RHOO	D D COMMERCI	AL TRA	NSIT DI	STRICT
			ZONING C	Contre	OL TABLE			
₩ <i>0</i> .	;	Zoning Categor	y	§ R	eferences	Folso	m Street	Controls
BUILDI	ING STA	NDARDS						
712 10	Heiste	and Duilly I in it		§§ 102	2.12, 105, 106,	65-X to	75-X. Se	e Sectional
743.10 Height and Bulk Limit			250-2	52, 260, 270,	Zoning	Maps 1 c	ınd 7.	

1			271	Height sculpting required on
2				narrow streets, § 261.1
3	742.11	Lot Size		P up to 9,999 sq. ft.
4 5	743.11	{Per Development}	§§ 121.1, 790.56	C 10,000 sq. ft. & above
6				Required at the second story
7	743.12	Rear Yard	§§ 130, 134, 136	and above and at all
8				residential levels
9	743.13a	Street Frontage, Above-Grade	<u>§ 145.1</u>	Minimum 25 feet on ground
10	, , , , , , , , , , , , , , , , , , , ,	Parking Setback and Active Uses	3 1 1011	floor, 15 feet on floors above
11 12	743.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	None
13		Street Frontage, Parking and		
14 15	743.13c	Loading access restrictions	§ 155(r)	Requirements apply
16	743.14	Awning	§ 136.1(a)	₽
17	743.15	<i>Canopy</i>	§ 136.1(b)	Р
18 19	743.16	Marquee	§ 136.1(c)	Р
20	742.17	Streetscape and Pedestrian	8 120 1	D : /
21	743.17	Improvements	§ 138.1	<i>Required</i>
22	COMME	ERCIAL AND INSTITUTIONAL STA	NDARDS AND USES	
23			§§ 102.9, 102.11,	
24 25	743.20	Floor Area Ratio	123, 124(a), 124(b)	2.5 to 1
20	-		•	

1 2	743.21	Use Size [Non-Residential]	§§ 121.2, 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above
3 4 5	743.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153- 157, 159-160, 166, 204.5	<i>None required. Limits set</i> <i>forth in Section 151.1</i>
6 7 8 9	743.23	Off Street Freight Loading	§§ 150, 152-155, 161(b), 204.5	<i>Generally, none required if</i> gross floor area is less than 10,000 sq. ft.
10 11 12	743.24	Outdoor Activity Area	§§ 145.2, 790.70	P at 1st and 2nd Floors if located in front; C if located elsewhere
13	743.25	Drive Up Facility	§ 790.30	NP
14 15	743.26	Walk-Up Facility	§§ 145.2(b), 790.140	P
16 17	743.27	Hours of Operation	§ 790.48	P 6 a.m. 2 a.m.; C 2 a.m6 a.m.
18 19 20	743.30	General Advertising Sign	§§ 262, 602-604, 608, 609	NP
20 21 22	743.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 609	₽
23 24 25	743.32	Other Signs	§§ 262, 602-604, 607.1(c) (d) (g), 608, 609	₽

	-	1	1			
	No	Zoning Category	§ References	Folsom Street Controls I Story		-
	_		§ 790.118	1st	2nd	3rd+
i i	1					
	743.37	Residential Conversion	§§ 207.7, 317, 790.84	e	e	-
	743.38	Residential Demolition	§§ 207.7, 317, 790.86	e	e	e
	743.39	Residential Division	§§ 207.8, 317	E	e	E
	Retail Sa	les and Services-				
	743.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	₽	₽	-
	743.41	Bar	§ 790.22	₽	-	-
	743.43	Limited-Restaurant	§ 790.90	P up to 10,000 gsf per lot; NP above	-	-
	743.44	<i>Restaurant</i>	§ 790.91	P up to 10,000 gsf per	-	-

						1
1				lot; NP		
2				above		
3	743.45	Liquor Store	§ 790.55	e	-	-
4 5	743.46	Movie Theater	§ 790.64	-	-	-
6	743.47	Adult Entertainment	§ 790.36	_	-	_
7	743.48	Other Entertainment	<u>§ 790.38</u>		_	
8						
9				P when		
10				primarily		
11				open to		
12		Services, Professional; Services,	§§ 790.110,	the		
13	743.49	Financial; Services, Medical	790.114, 790.116	general	-	-
14			/ / / / / / / / / / / / / / / / / / / /	public on		
15				a client-		
16				oriented		
17				basis		
18	743.50	Limited Financial Service	§ 790.112	-	-	-
19			§ 790.60,			
20	743.54	Massage Establishment	§§ 29.1-29.32	ϵ	e	-
21			Health Code			
22					D	
23	7 40 55		8 700 46	P up to	Р ир	P up to
24	743.55	Tourist Hotel	§ 790.46	25 rooms	to 25	25
25				per	rooms	rooms

	1					
1				hotel; NP	per	per
2				above	hotel;	hotel;
3					NP	NP
4					above	above
5			<u>şş 158.1, 160, 166,</u>			
6	743.56	Automobile Parking	790.8, 790.10	-	-	-
7	742.57					
8	743.57	Automotive Gas Station	§ 790.14	-	-	-
9	743.58	Automotive Service Station	§ 790.17	-	-	-
10				C with no		
11				ingress/		
12				egress		
13				onto		
14				alleys, as		
15				defined		
16				in the		
17	743.59	Automotive Repair	<u>§ 790.15</u>	Western	-	_
18				SoMa		
19				<i>Communi</i>		
20				ty Plan,		
21				containin		
22				g RED or		
23				RED MX		
24				Districts		
25				2 1511 1015		

1	743.60	Automotive Wash	§ 790.18	-	-	-			
2	743.61	Automobile Sale or Rental	§ 790.12	-	-	-			
3 4	743.62	Animal Hospital	§ 790.6	₽	-	-			
5				P for					
6				grooming					
7				and					
8	743.62a	Animal Services	§ 224(c)	daycare	-	-			
9				only. No					
10				24 hour					
11				care.					
12 13	743.63	Ambulance Service	§ 790.2	-	-	-			
13	743.64	<i>Mortuary</i>	§ 790.62	-	-	-			
15	743.65	Trade Shop	§ 790.12 4	₽	C	-			
16	743.65a	Light Manufacturing	§ 790.54(a)	₽	₽	-			
17 18	743.65b	Wholesale Sales	§ 790.54(b)	₽	₽	-			
19	743.66	Storage	§ 790.117	_	-	-			
20	743.68	Fringe Financial	§ 790.111	-	-	-			
21 22	743.69c	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽			
23	743.69d	Large-Scale Urban Agriculture	§ 102.35(b)	e	е	e			
24	Institution	ns and Non Retail Sales and Services	•	•	•				
25	Institutions and from Relati Sules and Services								

				n	1	
1	743.80	Hospital or Medical Center	§ 790.44	-	-	-
2	743.81	Assembly and Social Service	§ 790.50(a)	e	e	-
3 4 5	743.82a	Child Care	§§ 790.50(b), 790.51(a)	₽	₽	-
6	743.82b	Residential Care, Small	§ 790.51(b)	-	e	e
7	743.82c	Religious Facility	§ 790.50(d)	-	-	-
8 9	743.82d	Elementary School	§ 217(f)	₽	₽	₽
10	743.82e	Secondary School	§ 217(g)	₽	₽	₽
11	743.82f	Postsecondary School	§ 217(h)	NP	NP	NP
12 13	743.84	Public Use	§ 790.80	e	e	e
14	743.85	Medical Cannabis Dispensary	§ 790.141	-	-	-
15 16 17	743.86	Office	§ 790.69	P on first of second floot not both		-
18	743.86A	Office uses in Historic Buildings	§§ 703.9, 790.69	Р	₽	₽
19 20	RESIDE	NTIAL STANDARDS AND USES			-	
21	743.90	Residential Use	§§ 145.4, 790.88(a)	₽	₽	₽
22 23	743.90a	SRO Housing	§§ 145.4, 823, 890.88(c)	₽	₽	₽
24 25	743.90b	Group Housing	§§ 145.4, 790.88(b)	C, except	e	e

				· · · · · · · · · · · · · · · · · · ·			
1				NP on			
2				lots with			
3				more			
4				than 25 ft			
5				of street			
6				<i>frontage</i>			
7				#C in newly constructed			
8	743.90c	Student Housing	§ 102.36	buildings; NP otherwise			
9							
10	743.91	Dwelling Unit Density	<u> § 207</u>	No density limit			
11	, 101) 1		3 207	§ 207(c)			
12	743.92	Residential Density, Group Housing	§§ 207, 208	No density limit			
13		Residential Density, Homeless	§§ 102, 207.1,	Density limits per Section			
14	743.92b	<i>Shelters</i>	790.88(c)	208(a)			
15				Generally, either 80 sq. ft. if			
16							
17	743.93	Usable Open Space	§§ 135, 136	private, or 100 sq. ft. if			
18		<i>[Per Residential Unit]</i>		<i>common</i>			
19				§ 135(d)			
20				None required.			
21			§§ 145.1, 150,	P up to 0.5 parking spaces			
22	743.94	Off Street Parking, Residential	151.1, 153-157, 159-	per unit;			
23			160, 166, 167, 204.5	C up to 0.75 parking spaces			
	1						
24				per unit -			

	743.95	95 Community Residential Par		king	§§ 145.1, 151. 155(r), 166, 7		NP	-	-	
3 4 5			SPECIFIC I	PROVISIO	ONS FOR	FOLSOM ST	REET N	CT DIST	TRICTS	
5 7 3	Co	ArticleOtherCodeCodeSectionSection			Zoning Controls					
9) 1 2 3	§ 743.90c - Housin § 102.36 - - -			Housing	-may only	may not be con be approved in thorization purs	newly c	onstructe	d buildin g	
+ 5 5			Tal			l commerci Control tae		TRICT		
	No.	Z	oning Categor	y	§ R .	eferences	Regi	onal Con	nmercial	Controls
	BUILD	ING S	STANDARDS							
	744.10 Height and Bulk Limit		.imit .	250-252, 2	§ 102.12, 105, 106, 55 X, 65 X. See Sec § 102.12, 105, 106, Maps 1 and 7. 50 252, 260, 261.1, Height sculpting regime of the second streets, \$ 2 63.18, 270, 271 narrow streets, \$ 2			g require		
L							<u> </u>			

Planning Commission BOARD OF SUPERVISORS

I				
1 2	744.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 10,000 sq. ft. C above 10,000 sq. ft.
3 4	744.12	Rear Yard	§§ 130, 134, 136	<i>Required at the second story and</i> <i>above and at all residential levels</i>
5 6 7 8	744.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	<i>Minimum 25 feet on ground floor,</i> 15 feet on floors above
9 10 11	744.13b	Street Frontage, Required Ground Floor Commercial	<u>§ 145.4</u>	Requirements apply
12 13 14	744.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
15 16	744.14	Awning	§ 136.1(a)	Р
17	744.15	Canopy	§ 136.1(b)	Р
18	744.16	<i>Marquee</i>	§ 136.1(c)	Р
19 20 21 22	744.17	Streetscape and Pedestrian Improvements	§ 138.1	<i>Required</i>
23	COMME	ERCIAL AND INSTITUTIO	ONAL STANDARDS AND	USES
24 25	744.20	Floor Area Ratio	§§ 102.9, 102.11, 123,	2.5 to 1
20				

1			124	
2				P up to 10,000 sq. ft.;
3				C above;
4		Use Size [Non-Residential]		NP above 25,000 sq. ft. except for
5				Elementary and Secondary Schools
6	744.21		§§ 121.2, 790.130	as defined in Planning Code
7				Section 217(f) and (g) and Child
8				Care as defined in Planning Code
9				Sections 790.50(b) and 790.51(a)
10				
11	744.22	Off Street Parking,	§§ 150, 151.1, 153-157,	None required. Limits set forth in
12		Commercial/Institutional	159-160, 166, 204.5	Section 151.1
13	744.23	Off Street Freight	§§ 150, 152-155, 161(b),	Generally, none required if gross
14	744.23	<i>Loading</i>	204.5	floor area is less than 10,000 sq. ft.
15				P at 1st and 2nd Floors if located
16	744.24	Outdoor Activity Area	§§ 145.2, 790.70	in front;
17				C if located elsewhere
18	744.25	Drive-Up Facility	§ 790.30	NP
19	7 1 1.23		3 / 20.20	
20	744.26	Walk-Up Facility	§§ 145.2(b), 790.140	<u>Р</u>
21			/-	<u>Р 6 а.т. 2 а.т.;</u>
22	744.27	Hours of Operation	§ 790.48	C 2 a.m. 6 a.m.
23		General Advertising	<u> </u>	
24	744.30			NP
25		Sign	609	

	-							
1 2	744.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 60	9	P			
3			<u>§§ 262, 602-604,</u>					
4	744.32	Other Signs			₽			
5	, , , , , , , , , , , , , , , , , , , ,		609	5,	-			
6			007					
7	-							
8	-							
9						R	e gional	ļ
10	No. -	No Zoning Category		§ References		Commercial		
11						Contr	ols by S	Story
12	_			§ 790	.118	1st	2nd	3rd+
13								
14				§§ 207.7, 317, 790.84		e	e	
15	744.37	Residential Conversion						-
16				770.0				
17	744.38	Residential Demolition		§§ 20)7.7, 317,	e	ϵ	e
18				790.86				
19	744.39	Residential Division		§§ 20) 7.8, 317	e	C	C
20	Retail Sa	tles and Services				-		
21								
22	744.40	Other Retail Sales and Services		§ 790).102	₽	₽	-
23		{Not Listed Below}						
24	744.41	Bar		§ 790) <u>.22</u>	₽	-	-
	h							

				I		
1				Р ир		
2				to		
3				10,00		
4	744 42	<i>Limited-Restaurant</i>	8 700 00	0 gsf		
5	744.43		§ 790.90	per	-	-
6				lot;		
7				NP		
8				above		
9				<u>Р-ир</u>		
10				t o		
11				10,00		
12				0 gsf		
13	744.44	Restaurant	§ 790.91	per	-	-
14				lot;		
15				₩₽		
16				above		
17	711 15	Linuar Chang	° 700 55	C		
18	744.45	Liquor Store	§ 790.55	E	-	-
19	744.46	Movie Theater	§ 790.64	-	-	-
20	744.47	Adult Entertainment	§ 790.36	-	-	-
21	744.48	Other Entertainment	<u>§ 790.38</u>	_		_
22	777.40	Omer Emeriunmeni	3770.00	- 	-	
23		Services, Professional; Services, Financial;	§§ 790.110,	₽		
24	744.49	Services, Medical	790.114, 790.116	when	-	-
25				prima		

				-	-	
1				rily		
2				open		
3				to the		
4				gener		
5				al		
6				public		
7				on a		
8				client-		
9				orient		
10				ed		
11				basis		
12	744.50	Limited Financial Service	§ 790.112	-	-	-
13 14			§ 790.60,			
14	744.54	Massage Establishment	§§ 29.1-29.32	e	C	-
16			Health Code			
17	744.55	Tourist Hotel	§ 790.46	-	-	-
18				C;		
19				subjec		
20			§§ 158.1, 160,	t to		
21	744.56	Automobile Parking	166, 790.8,	criteri	_	_
22			790.10	a of		
23				Sec.		
24				158.1		
25		I	<u> </u>	I		

			· · · · · · · · · · · · · · · · · · ·			
1	744.57	Automotive Gas Station	§ 790.14	-	-	-
2	744.58	Automotive Service Station	§ 790.17	-	-	-
3				C with		
4				no		
5				ingres		
6				s/		
7				egress		
8				onto		
9				alleys,		
10				as		
11				define		
12		Automotive Repair		d in		
13				the		
14	744.59		§ 790.15	Weste	-	-
15				rn		
16				SoMa		
17				Com-		
18						
19				munit		
20				У		
21				Plan,		
22				contai		
23				ning		
24				RED		
25				0ľ		

1				RED-		
2				MX		
3				Distri		
4				cts		
5	744.60	Automotive Wash	§ 790.18	-	-	-
6 7	744.61	Automobile Sale or Rental	§ 790.12	-	-	-
, 8	744.62	Animal Hospital	§ 790.6	_	_	_
9	711.02		<i>ş</i> / 20.0			
				P for		
10		4.62a Animal Services		groom		
11				ing		
12				and		
13				dayca		
14	744.62a		§ 224(c)	re	-	-
15				only.		
16				<u>No 24</u>		
17				hour		
18						
19				care.		
20	744.63	Ambulance Service	§ 790.2	-	-	-
21	744.64	<i>Mortuary</i>	§ 790.62	-	-	-
22	744.65	Trade Shop	§ 790.124	₽	e	-
23 24	744.65a	Light Manufacturing	§ 790.54(a)	₽	₽	-
24 25	744.65b	Wholesale Sales	§ 790.54(b)	₽	₽	-

				-		
1	744.66	Storage	§ 790.117	-	-	-
2	744.67	Commercial Storage	§ 890.54(c)	₽	C	-
3 4	744.68	Fringe Financial	§ 790.111	-	-	-
5	744.69c	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
6	744.69d	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
7 8	Institutio	ns and Non-Retail Sales and Services	I			
8 9	744.80	Hospital or Medical Center	§ 790.44	-	-	-
10	744.81	Assembly and Social Service	§ 790.50(a)	e	e	e
11 12 13 14 15 16 17	744.82a	Child Care	§§ 790.50(b), 790.51(a)	<i>P for 12</i> <i>children or</i> <i>fewer.</i> <i>C for 13</i> <i>children or</i> <i>more.</i>		-
18	744.82b	Residential Care, Small	§ 790.51(b)	-	e	E
19	744.82c	Religious Facility	§ 790.50(d)	-	-	-
20 21	744.82d	Elementary School	§ 217(f)	₽	₽	₽
22	744.82e	Secondary School	§ 217(g)	₽	₽	₽
23	744.82f	Postsecondary School	§ 217(h)	NP	NP	NP
24 25	744.84	Public Use	§ 790.80	₽	₽	₽

1	744.85	Medical Cannabis Dispensary	§ 790.141	-	-	-
2				P on first or		
3	744.86a	Office	§ 790.69	second floor,		_
4				but not		
5	744.061					
6	744.866	Office uses in Historic Buildings	§§ 703.9, 790.69	₽	₽	₽
7	RESIDE	NTIAL STANDARDS AND USES		-		
8			§§ 145.4,			
9	744.90	Residential Use	790.88(a)	₽	₽	₽
10			88 145 4 823			
11	744.90a	SRO Housing	§§ 145.4, 823, 890.88(c)		₽	₽
12			090.00(<i>C)</i>			
13				C,		
14				except		
15				NP on		
16				lots		
17				with		
18	<u>744 90h</u>	Group Housing	§§ 145.4,	more	C	C
19	/ / ////00	Group Housing	790.88(b)	than		C
20				25 ft		
21				of		
22				street		
23				fronta		
24				ge		
25						

				, , , , , , , , , , , , , , , , , , ,
1	744.90c	Student Housing	§§ 145.4, 401	
2 3	744.91	Dwelling Unit Density	§ 207	No density limit § 207(c)
4 5	744.92	Residential Density, Group Housing	§§ 207, 208	No density limit
6 7 8 9	744.93	Usable Open Space { Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common –
10 11 12 13 14	744.94	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
15 16 17 18 19 20 21 22	744.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 158.1, 166, 7 90.10	C; subjec t-to criteri a-of Sec. 158.1
~~		* * * *		1 1
23 24 25		Table 745. EXCELSIOR OUTER		

No.	Zoning Category	§ References	Excelsior Outer Mission Street Controls
BUILD	NING STANDARDS		
745.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Additional 5 feet in height allowed
745.11	Lot Size [Per Development]	<u>§§ 121.1, 790.56</u>	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above
745.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above: § 134(a)(1)(C)
745.13 6	+ Street Frontage	§ 145.1	Required
745.131	Street Frontage, Ground Floor Commercial	§ 145.4	<i>Required</i>
745.14	Awning	§ 136.1(a)	P
745.15	Canopy	§ 136.1(b)	₽
745.16	Marquee	§ 136.1(c)	₽
745.17	Streetscape and Pedestrian	§ 138.1	Required

1		Improvements		
2	COMME	ERCIAL AND INSTITUTIONA	L STANDARDS AND U	SES
3				3.6 to 1
4 5	745.20	Floor Area Ratio	§§ 102.9, 102.11, 123	§ 124(a) (b)
5 6		Use Size		P up to 5,999 sq. ft.;
7	745.21	[Non Residential]	§§ 121.2, 790.130	C 6,000 sq. ft. & above
8				
9	745.22	Off-Street Parking,	§§ 145.1, 150, 151.1, 153-157, 159-160,	None required. Limits set forth in
10	743.22	Commercial/Institutional	204.5	Section 151.1.
11				
12	745.23	Off Street Freight Loading	§§ 150, 153-155, 161(b), 204.5	<i>Generally, none required if gross</i> <i>floor area is less than 10,000 sq. ft.</i>
13			101(0), 201.3	
14	745.24	Outdoor Activity Area	§§ 145.2, 790.70	<i>P</i> if located in front;
15				C if located elsewhere
16 17	745.25	<i>Drive-Up Facility</i>	§ 790.30	-
18	745.26	Walk-Up Facility	§§ 145.2(b), 790.140	₽
19				Р 6 а.т 2 а.т.
20	745.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m.
21			§§ 262, 602-604, 608,	
22	745.30	General Advertising Sign	609	-
23			§§ 262, 602-604,	
24	745.31	Business Sign	607.1(f)(3), 608, 609	P
25		I		l

			1					
1			§§ 262, 602	2-604,				
2	745.32	745.32 Other Signs 607.1(c) (l) (g), 608, P				
3			609					
4	-							
5	-	Γ		r		T		
6 7						Excelsion	r Outer N	lission
8	No.	No. Zoning Category		§ Refere i	nces	- Street		
9						Conti	rols by St	ory
0				Γ				
1	_			§ 790.118		1st	2nd	3rd+
2	745.38	Residential Conversion		§§ 317, 790) <u>.84</u>	G	C	C
3 4	745.39	Residential Demolition		§§ 317, 790	§ 317, 790.86		e	C
4 5	Retail Sa	tles and Services						
6 7	745.40	Other Retail Sales and Service [Not Listed Below]	25	§ 790.102		P #	₽ #	₽ #
8	745.41	Bar		§ 790.22		₽	₽	-
9 D	745.43	Limited Restaurant		§ 790.90		₽	₽	-
1	745.44	<i>Restaurant</i>		§ 790.91		₽	₽	_
2	745.45	Liquor Store		§ 790.55		NP #	-	-
3 4	745.46	Movie Theater		§ 790.64		₽	₽	_
5	745.47	Adult Entertainment		§ 790.36		e	C	-

				1	•	
1	745.48	Other Entertainment	§ 790.38	₽	₽	-
2	745.49	Financial Service	§ 790.110	₽	₽	_
3 4	745.50	Limited Financial Service	§ 790.112	₽	₽	-
5	745.51	Medical Service	§ 790.114	₽	₽	₽
6	745.52	Personal Service	§ 790.116	₽	₽	₽
7	745.53	Business or Professional Service	§ 790.108	₽	₽	₽
8 9			§ 790.60,			
10	745.54	Massage Establishment	<u>\$\$ 29.1-29.32</u>	e	e	-
11			Health Code			
12	745.55	Tourist Hotel	§ 790.46	E	e	e
13 14	745.56	Automobile Derbine	§§ 156, 158.1, 160,	C		
15	743.30	Automobile Parking	790.8	e	-	-
16	745.57	Automobile Gas Station	§ 790.14	e	-	-
17	745.58	Automotive Service Station	§ 790.17	£	-	-
18	745.59	Automotive Repair	§ 790.15	e	e	-
19 20	745.60	Automotive Wash	§ 790.18	e	-	_
21	745.61	Automobile Sale or Rental	§ 790.12	e	-	_
22	745.62	Animal Hospital	§ 790.6	e	e	_
23	745.63	Ambulance Service	§ 790.2	e	-	_
24 25	745.64	<i>Mortuary</i>	<u>§ 790.62</u>	e	e	e
			0	-	_	-

	-		•							
1	745.65	Trade Shop	§ 790.124	₽	₽	₽				
2	745.66	<u>Storage</u>	§ 790.117	E	C	e				
3 4	745.68	Fringe Financial Services	§ 790.111	#	-	-				
5	745.69	Tobacco Paraphernalia Establishments	<u>§ 790.123</u>	e	-	-				
6 7	745.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	e	-	-				
8 9	745.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽				
10	745.69D	Large Scale Urban Agriculture	§ 102.35(b)	C	e	e				
11	Institutions and Non-Retail Sales and Services									
12 13	745.70	Administrative Service	§ 790.106	e	e	e				
14	745.80	Hospital or Medical Center	§ 790.44	E	e	e				
15	745.81	Other Institutions, Large	§ 790.50	₽	₽	₽				
16 17	745.82	Other Institutions, Small	§ 790.51	₽	₽	₽				
17	745.83	Public Use	§ 790.80	e	e	e				
19	745.84	Medical Cannabis Dispensary	§ 790.141	₽#	₽#	<u>₽</u> #				
20	RESIDE	NTIAL STANDARDS AND USES		•	•					
21 22 23 24 25	745.90	Residential Use	§ 790.88	P, except C for frontages listed in	₽	₽				

1		•			1			
1					145.1(d)			
2					Generally, up to 1 unit			
3	745.91	Dwelling Unit Density	Swelling Unit Density		per 600 sq	ı. ft. lot c	area	
4					§ 207(c)			
5 6					Generally,	, up to 1		
7	745.92	Residential Density, Group	<i>Housing</i>	§§ 207, 208	bedroom p	er 210 s	sq. ft.	
8					lot area			
9					Generally,	, either &	80 sq.	
10		Usable Open Space			ft. if private, or 100 sq.			
11	745.93	45.93 [Per Residential Unit]		§§ 135, 136	ft. if common			
12					§ 135(d)			
13				§§ 145.1, 150,				
14		Off-Street Parking, Residential		151.1, 153-157,	P up to one car for each			
15	745.94		ntial 159-1	159-160, 166, 167,	unit; NP above			
16								
17 18				§§ 145.1, 166,				
19	745.95	Community Residential Par	king	790.10	E	-	-	
20					•			
21		SPECIFIC PROVISIONS I	FOR THE EXC	CELSIOR OUTER M	ISSION ST	REET		
22		NEIGHBOI	RHOOD COM	MERCIAL DISTRIC	T			
23	Article							
24	<i>Code</i>	Other Code Section		Zoning Contro	ols			
25	L							

1	Section		
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		§ 790.55	(b) Liquor Store uses may relocate within the district with
13	§ 745.40		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			<i>adjacent parking, as appropriate to maintain security, without</i>
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	L	1	0 0 V V V 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

1 maintained in a manner that ensures that law-enforcement 2 personnel have a clear and unobstructed view of the interior of 3 the premises, including the area in which the cash registers are 4 maintained, from the exterior public-sidewalk or entrance to the 5 premises. 6 premises. 7 premises. 8 premises. 9 premises. 10 \$745.68 \$ 249.35 Street Neighborhood Commercial District. 11 Controls: Within the FFSRUD and its 1/4 mile buffer, fringe 12 jinancial services are NP pursuant to Section 249.35. Outside the 13 FFSRUD and its 1/4 mile buffer, fringe 14 premises. 15 MEDICAL CANNABIS DISPENSARIES 16 MEDICAL CANNABIS DISPENSARIES 17 Satories: 18 \$745.84 19 \$745.84 19 \$745.84 19 \$745.84 19 \$745.84 19 \$745.84 10 \$308 11 \$308 12				
3 Image: a clear of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises, 6 Premises, 7 FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) 8 Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Excelsior Outer Mission 10 § 745.68 § 249.35 11 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). 16 MEDICAL CANNABIS DISPENSARIES 17 Boundaries: Excelsior Outer Mission Street Neighborhood 18 Controls: 19 § 745.84 10 § 745.84 11 MEDICAL CANNABIS DISPENSARIES 12 Boundaries: Excelsior Outer Mission Street Neighborhood 16 Commercial District. 17 (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 supersed the condition use	1			maintained in a manner that ensures that law enforcement
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17 Initial Controls: 18 Initial Controls: 19 Initial Controls: 20 Initial Controls: 21 Initial Controls: 21 Initial Controls: 22 Initial Controls: 22 Initial Controls: 23 Initial Controls: 24 Initial Controls: 24 Initial Controls: 24 Initial Controls: 25 Initial Controls: 26 Initial Controls: 27 Initial Controls: 28 Initial Controls: 29 Initial Controls: 20 Initial Controls: 21 Initial Controls: 22 Initial Controls: 23 Initial Controls: 24 Initial Controls: 25 Initial Contres <t< td=""><td>16</td><td></td><td></td><td>MEDICAL CANNABIS DISPENSARIES</td></t<>	16			MEDICAL CANNABIS DISPENSARIES
 18 19 20 § 745.84 Health Code 21 § 790.141 § 3308 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 24 24 24 	17			Boundaries: Excelsior Outer Mission Street Neighborhood
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21oooo2223conditional 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 Excelsion24Outer Mission NCD and will supersede the condition use	20	§ 745.84	Health Code	- (a) A Medical Cannabis Dispensary (MCD) seeking to locate
 22 23 24 25 26 27 28 29 29 20 20 21 22 23 24 24 24 25 26 27 28 29 29 20 21 22 23 24 24 24 24 24 24 25 26 27 28 29 29 20 21 21 21 22 22 23 24 2	21	§ 790.141	§ 3308	within 500 feet of another MCD use may be allowed as a
23 24 <i>that are applicable to MCDs Citywide shall apply in the Excelsior</i> <i>Outer Mission NCD and will supersede the condition use</i>	22			conditional use; provided, however, that any amendments to
24 Outer Mission NCD and will supersede the condition use	23			regulations governing the proximity of an MCD to another MCD
25	24			that are applicable to MCDs Citywide shall apply in the Excelsior
	25			Outer Mission NCD and will supersede the condition use

requirement contained in this Section 745.
(b) In addition to the requirements of Planning Code Section
303, the Planning Commission shall approve the application and
authorize the conditional use if the facts presented are such to
establish that:
(1) the MCD will bring measurable community benefits and
enhancements to the Excelsior Outer Mission Street
Neighborhood Commercial District,
(2) the MCD has prepared a parking and transportation
management plan sufficient to address the anticipated impact of
its patients,
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.
-(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.
-(d) A Medical Cannabis Dispensary may only operate between
the hours of 8 am and 10 pm.
-(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.

* *	* *							
Table 7.	46. DIVISADERO STRI	EET NEIGHBORHOOD C	COMMERCIAL TRANSIT DISTRICT					
ZONING CONTROL TABLE								
No.	Zoning Category	§ References	Divisadero Street Transit Controls					
BUILDH	N G STANDARDS							
746.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	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					
746.11	Lot Size { Per Development}	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above					
746.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) and (e)					
746.13	Street Frontage	§ 145.1	Required					
Street Frontage, Above Grade 746.13a Parking Setback and Active Uses		§ 145.1	<i>Minimum 25 feet on ground floor, 15</i> <i>feet on floors above</i>					
746.13b	Street Frontage,	§ 145.4	Required along Divisadero Street					

1		Required Ground		between Haight and O'Farrell Streets
2		Floor Commercial		
3	746.14	Awning	§ 136.1(a)	<u>₽</u>
4	746.15	<i>Canopy</i>	<u>§ 136.1(b)</u>	P
5	746.16			
6	746.16	<i>Marquee</i>	§ 136.1(c)	<u>P</u>
7		Streetscape and		
8	746.17	Pedestrian	§ 138.1	<i>Required</i>
9		<i>Improvements</i>		
10 11	COMMER	CIAL AND INSTITUT	FIONAL STANDARDS AN	I D USES
12				2.5 to 1
13	746.20	Floor Area Ratio	§§ 102.9, 102.11, 123	§ 124(a) and (b)
14		Use Size		P up to 3,999 sq. ft.;
15	746.21	[Non-Residential]	§§ 121.2, 790.130	C 4,000 sq. ft. & above
16		Off-Street Parking,	<u>§§ 145.1, 150, 151.1,</u>	None required. Maximum permitted
17	746.22			
18		Non residential	153-157, 159-160, 204.5	as set forth in Section 151.1
19	746.23	Off-Street Freight	§§ 150, 152, 153-155,	Generally, none required if gross
20	740.23	<i>Loading</i>	161(b), 204.5	f loor area is less than 10,000 sq. ft.
21		Outdoor Activity		P if located in front;
22	746.24	Area	§§ 145.2(a), 790.70	C if located elsewhere
23	746.25			
24	746.25	<i>Drive-Up Facility</i>	§ 790.30	-
25	746.26	Walk Up Facility	§§ 145.2(b), 790.140	P if recessed 3 ft.;

				Τ			
1				C if not recessed	d		
2				<u>P 6 a.m. 2 a.m</u>	<u>-</u>		
3	746.27	Hours of Operation	§ 790.48	C 2 a.m 6 a.m	l.		
4			88 262 602 604 608				
5	746.30	General Advertising	§§ 262, 602-604, 608, 609	-			
6		Sign	009				
7	746.31	Business Sign	§§ 262, 602-604,	<u>P</u>			
8	740.51	Dusiness sign	607.1(f)(2), 608, 609	F			
9			§§ 262, 602-604,				
10	746.32	Other Signs	607.1(c), (d), and (g),	P			
11			608, 609				
12		I					
13					Divi	adero	Stroot
14	No.	Zoninį	g Category	§ References	Controls by Story		
15					Com		Story
16	—	-		§ 790.118	1st	2nd	3rd+
17							_
18	746.36	Residential Conversion		§ 317	₽	C	-
19 20	746.37	Residential Demolition		§ 317	₽	e	C
20 21	746.38	Residential Division		<u>§ 207.8</u>	₽	₽	₽
22							
23	746.39	\mathbb{P} 46.39Residential Merger $\frac{\$}{\$}$ 317 \mathcal{C} \mathcal{C} \mathcal{C}					
24	Retail Sal	les and Services					
25	746.40	Other Retail Sales and S	Services	§ 790.102	<u>₽</u> #	₽#	-

			r	1	1	
1		{Not Listed Below}				
2	746.41	Bar	§ 790.22	₽	₽#	-
3 4	746.43	Limited Restaurant	§ 790.90	₽	₽#	-
5	746.44	<i>Restaurant</i>	§ 790.91	₽	₽#	-
6 7	746.45	Liquor Store	§ 790.55	NP #	-	-
8 9	746.46	Movie Theater	§ 790.64	₽	₽#	_
10	746.47	Adult Entertainment	§ 790.36	-	-	-
11	746.48	Other Entertainment	§ 790.38	₽	₽#	-
12	746.49	Financial Service	§ 790.110	e	-	-
13 14	746.50	Limited Financial Service	§ 790.112	₽	-	-
15	746.51	Medical Service	§ 790.114	₽	₽	_
16	746.52	Personal Service	§ 790.116	₽	₽	-
17 18	746.53	Business or Professional Service	§ 790.108	₽	₽	-
19			§ 790.60			
20 21	746.5 4	Massage Establishment	§§ 29.1-29.32 Health Code	C	-	-
22	746.55	Tourist Hotel	§ 790.46	e	e	e
23 24 25	746.56	Automobile Parking	§§ 145.1, 156, 160, 790.8	¢	-	-

				-	-			
1	746.57	Automotive Gas Station	§ 790.14	e	-	-		
2	746.58	Automotive Service Station	§ 790.17	C	-	-		
3 4	746.59	Automotive Repair	§ 790.15	C	-	-		
5	746.60	Automotive Wash	§ 790.18	-	-	-		
6	746.61	Automobile Sale or Rental	§ 790.12	-	-	-		
7 8	746.62	Animal Hospital	§ 790.6	e	-	-		
9	746.63	Ambulance Service	§ 790.2	-	-	-		
10	746.64	Mortuary	§ 790.62	-	-	-		
11 12	746.65	Trade Shop	§ 790.124	₽	₽#	-		
13	746.66	Storage	§ 790.117	-	-	-		
14 15	746.68	Fringe Financial Services	§ 790.111	NP #	-	-		
16 17	746.69	Tobacco Paraphernalia Establishments	§ 790.123	e	_	-		
17 18 19	746.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	e	-	-		
20	746.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽		
21	746.69D	Large Scale Urban Agriculture	§ 102.35(b)	e	e	e		
22 23	Institutions and Non-Retail Sales and Services							
24	746.70	Administrative Service	§ 790.106	-	-	-		

	-					
1	746.80	Hospital or Medical Center	§ 790.44	-	_	-
2 3	746.81	Other Institutions, Large	§ 790.50	₽	C	e
4	746.82	Other Institutions, Small	§ 790.51	₽	₽	₽
5	746.83	Public Use	§ 790.80	C	e	C
6	746.84	Medical Cannabis Dispensary	§ 790.141	₽#	-	-
7 8	746.85	Philanthropic Administrative Service	§ 790.107	-	<u>₽</u> #	-
9	RESIDE	NTIAL STANDARDS AND USES		•	-	
10	746.90	Residential Use	§ 790.88	₽	₽	₽
 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 	746.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	densit area. restric physic contro bulk, - open - expos dwelli and of applic of this	Densit eted by cal env ols of h setbael space, ure, re ing uni ther	by lot y elope reight, ks, quired t mix, ontrols ther

1				by applicable
2				design guidelines,
3				applicable elements
4				and area plans of
5				the General Plan,
6				and design review
7				by the Planning
8				Department.
9				§ 207.4, 207.6
10				No group housing
11				density limit by lot
12				area. Density
13				restricted by
14				physical envelope
15				controls of height,
16		Residential Density, Group Housing	§§ 207.1, 208,	bulk, setbacks,
17	746.92			open space,
18			790.88(b)	exposure and other
19				applicable controls
20				of this and other
21				Codes, as well as
22				by applicable
23				design guidelines,
24				applicable elements
25				

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								and a	rea pla	ans of
								the G	eneral	Plan,
								and d	esign I	review
								by the	: Planr	iing
								Depa	rtment	÷
								§ 208		
								Gene	rally, e	either
								100 s	q. ft. if	
	746.93		sable Open S	-	ace		<u>şş 135, 136</u>	private, or 133 sq.		
		<i>{Per Residential Unit}</i>				ft. if common				
							§ 135	(d)		
ľ								None	requir	ed P
							<u>§§ 150, 151.1,</u>		.5 cars	
	746.94		Off Street Parking, Residential		<u>153-157, 159</u>	unit, C up to .75				
	,,.	<i>U</i> .	<i>y</i> 200 200 2 00 1				160		•	
								cars per unit, NP above		,
-	- 46 -	~								
	746.95	Community Residential Parking					§ 790.10	e	-	-
	SPECIFI	C F	PROVISION	S FOR THE I	DIVISADE	R o stree	t neighborh	1 00D (COMM	IERCIA
	TRANSIT DISTRICT									
	Article 7 Other									

		0.1	
23	Article 7	Other	
20			
24	Code	Code	Zoning Controls
21	Cation	Section	
25	Section	Section	
20		-	

	r	-	
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	<u>ş 746.65</u>		immediately prior second-story Residential Use.
7	-		
8	§ 746.85		
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	ş 746.40 ş 746.45	-	sanitary condition in compliance with the Department of Public Works
18	§ /40.43		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			<i>— For information about compliance, contact Bureau of Street Use and</i>
24			Mapping, Department of Public Works.
25			(2) The business operator shall provide outside lighting in a manner

		1	
1			sufficient to illuminate street and sidewalk areas and adjacent parking as
2			appropriate to maintain security, without disturbing area residences.
3			
4			clear doors of the business shall bear advertising or signage of any sort
5			and all advertising and signage shall be placed and maintained in a
6			manner that ensures that law enforcement personnel have a clear and
7			unobstructed view of the interior of the premises including the area in
8			which the cash registers are maintained from the exterior public sidewalk
9			or entrance to the premises.
10			FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
11			Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not
12			<i>limited to, properties within the Divisadero Street NCD.</i>
13	<u>§ 746.68</u>	<u>§ 249.35</u>	<i>Controls:</i> Within the FFSRUD and its 1/4 mile buffer, fringe financial
14	5	0 - 19 10 -	services are NP pursuant to Section 249.35. Outside the FFSRUD and its
15			1/4 mile buffer, fringe financial services are P subject to the restrictions set
16			forth in Section 249.35(c)(3).
17			<i>John in Section 217.55(e)(5).</i>
18		§ 790.141	
19	§ 746.84	Health	Medical Cannabis Dispensaries may only operate between the hours of 8
20	0	Code	a.m. and 10 p.m.
21		§ 3308	
22			
23	* *	* *	
24	Table 74	7. FILLMO	RE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
25 L			

	Z	ONING CONTROL TAB	LE
No. Zoning Category		§ References	Fillmore Street Transit Controls
BUILDI.	NG STANDARDS		
			Generally, 65-X, and 40-X south of Oak Street; see Zoning Map.
		§§ 102.12, 105, 106,	Height Sculpting on Alleys; § 261.
747.10	Height and Bulk Limit	250-252, 260, 261.1,	Additional 5 feet in height allowed
		263.20, 270, 271	for parcels in the 40 X and 50 X
			height district with active uses; see
			263.20
	Lot Size		P up to 9,999 sq. ft.;
747.11	{Per Development}	§§ 121.1, 790.56	C 10,000 sq. ft. & above
747 10		ee 120 124 126	Required at residential levels
747.12	Rear Yard	§§ 130, 134, 136	§ 134(a) and (e)
747.13	Street Frontage	§ 145.1	Required
747.13a	Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	<i>Minimum 25 feet on ground floor,</i> <i>feet on floors above</i>
747.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Required along Fillmore Street fro Bush Street to McAllister Street
747.14	Awning	§ 136.1(a)	P

1	747.15	Canopy	§ 136.1(b)	P
2	747.16	<i>Marquee</i>	§ 136.1(c)	P
3 4 5	747.17	Streetscape and Pedestrian Improvements	§ 138.1	<i>Required</i>
6	COMME	ERCIAL AND INSTITUTION	NAL STANDARDS AND	USES-
7 8	747.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) and (b)
9 10 11	747.21	Use Size [Non-Residential]	§§ 121.2, 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above
12 13 14	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
15 16 17	747.23	Off Street Freight Loading	§§ 150, 152, 153-155, 161(b), 204.5	<i>Generally, none required if gross</i> floor area is less than 10,000 sq. ft.
17 18 19	747.24	Outdoor Activity Area	§§ 145.2(a), 790.70	P if located in front; C if located elsewhere
20	747.25	Drive-Up Facility	§ 790.30	-
21 22 23	747.26	Walk Up Facility	§§ 145.2(b), 790.140	P if recessed 3 ft.; C if not recessed
23 24	747.27	Hours of Operation	§ 790.48	No limit
25	747.30	General Advertising Sign	§§ 262, 602-604, 608,	-

					-				
1		e	509						
2 3	747.31	Business Sign	§§ 262, 602-604, 507.1(f)(2), 608, 609	<u>₽</u>					
4 5 6 7	747.32	Other Signs	§§ 262, 602-604, 507.1(c), (d), and (g), 508, 609						
8									
9 10 11	No. —	Zoning Categ	ory		§ Referen	ces		more St Transit trols by	ţ
12 13					§ 790.118		1st	2nd	3rd+
13									
15	747.36	Residential Conversion	§ 317	₽		NP			NP
16	747.37	Residential Demolition	§ 317	₽		£			e
17	747.38	Residential Division	§ 207.8	₽		₽			₽
18 19	747.39	Residential Merger	§ 317	ϵ		e			e
20	Retail Sa	les and Services							
21 22	747.40	Other Retail Sales and Servic [Not Listed Below]	es § 790.102	₽		₽			₽
23 24	747.41	Bar	§ 790.22	₽		₽			-
25	747.43	Limited-Restaurant	§ 790.90	₽		₽			-

	-		-	-	
747.44	Restaurant	§ 790.91	₽	P	-
747.45	Liquor Store	§ 790.55	-	-	-
747.46	Movie Theater	§ 790.64	₽	₽	-
747.47	Adult Entertainment	§ 790.36	G	e	_
747.48	Other Entertainment	§ 790.38	₽	P	_
747.49	Financial Service	<u>§ 790.110</u>	₽	₽	_
747.50	Limited Financial Service	<u>§ 790.112</u>	P	P	_
747.51	Medical Service	-	₽	P	₽
					_
747.52		<i>y</i> / >0.110	1		
747.53	Business or Professional Service	§ 790.108	₽	P	₽
		§ 790.60			
747.54	Massage Establishment	§§ 29.1-29.32	E	e	-
		Health Code			
747.55	Tourist Hotel	§ 790.46	e	C	e
747.56		§§ 145.1, 156,			
/4/.30	Automobile Parking	160, 790.8	e	-	-
747.57	Automotive Gas Station	§ 790.14	e	-	-
747.58	Automotive Service Station	§ 790.17	e	_	-
747.59	Automotive Repair	§ 790.15	C	e	-
	747.45 747.46 747.47 747.48 747.50 747.51 747.52 747.53 747.53 747.54 747.55 747.55 747.55 747.55 747.55 747.55 747.55 747.55 747.55 747.55 747.55 747.55 747.55	747.45 Liquor Store 747.45 Movie Theater 747.46 Movie Theater 747.47 Adult Entertainment 747.48 Other Entertainment 747.49 Financial Service 747.50 Limited Financial Service 747.51 Medical Service 747.52 Personal Service 747.53 Business or Professional Service 747.54 Massage Establishment 747.55 Tourist Hotel 747.56 Automobile Parking 747.58 Automotive Gas Station	747.45 Liquor Store \$790.55 747.46 Movie Theater \$790.64 747.47 Adult Entertainment \$790.36 747.48 Other Entertainment \$790.38 747.49 Financial Service \$790.110 747.50 Limited Financial Service \$790.112 747.51 Medical Service \$790.114 747.52 Personal Service \$790.116 747.53 Business or Professional Service \$790.108 747.53 Business or Professional Service \$790.108 747.54 Massage Establishment \$790.60 \$\$20.129.32 Heatth Code 747.54 Automobile Parking \$790.46 747.55 Automobile Parking \$8,145.1,156,160,790.8 747.54 Automobile Service Station \$790.14	747.45 Liquor Store 5 747.45 Liquor Store \$790.55 - 747.46 Movie Theater \$790.64 P 747.47 Adult Entertainment \$790.36 C 747.48 Other Entertainment \$790.38 P 747.49 Financial Service \$790.110 P 747.50 Limited Financial Service \$790.112 P 747.51 Medical Service \$790.114 P 747.52 Personal Service \$790.116 P 747.52 Personal Service \$790.116 P 747.52 Personal Service \$790.116 P 747.52 Personal Service \$790.108 P 747.52 Personal Service \$790.008 P 747.54 Massage Establishment \$790.60 \$\$29.1-29.32 C 747.55 Tourist Hotel \$790.46 \$ C 747.55 Automobile Parking \$\$90.17 \$ C 747.54 Auto	747.45 Liquor Store $\$$ 790.55 - - 747.46 Movie Theater $\$$ 790.64 P P 747.47 Adult Entertainment $\$$ 790.36 C C 747.48 Other Entertainment $\$$ 790.38 P P 747.49 Financial Service $\$$ 790.310 P P 747.49 Financial Service $\$$ 790.110 P P 747.50 Limited Financial Service $\$$ 790.110 P P 747.51 Medical Service $\$$ 790.110 P P 747.52 Personal Service $\$$ 790.112 P P 747.52 Personal Service $\$$ 790.116 P P 747.53 Business or Professional Service $\$$ 790.108 P P 747.54 Massage Establishment $\$$ 790.408 P P 747.55 Tourist Hotel $\$$ 790.406 C C 747.56 Automobile Parking $\$$ 8700.41 C C 747.57 Automobile Service Station $\$$ 790.14 C C

			-		
747.60	Automotive Wash	§ 790.18	e	-	-
747.61	Automobile Sale or Rental	§ 790.12	C	-	-
747.62	Animal Hospital	§ 790.6	e	-	-
747.63	Ambulance Service	§ 790.2	e	-	-
747.64	<i>Mortuary</i>	§ 790.62	e	e	e
747.65	Trade Shop	§ 790.124	₽	e	e
747.66	<u>Storage</u>	§ 790.117	e	e	e
747.68	Fringe Financial Services	§ 790.111	NP #	-	-
747.69	Tobacco Paraphernalia Establishments	§ 790.123	e	-	-
747.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	C	-	-
747.69C	Neighborhood Agriculture	§ 102.35(a)	₽	₽	₽
747.69D	Large-Scale Urban Agriculture	§ 102.35(b)	e	e	e
Institution	ns and Non-Retail Sales and Serv	vices -			
747.70	Administrative Service	§ 790.106	C	e	e
747.80	Hospital or Medical Center	§ 790.44	e	e	e
747.81	Other Institutions, Large	§ 790.50	₽	₽	₽
747.82	Other Institutions, Small	§ 790.51	₽	₽	₽
	747.61 747.62 747.63 747.64 747.65 747.69 747.69 747.69B 747.69C 747.69D 747.69D 747.69D 747.69D 747.69D 747.69D 747.69D 747.80 747.81	747.61Automobile Sale or Rental747.62Animal Hospital747.63Ambulance Service747.64Mortuary747.65Trade Shop747.66Storage747.67Fringe Financial Services747.68Fringe Financial Services747.69Amusement Game Arcade747.69B(Mechanical Amusement747.69CNeighborhood Agriculture747.69DLarge-Scale Urban Agriculture747.70Administrative Service747.80Hospital or Medical Center747.81Other Institutions, Large	747.61 Automobile Sale or Rental § 790.12 747.62 Animal Hospital § 790.6 747.63 Ambulance Service § 790.2 747.64 Mortuary § 790.62 747.65 Trade Shop § 790.124 747.66 Storage § 790.124 747.66 Storage § 790.124 747.67 Trade Shop § 790.124 747.68 Fringe Financial Services § 790.117 747.69 Tobacco Paraphernalia Establishments § 790.123 747.690 Amusement Game Arcade (Mechanical Amusement § 790.4 747.691 Merge-Scale Urban Agriculture § 102.35(a) 747.692 Large-Scale Urban Agriculture § 102.35(b) 747.691 Large-Scale Urban Agriculture § 102.35(b) 747.692 Meinistrative Service § 790.106 747.700 Administrative Service § 790.106 747.801 Hospital or Medical Center § 790.50	747.61 Automobile Sale or Rental § 790.12 C 747.62 Animal Hospital § 790.6 C 747.63 Ambulance Service § 790.6 C 747.64 Mortuary § 790.62 C 747.65 Trade Shop § 790.62 C 747.66 Storage § 790.124 P 747.66 Storage § 790.117 C 747.66 Storage § 790.117 C 747.69 Fringe Financial Services § 790.123 C 747.69 Tobacco Paraphernalia Establishments § 790.123 C 747.69B Musement Game Arcade (Mechanical Amusement Devices) § 790.4 C 747.69D Large Scale Urban Agriculture § 102.35(a) P 747.69D Large Scale Urban Agriculture § 102.35(b) C 747.70 Administrative Service § 790.106 C 747.70 Administrative Service § 790.4 C 747.80 Hospital or Medical Center § 790.50 P <	747.61Automobile Sale or Rental§ 790.12C747.62Animal Hospital§ 790.6C-747.63Ambulance-Service§ 790.2C-747.64Mortuary§ 790.62CC747.65Trade Shop§ 790.124PC747.66Storage§ 790.124PC747.67Trade Shop§ 790.117CC747.68Fringe Financial Services§ 790.111NP.#-747.69Tobacco Paraphernalia Establishments§ 790.123C-747.698Musement Game Arcade (Mechanical Amusement Devices)§ 790.4C-747.690Neighborhood Agriculture g 102.35(a)PPP747.700Large-Scale Urban Agriculture s 102.35(b)CCC747.80Hospital or Medical Center g 790.40§ 790.40CC747.80Hospital or Medical Center g 790.50PPP

1	747.83	Public Use	§ 790.80	e	e	e	
2	747.84	Medical Cannabis Dispensary	§ 790.141	₽#	-	-	
3 4	747.85	Philanthropic Administrative	§ 790.107	-	₽	-	
5		Service					
6	RESIDE	NTIAL STANDARDS AND USE	<u>s</u> -				
7	747.90	Residential Use	§ 790.88	₽	₽	₽	
8				No residenti	al density limit by lot		
9							
10				area. Density restricted by			
11		Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	<i>physical envelope controls of</i>			
12				height, bulk, setbacks, open			
13				space, exposure, required			
14				dwelling unit mix, and other			
15	747.91			applicable controls of this and			
16	, , , , , , , , , , , , , , , , , , , ,			other Codes, as well as by			
17				applicable design guidelines,			
18				applicable elements and area			
19				plans of the General Plan, and			
20				design review	v by the Planning		
20				Department.			
21				§ 207.4, 207	.6		
22				No group ho	using dansity limit by		
	747.92	Residential Density, Group	§§ 207.1, 208,	No group housing density limit by			
24	/4/.92	Housing	790.88(b)	lot area. Density restricted by			
25				physical envelope controls of			

	-			-		-
1				height, bulk,	setbacks, open	
2				space, expos	ure and other	
3				applicable co	ontrols of this and	
4				other Codes,	as well as by	
5				applicable d	esign guidelines,	
6				applicable et	lements and area	
7				plans of the	General Plan, and	
8				design revie v	v by the Planning	
9				Department.		
10				§ 208		
11				Generally, et	ither 80 sq. ft. if	
12	747.93	Usable Open Space	<u>§§ 135, 136</u>		00 sq. ft. if common	
13		{Per Residential Unit}	55	<u>§ 135(d)</u>	100	
14						-
15			§§ 150, 151.1,	-	ed. P up to .5 cars	
16	747.94	Off Street Parking, Residential	153-157, 159-		p to .75 cars per	
17			160	unit, NP abo	ve	
18	747.95	Community Residential	§ 790.10	C	C	C
19	747.73	Parking	y 790.10	E	¢	£
20						
21	SPECH	FIC PROVISIONS FOR THE FI	LIMORE STRE	ET NEIGHRO	RHOOD COMMER	CIAL
22	JIECH		LEMORE STREE			

22			TRANSIT DISTRICT
23	Article 7	Oth ar	
24	Article 7	Other	Zoning Controls
25	Code	Code	

1	Sectio	n Section					
2			FRINGE FINANCIAL SERVICE RE	STRICTED U	<u>SE DISTRICT</u>		
3			(FFSRUD)				
4			Boundaries: The FFSRUD and its 1	1/4 mile buffer	includes. but is not		
5			limited to, properties within the Filli				
6	§ 747.68	§ 249.35	<i>Controls: Within the FFSRUD and</i>				
7			services are NP pursuant to Section				
8			<i>1/4 mile buffer, fringe financial serv</i>				
9			set forth in Subsection 249.35(c)(3).				
10							
11		§ 790.141					
12	§ 747.8 4		Medical Cannabis Dispensaries may only operate between the hours of 8				
13		Code	a.m. and 10 p.m.				
14		§ 3308					
15							
16		* * * *					
17		Table 748. JA	PANTOWN NEIGHBORHOOD CO.	MMERCIAL	DISTRICT		
18			ZONING CONTROL TABL	E			
19				§			
20	No.		Zoning Category	-	Japantown Controls		
21		References					
22	BUILDING STANDARDS						
23				§§ 102,	Generally 50 X, and		
24	748.10	Height and Bulk	: Limit	105, 106,	65 A along Fillmore		
25					Street. In the 50-X		

1			260, 261.1,	height district, an
2			261.3,	additional five feet
3			263.20,	height allowed for
4			270, 271	the ground floor for
5				active uses (as
6				defined in 145.1(b)).
7				Upper story setback
8				of one foot for every
9				foot above 35 feet in
10				height from the front
11				property line
12				required along
13				Buchanan Street
14				between Post and
15				Sutter. See Zoning
16				Map.
17				P up to 9,999 sq. ft.;
18	748.11	Lot Size	§§ 121.1,	C 10,000 sq. ft. and
19		[Per Development]	790.56	above
20				
21	740.12		§§ 130,	Required at
22	748.12	Rear Yard	134, 136	residential levels
23				§ 134(a) and (e)
24	748.13	Street Frontage	§ 145.1	<i>Required</i>
<u>ог</u>				

	r		1	
1 2 3	748.13a	Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	<i>Minimum 25 feet on</i> ground floor, 15 feet on floors above
4 5 6 7 8 9 10 11 12 13 14	748.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	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.
 15 16 17 18 19 20 21 22 23 24 25 	748.13c	Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	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 to Buchanan Street from Post Street to

				· · · · · · · · · · · · · · · · · · ·				
1				Sutter Street.				
2			<u>şş 102,</u>					
3	748.14	Awning	136.1(a)	₽				
4			ee 102					
5	748.15	<i>Canopy</i>	§§ 102, 126 1(h)	₽				
6			136.1(b)					
7	748.16	<i>Marquee</i>	§§ 102,	₽				
8	, , , , , , , , , , , , , , , , , , , ,		136.1(c)	-				
9	748.17	Streetscape and Pedestrian Improvements	§ 138.1	<i>Required</i>				
10 11	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES							
12			§§ 102,	3.6 to 1				
13	748.20	Floor Area Ratio	123	§ 124(a) and (b)				
14				P up to 2,499 sq. ft.;				
15	748.21	Use Size	§§ 121.2, 790.130	C 2,500 sq. ft. &				
16	740.21	{Non-Residential}		above				
17								
18			§§ 145.1,					
19	748.22	Off-Street Parking, Non- residential		None required.				
20			153-157,	Maximum permitted				
21			159-160,	as set forth in				
22			161(g),	Section 151.1				
23			204.5					
24	749.33	Off Street Englisht Landin	§§ 150,	Generally, none				
25	748.23	<i>Off Street Freight Loading</i>	152, 153-	required if gross				

$ \begin{array}{cccccccccccccccccccccccccccccccccccc$				1	
3 204.5 204.5 4 204.5 204.5 5 748.24 $0utdoor Activity Area$ $45.2(a)$, $Cif located in front;$ 6 700.70 $elsewhere$ 7 748.25 $Drive Up Facility$ $\$790.30$ NP 9 748.26 $Walk Up Facility$ $\$790.30$ NP 10 748.26 $Walk Up Facility$ $\$790.40$ P 10 748.27 Hours of Operation $\$790.48$ $P6a.m. 2a.m.$ 12 748.31 General Advertising Sign 602.604 , OP NP 15 602.604 , OP P 608.609 P 16 $8x 262$; 602.604 , P $8x 262$; 602.604 , P P 16 748.31 $Business Sign$ $8x 262$; 602.604 , P P	1			155,	floor area is less
45748.24Outdoor Activity Area $\$$ P if located in front; C if located elsewhere67145.2(a), 790.70C if located elsewhere778748.25Drive Up Facility $\$$ 790.30NP9748.26Walk-Up Facility $\$$ 790.140P10748.27Hours of Operation $\$$ 790.48 P 6 a.m. 2 a.m. C 2 a.m. 6 a.m.12748.30General Advertising Sign θ 202.604, θ 002.604,NP16 $\$$ 748.31Business Sign θ 202.604, θ 02.604,P#	2			161(b),	than 10,000 sq. ft.
5 6748.24Outdoor Activity Area $\frac{\$\$}{145.2(a),}$ 790.70 C if located elsewhere7 8748.25Drive Up Facility $\frac{\$790.30}{\$790.30}$ NP9748.26Walk-Up Facility $\frac{\$790.140}{\$790.140}$ P10 11748.27Hours of Operation $\frac{\$790.48}{\$790.48}$ $\frac{P 6 a.m 2 a.m.}{C 2 a.m 6 a.m.}$ 12 13 14748.30General Advertising Sign $\frac{\$\$ 262,}{602.604,}$ $\frac{\$\$ 262,}{602.604,}$ $\frac{\$\$ 262,}{602.604,}$ 16 17748.31Business Sign $\frac{\$\$ 262,}{602.604,}$ $\frac{\$\$ 262,}{602.604,}$ $\frac{\$\$ 262,}{602.604,}$	3			204.5	
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	4			33	<i>P if located in front;</i>
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	5	748.24	Outdoor Activity Area		
8 748.25 Drive Up Facility $\$$ 790.30 NP 9 748.26 Walk-Up Facility $\$$ 790.140 P 10 748.27 Hours of Operation $\$$ 790.48 $P = a.m 2.a.m 2.a.$	6				
8 I	7	710 25	Drive Un Excility	\$ 700 20	ND
10 1^{-1} $1^{$	8	740.23	Drive Op Facility	§ 790.30	
11 748.27 Hours of Operation $\$$ 790.48 $P \circ a.m 2 a.m.$ 12	9	748.26	Walk-Up Facility	§ 790.140	₽
11 $C = 2 a.m 6 a.m.$ 12 3 13 748.30 General Advertising Sign $602-604$, $608, 609$ 15 $608, 609$ 16 $\frac{\$\$ 262}{604, 609}$ 17 748.31 Business Sign $602-604$, 9^{-4}	10				<u>Р 6 а.т. 2 а.т.</u>
13 748.30 General Advertising Sign $\frac{\$\$ 262,}{602-604,}$ hP 14 $608, 609$ $608, 609$ hP 15 $602-604,$ $\$\$$ $608, 609$ 16 $\$\$$ $\$\$$ $\$\$$ $\$\$$ 17 748.31 Business Sign $602-604,$ $P#$	11	748.27	Hours of Operation	§ 790.48	C 2 a.m. 6 a.m.
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	12				
14 $608, 609$ 15 $608, 609$ 16 $\frac{\$\$ 262,}{602-604,}$ 17 748.31 Business Sign $602-604,$	13				
15 15 $\frac{15}{8\$ 262}$, 16 $\frac{\$\$ 262}{602-604}$, $\frac{602-604}{P\#}$ 17 748.31 Business Sign	14	748.30	General Advertising Sign	602-604,	NP
17 $\frac{1}{748.31}$ Business Sign $\frac{602-604}{P#}$	15			608, 609	
748.31 Business Sign	16			§§ 262,	
	17	748.31		602-604,	
	18		Business Sign	607.1(f)(2),	P #
19 608, 609	19			608, 609	
20 <u>\$§ 262,</u>				<u>88.262</u>	
21 <i>602-604</i> ,	21				
22 748.32 Other Signs 607.1(c), P	22	748.32	Other Siens	,	₽
23 (<i>d</i>), and	23	1 10.02			
24	24			(a), ana (g), 608,	
$ \langle \alpha \rangle \langle \beta \rangle $	25			(8), 000,	

			609			
No.	Zoning Category	§ References	Japanto	wn Controls	by Stor	ry
_		§ 790.118	1st	2nd	3rd+	-
	1		1			
748.38	Residential Conversion	§ 317	₽	e		e
748.39	Residential Demolition	§ 317	₽	e		e
Retail Sa	iles and Services					
748.40	Other Retail Sales and Services {Not Listed Below}	§ 790.102	₽	₽		¢
748.41	Bar	§ 790.22	P#	<i>C</i> #		€ #
748.43	Limited Restaurant	§ 790.90	<u>₽</u> #	₽#		€ #
748.44	<i>Restaurant</i>	§ 790.91	P #	₽ #		€ #
748.45	Liquor Store	§ 790.55	₽	e		-
748.46	Movie Theater	§ 790.64	₽	₽		ł
748.47	Adult Entertainment	§ 790.36	-	-		-
748.48	Other Entertainment	§ 790.38	₽#	₽#		€ #

1 2	748.49	Financial Service	§ 790.110	₽#	<i>C</i> #	C #
3	748.50	Limited Financial Service	§ 790.112	C	₽	₽
4 5	748.51	Medical Service	§ 790.114	e	₽	₽
6	748.52	Personal Service	§ 790.116	₽	₽	e
7 8	748.53 Service		§ 790.108	e	Р	₽
9 10 11 12	748.54	Massage Establishment	§ 790.60 §§ 29.1-29.33 Health Code	e	e	е
13	748.55	Tourist Hotel	§ 790.46	C	e	e
14 15	748.56	Automobile Parking	§§ 145.1, 156, 160, 790.8	C	C	e
16 17	748.57	Automotive Gas Station	§ 790.14	-	-	-
18	748.58	Automotive Service Station	§ 790.17	e	-	-
19	748.59	Automotive Repair	§ 790.15	e	-	-
20 21	748.60	Automotive Wash	§ 790.18	-	-	_
22	748.61	Automobile Sale or Rental	§ 790.12	e	-	-
23	748.62	Animal Hospital	§ 790.6	e	-	-
24 25	748.63	Ambulance Service	§ 790.2	-	-	-

			-	-	-	
1	748.64	<i>Mortuary</i>	§ 790.62	-	-	-
2						₽
3	748.65	Trade Shop	§ 790.124	<u>₽</u> #	<u>₽</u> #	
4						#
5	748.66	Storage	§ 790.117	-	-	-
6	748.68	Fringe Financial Services	§ 790.111	-	-	-
7		Tobacco Paraphernalia				
8	748.69a	Establishments	§ 790.123	e	-	-
9		Establishments				
10		Amusement Game Arcade				₽
11	748.69b	(Mechanical Amusement	§ 790.4	<u>₽</u> #	₽#	#
12		Devices)				//
13	748.69c	Neighborhood Agriculture	§ 102	₽	₽	₽
14	748.69d	Large-Scale Urban Agriculture	§ 102	e	e	e
15 16	Institutio	ons and Non-Retail Sales and Serv	rvices			
17	748.70	Administrative Service	§ 790.106	-	e	e
18	748.80	Hospital or Medical Center	§ 790.44	-	-	-
19 20	748.81	Other Institutions, Large	§ 790.50	₽	₽	₽
20	748.82	Other Institutions, Small	§ 790.51	₽	₽	₽
22	748.83	Public Use	§ 790.80	e	e	e
23	748.84	Medical Cannabis Dispensary	§ 790.141	-	-	-
24 25	748.85	Philanthropic Administrative	§ 790.107	e	₽	₽

г					1	1	1			
1		Servi	ce							
2	RESIDENTIAL STANDARDS AND US				S-					
3 4	748.90	Residential Use			§ 790.88	P P		₽		
5	748.91	Residential Density, Dwelling			§§ 207, 207.1, 207.4, 790.88(a)	Generally, 1				
0 7 8	748.92	Residential Density, Group			\$\$ 207.4, 790.88(a) \$\$ 207.1, 208, 790.88(b)	ft. lot area Generally, 1 (210 sq. ft. lot				
9 10 11 12 13	748.93	-Usab	le Open Space Residential Unit]		§§ 135, 136		ther 100 sq. ft. if			
14 15 16	748.94	Off-Street Parking, Residential			§§ 150, 151.1, 153-157, 159-160	None require cars per unit, cars per unit,	C up to 1.00			
17	748.95	Com	nunity Residential I	Parking	§ 790.10	e	e	e		
18		•						·1		
19 20 21		SPECIFIC PROVISIONS FOR THE JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT								
21 22 23	Article 7 Code		Other Code Section		Zoi	ning Controls				
23	Section Section									

1 2	§ 748.31	-	Business signs are also subject to the guidelines in the "Commission Guide for Formula Retail."
3 4	§§ 748.38- 748.95	-	<i>The controls for the 1st story shall apply to all development on</i> <i>Blocks 0700 and 0701.</i>
5 6 7 8 9 10	§ 748.41 § 748.43 § 748.44 § 748.48 § 748.65	§§ 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.
11	§ 748.69b		
12 13 14	§ 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.
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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.

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 Deputy City Attorney
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