



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text & Zoning Map Amendment

HEARING DATE: JANUARY 9, 2019
90-DAY DEADLINE: MARCH 22, 2020

Project Name: Establishing Twelve Named Neighborhood Commercial Districts
Case Number: 2019-022569PCA/MAP [Board File No. 191260]
Initiated by: Supervisor Ronen / Introduced December 17, 2019
Staff Contact: Audrey Merlone, Legislative Affairs
audrey.merlone@sfgov.org, 415-575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Approval**

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PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code and Zoning Maps to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues.

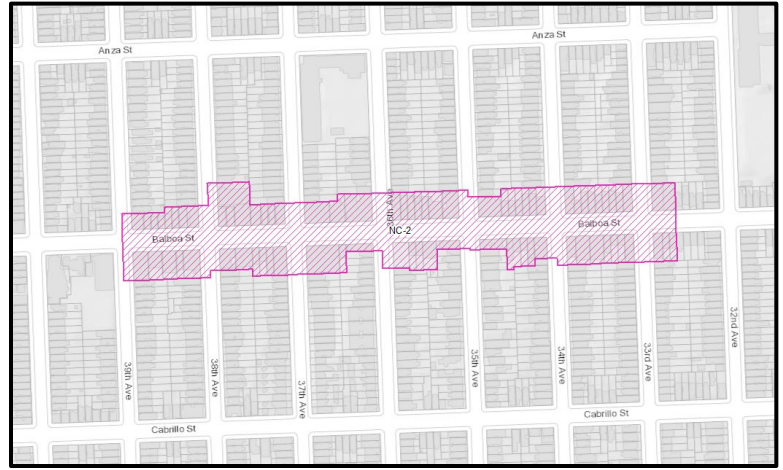
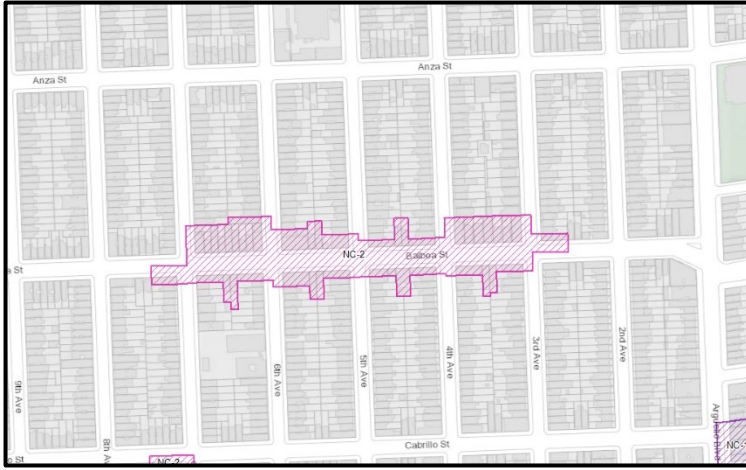
The Way It Is Now:

The twelve districts subject to the rezoning are a mix of Neighborhood Commercial Cluster (NC-1), Small-Scale Neighborhood Commercial (NC-2), and Moderate-Scale Neighborhood Commercial (NC-3) Districts.

The Way It Would Be:

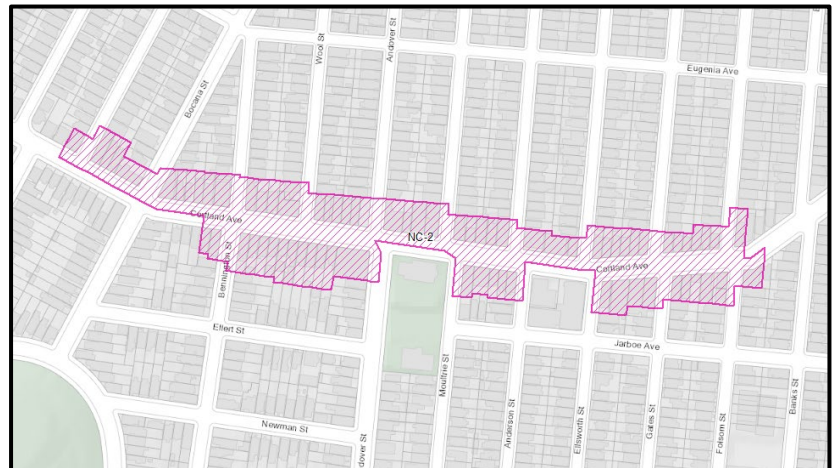
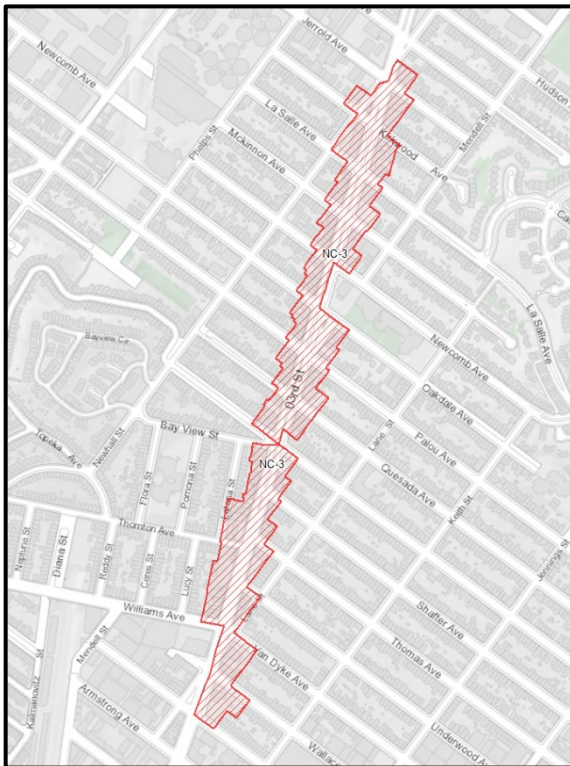
Twelve NC Districts in the city would be rezoned as follows:

1. **The Inner Balboa Street Neighborhood Commercial District (below, left):** Generally including the properties along Balboa Street between 2nd and 8th Avenues;



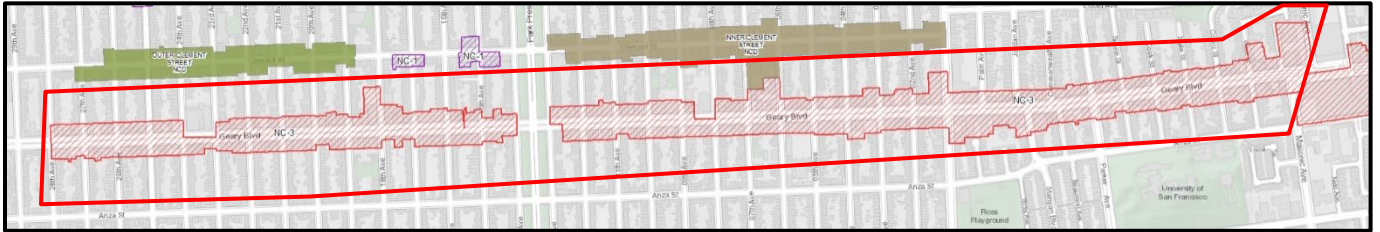
2. **The Outer Balboa Street Neighborhood Commercial District (above, right):** Generally including the properties along Balboa Street between 32nd and 39th Avenues;

3. **The Bayview Neighborhood Commercial District (below, left):** Generally including the properties along 3rd Street from Yosemite to Jerrold Avenues;

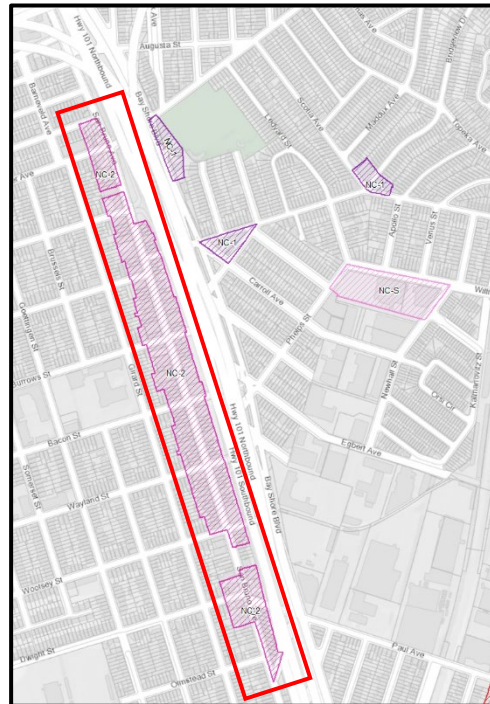
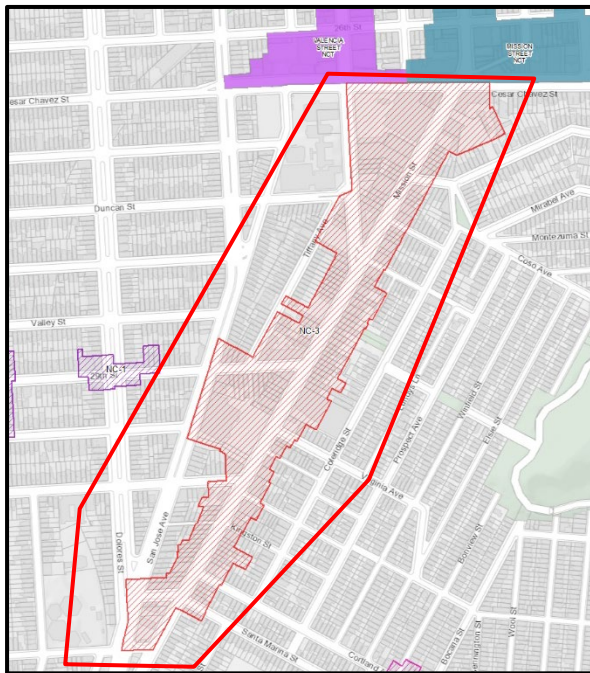


4. **The Cortland Avenue Neighborhood Commercial District (above, right):** Generally including the properties along Cortland Avenue between Bonview and Folsom Streets;

- 5. **The Geary Boulevard Neighborhood Commercial District:** Generally including the properties along Geary Boulevard between Masonic and 28th Avenues;

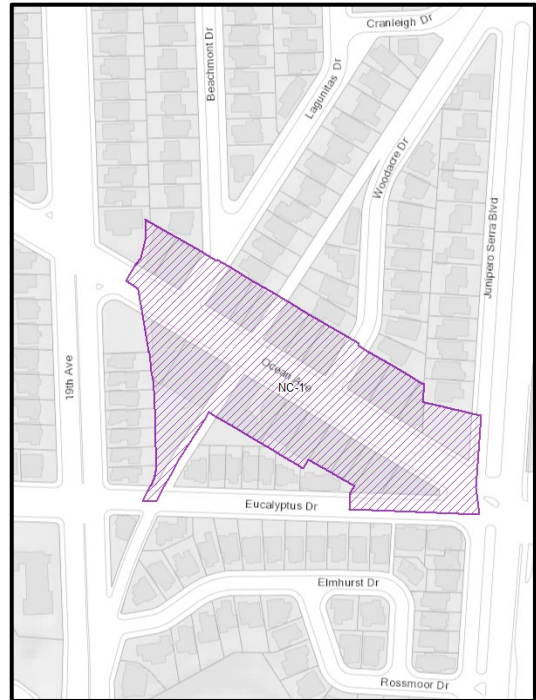
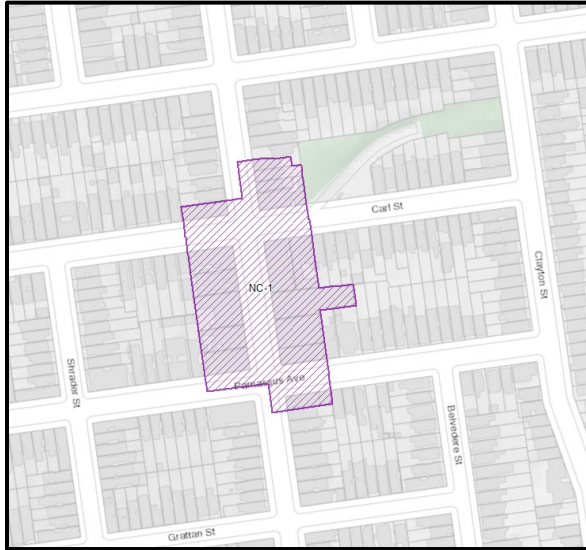


- 6. **The Mission Bernal Neighborhood Commercial District (below, left):** Generally including the properties along Mission Street between Cesar Chavez and Randall Streets;



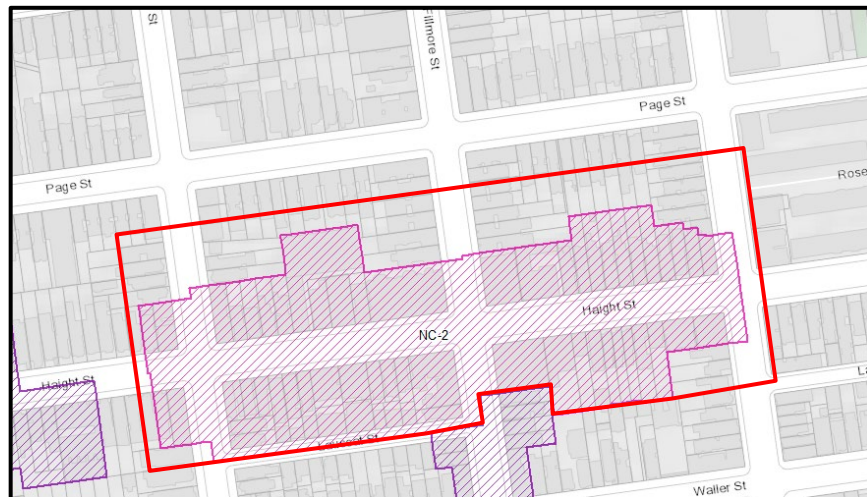
- 7. **The San Bruno Avenue Neighborhood Commercial District (above, right):** Generally including the properties along San Bruno Avenue between Hale and Olmstead Streets;

- 8. **The Cole Valley NCD (below, left):** Generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus;



- 9. **The Lakeside Village NCD (above, right):** Generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue;

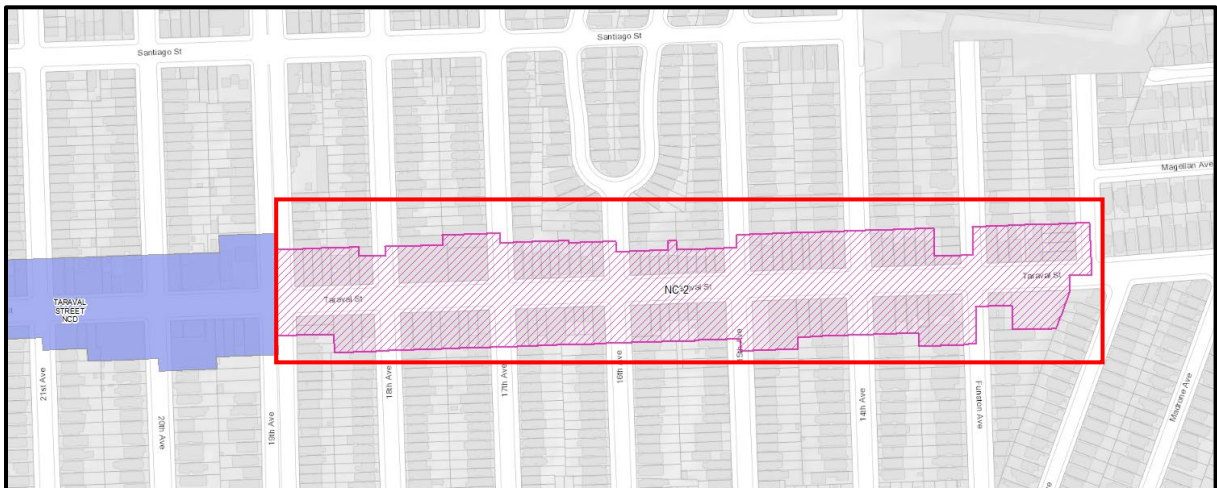
- 10. **The Lower Haight Street NCD (above, right):** Generally including the properties along Haight Street between Webster and Steiner Streets;



- 11. **The Lower Polk Street NCD:** Generally including non-contiguous properties along Polk Street from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets;



- 12. **The Inner Taraval NCD:** Generally including the properties along Taraval Street from 19th to Forest Side Avenues.



BACKGROUND

A proposition that would amend the Business and Tax Regulations Code and Administrative Code will be under consideration at the March 3, 2020 consolidated election. If approved, the ordinance would impose an annual tax on persons that keep ground floor commercial space in Named Neighborhood Commercial Districts vacant. The tax will only apply to those Named NCD's that existed prior to March 3, 2020. *This Ordinance is being considered at this time so that the identified districts are subject to the new vacancy tax should it pass; however, the Department finds that each district in this Ordinance would benefit from becoming a named NC District even if the proposed tax does not pass. Naming each district will help create a sense of identity and allow greater flexibility and control over land use policy.*

ISSUES AND CONSIDERATIONS

Named Neighborhood Commercial Districts

San Francisco is known as a city with many distinct neighborhoods whose diverse characteristics are expressed on their commercial streets. Many of these neighborhood shopping areas reflect the surrounding neighborhood's diversity and historic characteristics. Neighborhood commercial districts also constitute an important part of the city's economic base, contributing to the city's fiscal stability through property and business taxes, and providing employment opportunities for residents. They create a public domain where individuals can choose from a wide array of activities as well as have opportunities for leisure, cultural activities and entertainment. Many districts maintain an active street life and pedestrian character which enhances the city's stature as a walking city.

Changes that are made to a named commercial district only apply to that district, whereas changes made to NC-1, NC-2, and NC-3 Districts apply city wide.

Named neighborhood commercial districts allow for more tailored controls and help to protect or enhance unique characteristics associated with a neighborhood. Changes that are made to a named commercial district only apply to that district, whereas changes made to NC-1, NC-2, and NC-3 Districts apply city wide. For example, if a named NCD wants to control the number of nail salons because of an over concentration, then the controls for that named NCD can be changed to prohibit or require Conditional Use authorization for Personal Service uses. Conversely, if a neighborhood wants to encourage a type of use, the controls for that named NCD can be changed so that use is principally permitted.

One such example is the Third Street corridor in the Bayview. As the primary artery running through the middle of the Bayview Hunters Point neighborhood, Third Street serves as the primary commercial strip for the district. The area has been identified in both the Bayview Hunters Point Area Plan, and the Bayview Hunters Point Redevelopment Plan, and as an Office of Community Investment and Infrastructure project area. A 1995 update to the Bayview Hunters Point Area Plan identified an overconcentration of liquor stores and lack of essential neighborhood retail services. As a result, an Alcohol Restricted Use District was established along Third Street. Over the last two decades, this RUD has fostered the establishment of a larger variety of commercial uses along Third Street that serve the surrounding neighborhood. The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.

Converting NC-1 Districts

Generally, the Department has not supported creating Named NC Districts where NC-1 zoning currently exists. Typically, these districts are small clusters of commercial spaces that are often surrounded by residential zoning. These districts don't usually stand as hubs for commercial activity and tend to serve the needs of the immediately adjacent neighbors. However, there are two NC-1 districts being converted to named NC Districts in this ordinance; Lakeside Village and Cole Valley. Both districts have distinct character and while currently zoned NC-1, help define the neighborhoods' identities and serve as neighborhood hubs, like other Named NC Districts. Both districts have light rail line access, which emphasizes their prominence in the nearby communities (the M Oceanview runs directly through Lakeside village and the N Judah serves Cole Valley), and they also have distinct architectural aesthetics.

General Plan Compliance

The proposed Ordinance is in accordance with the Commerce and Industry Element of the San Francisco General Plan's Objective 2 to maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance is also in accordance with Policy 6.1 of the Commerce and Industry Element to ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

Racial and Social Equity Analysis

Understanding the benefits, burdens and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

The Planning Code amendments in the proposed Ordinance would further racial and social equity by giving each of the neighborhoods the ability to tailor their commercial corridor's zoning controls to fit the needs of their citizens. This includes making controls more permissive than the rest of the city if a Use could be of value to that neighborhood's residents or making controls on a Use much stricter if that neighborhood feels that use has become a detriment to the neighborhood. Many of the long-standing businesses in these commercial districts provide goods and services at accessible prices to the adjacent, lower-income residents. These businesses also frequently hire from the adjacent neighborhood, serving a source of employment for the neighborhood's youth and lower skilled workers. Any tailoring of uses in the future should therefore prioritize examining the barriers for entry for lower-income business owners and focus on creating controls that understand and accommodate the community's needs for services, goods, and employment.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

RECOMMENDATION

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

BASIS FOR RECOMMENDATION

The Department recommends that the Commission approve the proposed Ordinance because the continuing viability of a neighborhood commercial district is dependent primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience, and attractiveness. Establishing these twelve named neighborhood commercial districts will allow each of the unique and varied corridors to identify the specific needs of their districts and tailor the zoning controls to fit those needs. Creating the ability for each district to adapt their zoning controls as necessary assures the continuation of safe, convenient, and attractive commercial corridors.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

ENVIRONMENTAL REVIEW

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Full-sized Maps of Proposed Named NC Districts
- Exhibit C: Board of Supervisors File No. 191260



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution HEARING DATE JANUARY 9, 2020

Project Name: Establishing seven named neighborhood commercial districts
Case Number: 2019-022569PCA/MAP [Board File No. 191260]
Initiated by: Supervisor Ronen / Introduced December 17, 2019
Staff Contact: Audrey Merlone, Legislative Affairs
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RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH 1) THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 2ND AND 8TH AVENUES, 2) THE OUTER BALBOA STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 32ND AND 39TH AVENUES, 3) THE BAYVIEW NCD GENERALLY INCLUDING THE PROPERTIES ALONG 3RD STREET FROM YOSEMITE TO JERROLD AVENUES, 4) THE CORTLAND AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG CORTLAND AVENUE BETWEEN BONVIEW AND FOLSOM STREETS, 5) THE GEARY BOULEVARD NCD GENERALLY INCLUDING THE PROPERTIES ALONG GEARY BOULEVARD BETWEEN MASONIC AND 28TH AVENUES, 6) THE MISSION BERNAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG MISSION STREET BETWEEN CESAR CHAVEZ AND RANDALL STREETS, 7) THE SAN BRUNO AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG SAN BRUNO AVENUE BETWEEN HALE AND OLMSTEAD STREETS, 8) THE COLE VALLEY NCD GENERALLY INCLUDING THE PROPERTIES ALONG COLE STREET FROM FREDERICK TO GRATTAN STREETS AND SOME PARCELS NORTH OF CARL STREET AND SOUTH OF PARNASSUS, 9) THE LAKESIDE VILLAGE NCD GENERALLY INCLUDING THE PROPERTIES ALONG OCEAN AVENUE BETWEEN JUNIPERO SERRA BOULEVARD TO 19TH AVENUE, 10) THE LOWER HAIGHT STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG HAIGHT STREET BETWEEN WEBSTER AND STEINER STREETS, 11) THE LOWER POLK STREET NCD GENERALLY INCLUDING NON-CONTIGUOUS PROPERTIES ALONG POLK STREET FROM GEARY BOULEVARD TO GOLDEN GATE AVENUE WITH FRONTAGE ON GEARY BOULEVARD, GOLDEN GATE AVENUE, AND OTHER SIDE STREETS, AND 12) THE INNER TARAVAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG TARAVAL STREET FROM 19TH TO FOREST SIDE AVENUES; AND AMEND THE ZONING MAP TO INCLUDE THE NEW NEIGHBORHOOD COMMERCIAL DISTRICTS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on December 17, 2019 Supervisors Ronen, Fewer, Walton, Haney, Preston and Yee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 191260, which would amend the Planning Code and Zoning Map to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; and amend the Zoning Map to include the new Neighborhood Commercial Districts;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on January 9, 2020; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; 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

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

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:

The Commission finds the proposed Ordinance is in accordance with the General Plan as it will maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance will also ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

1. In the City's FY 12-13 budget, responsibility for providing strategic direction, planning and oversight of early care and education programs was consolidated in the new agency, OECE
2. The proposed Ordinance will correct the Planning Code so that it is in line with the City's current practices and adopted budget.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.6

Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

The proposed Ordinance will enhance the essential character of neighborhood commercial districts by encouraging and protecting uses which provide necessary goods and services to the surrounding neighborhoods and which are compatible in scale or type with the district in which they are to be located.

BAYVIEW AREA PLAN

OBJECTIVE 2

IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.1

Improve the physical and social character of Third Street to make it a more livable environment.

Policy 2.4

Encourage new mixed-use projects in defined nodes along Third Street to strengthen the corridor as the commercial spine of the neighborhood.

The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.

4. **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.

5. **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 APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 9, 2020.

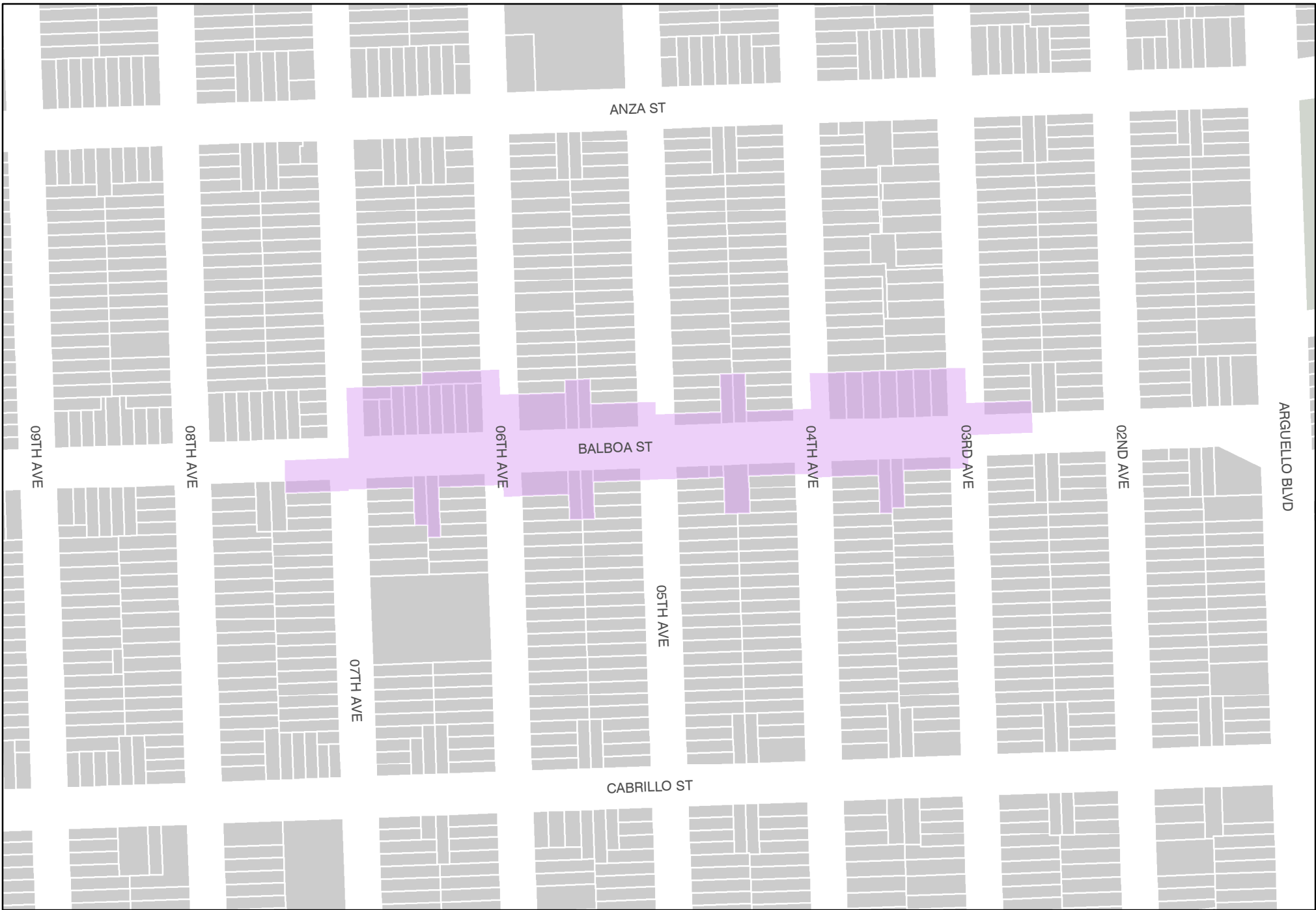
Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: January 9, 2020



ANZA ST

BALBOA ST

CABRILLO ST

ARGUELLO BLVD

09TH AVE

08TH AVE

07TH AVE

06TH AVE

05TH AVE

04TH AVE

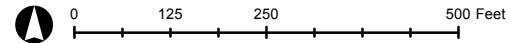
03RD AVE

02ND AVE

Proposed Inner Balboa Street NCD (Lots Area 2.9 Acres)

Currently zoned NC-2

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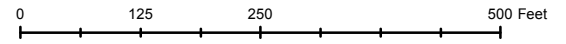


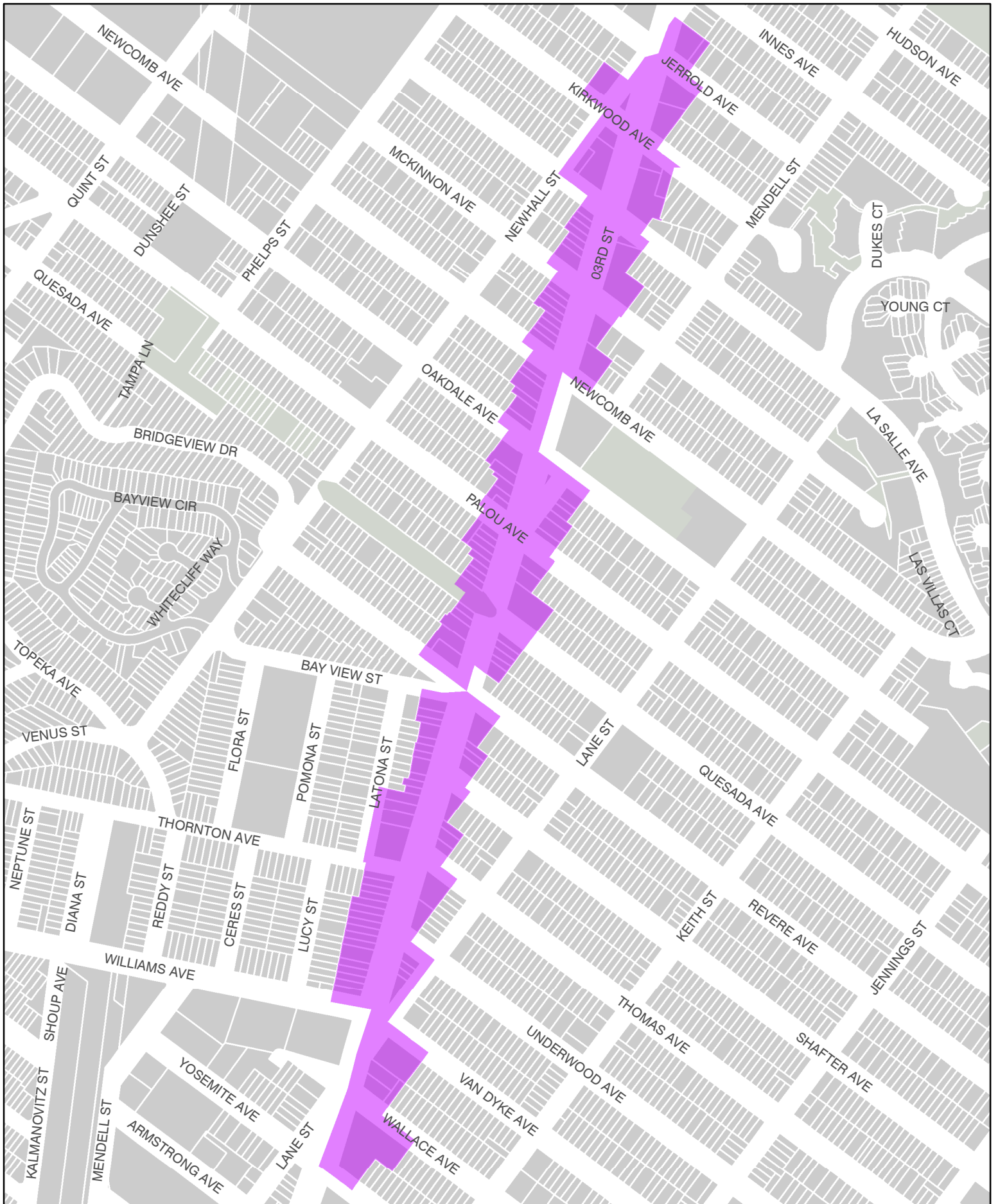


Proposed Outer Balboa Street NCD (Lots Area 6.2 Acres)

Currently zoned NC-2

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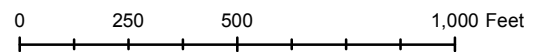


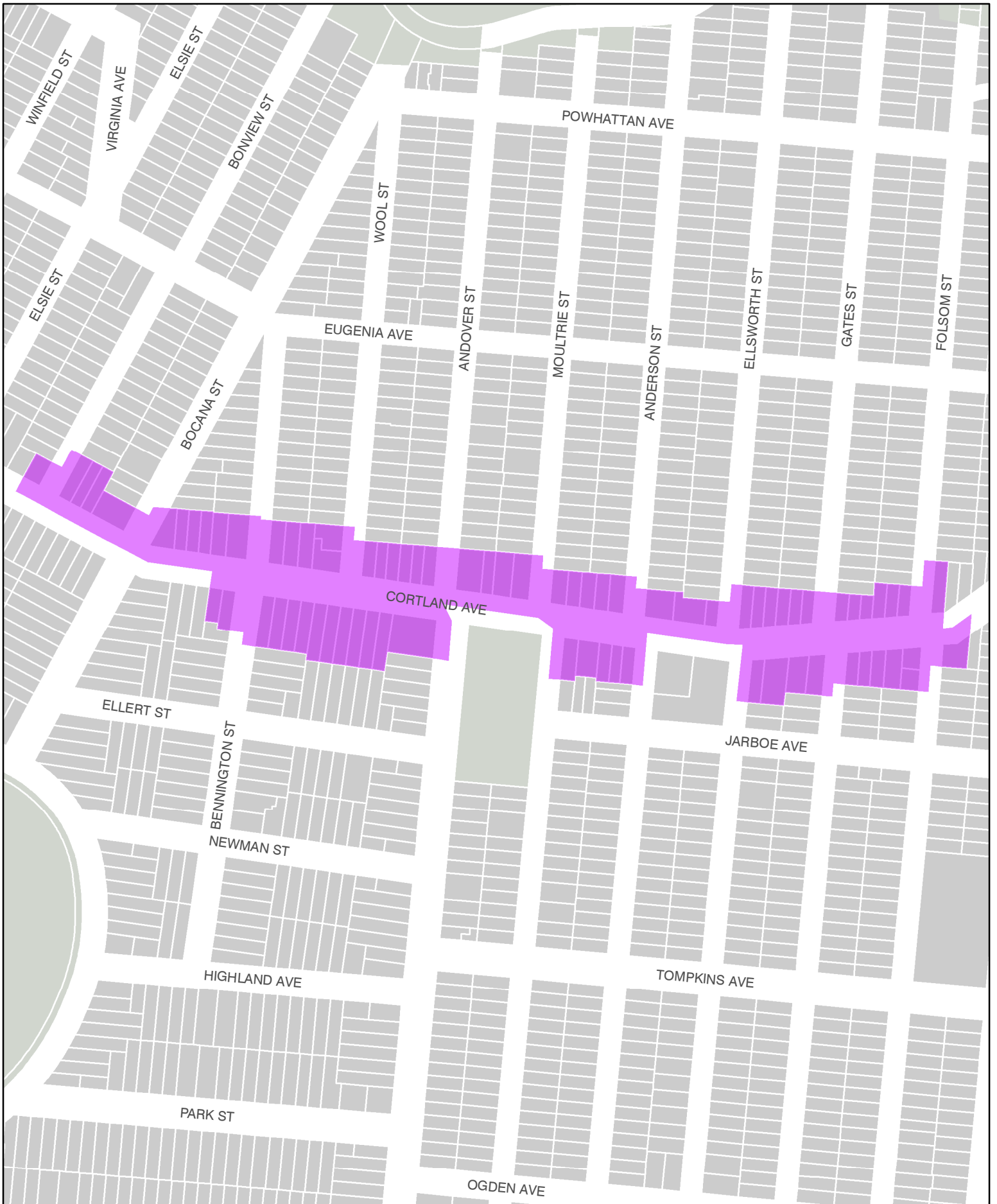


Proposed Bayview NCD (Lots Area 11.8 Acres)

Currently zoned NC-3

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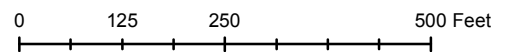


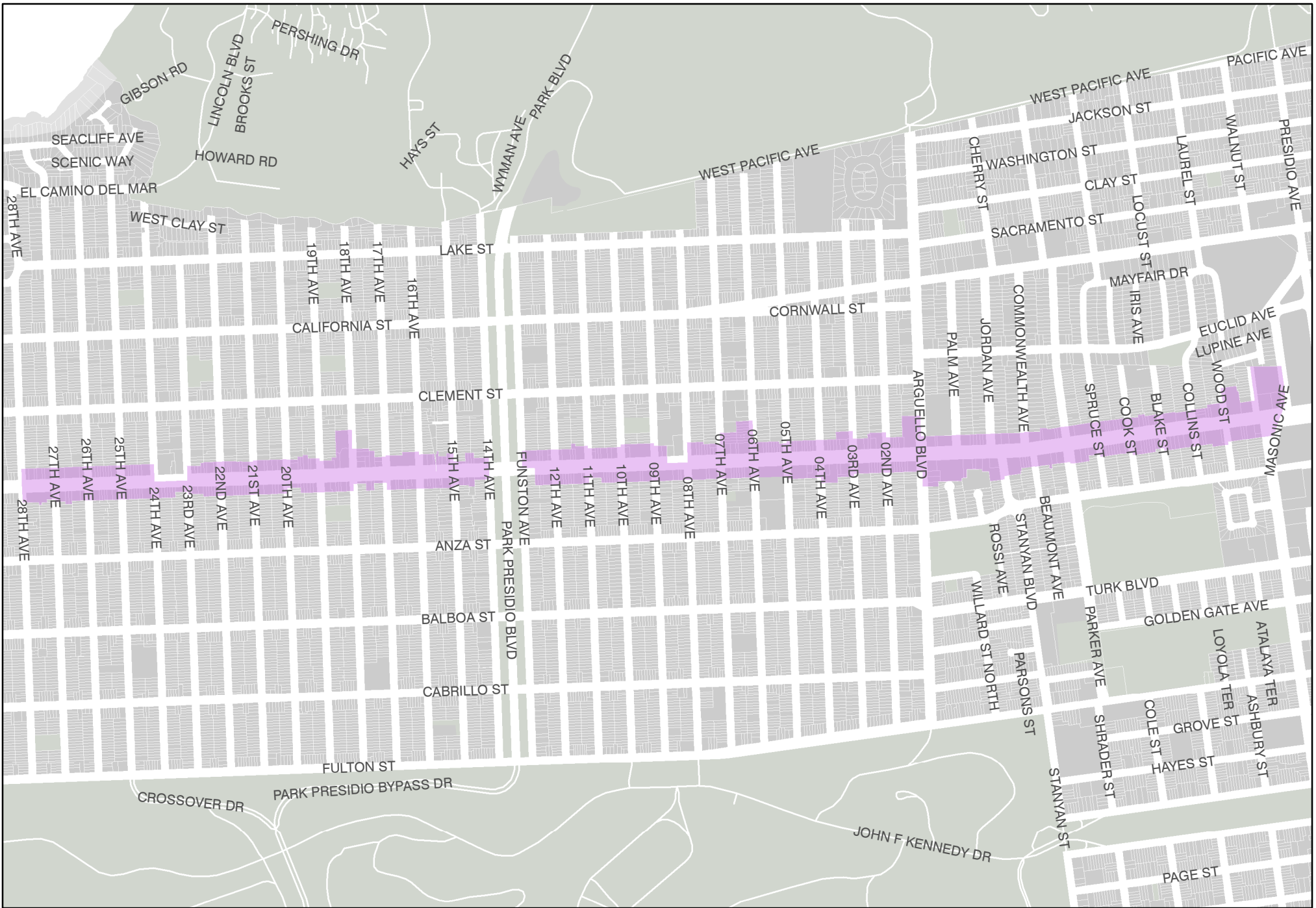


Proposed Cortland Avenue NCD (Lots Area 3.8 Acres)

Currently zoned NC-2

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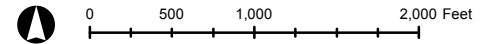


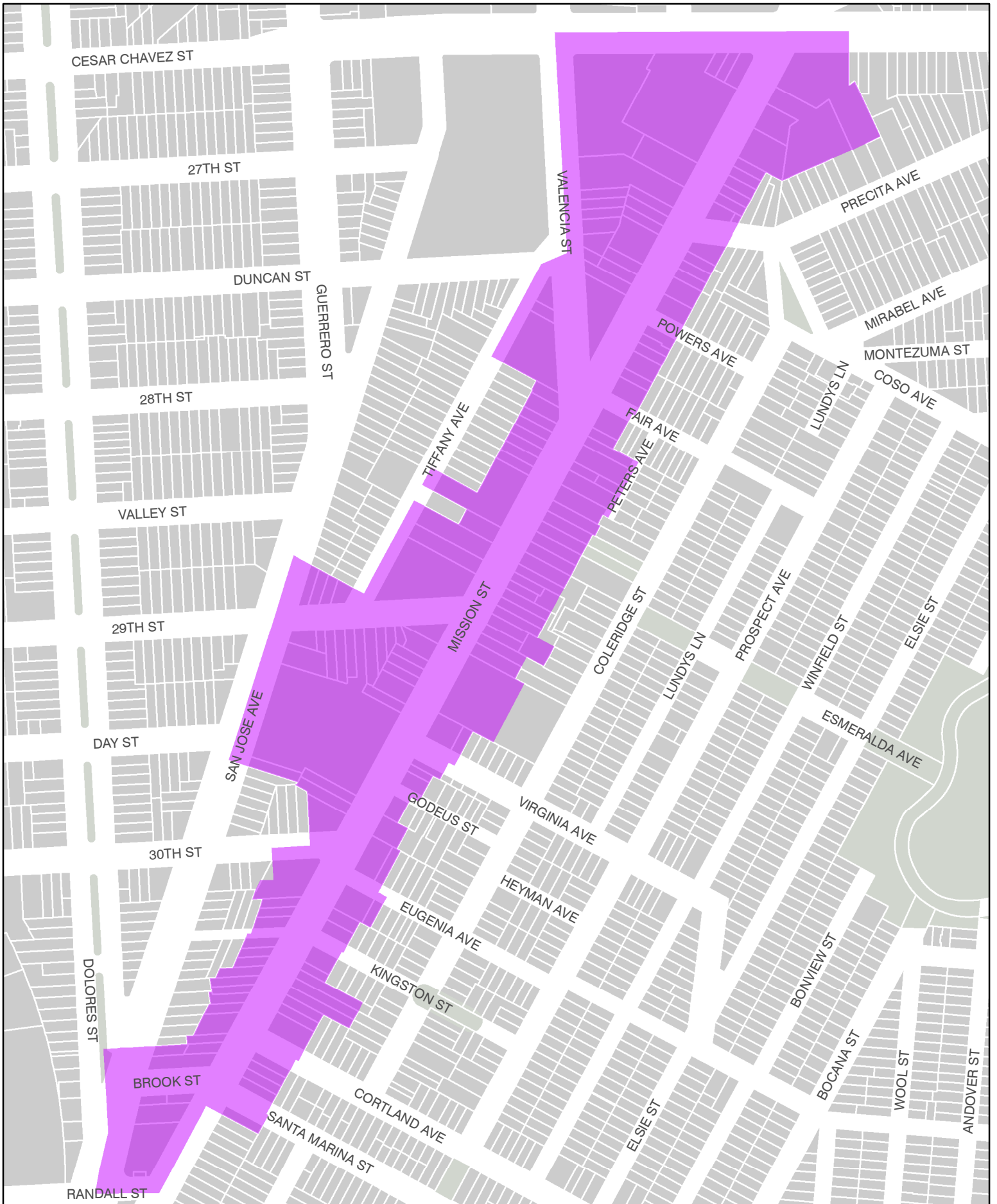


Proposed Geary Boulevard NCD (Lots Area 47.4 Acres)

Currently zoned NC-3

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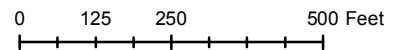


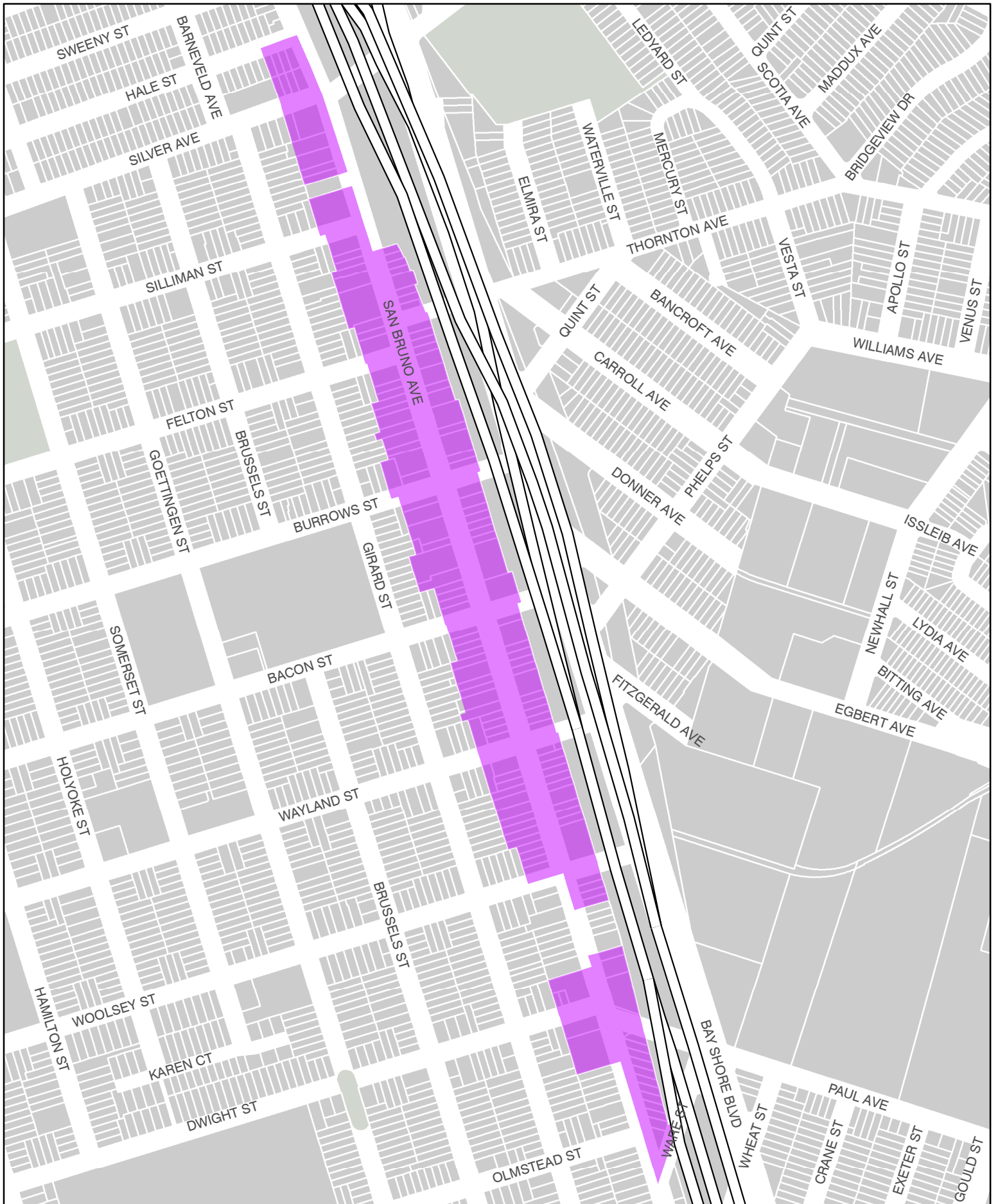


Proposed Mission Bernal NCD (Lots Area 20.8 Acres)

Currently zoned NC-3

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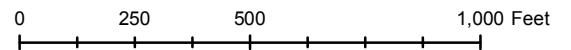




Proposed San Bruno Avenue NCD (Lots Area 12.6 Acres)

Currently zoned NC-2

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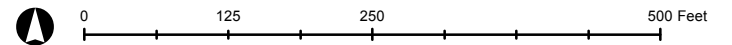


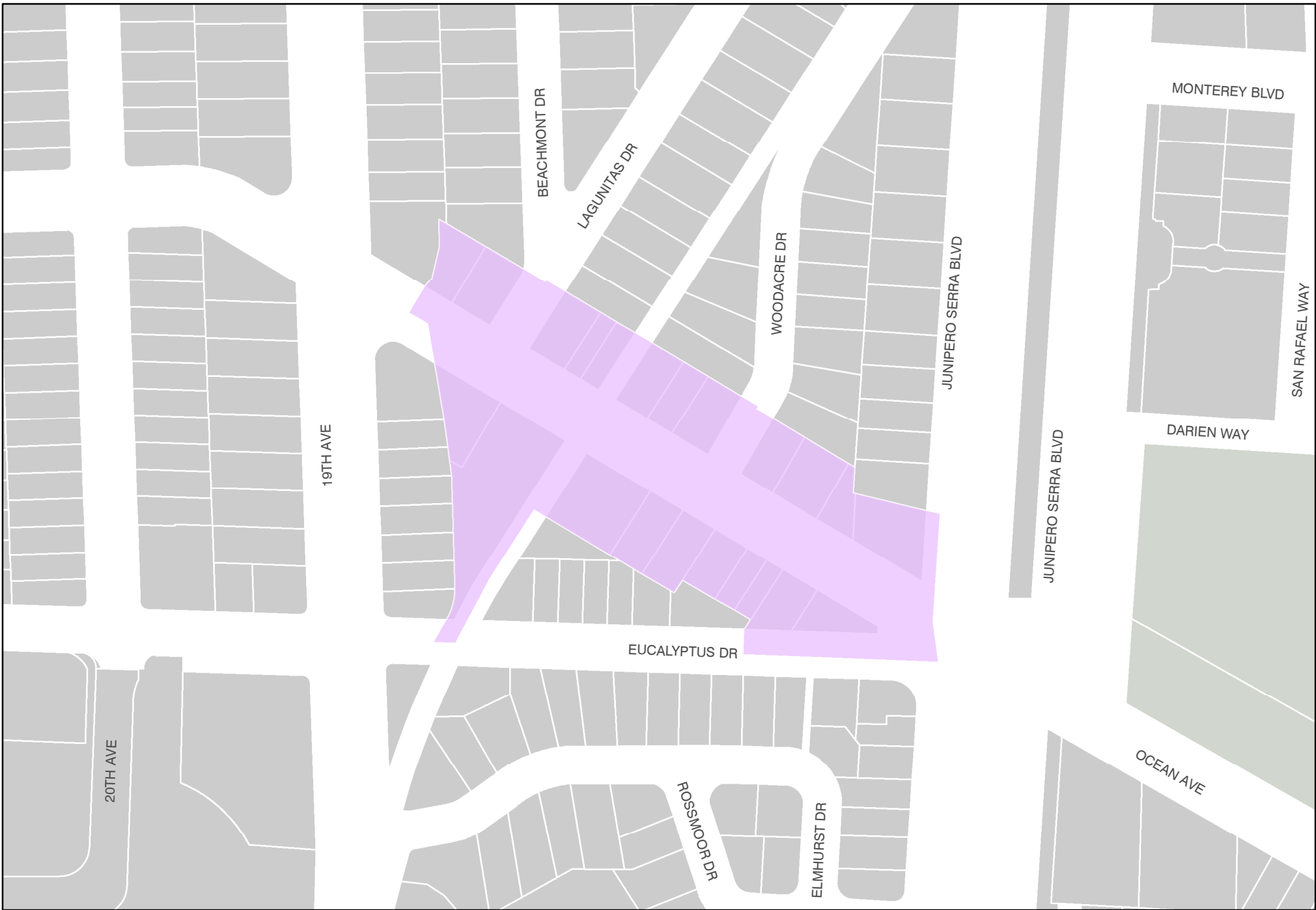


Proposed Cole Valley NCD (Lots Area 1.8 Acres)

Currently zoned NC-1

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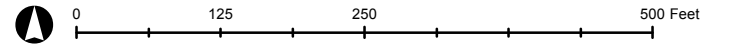




Proposed Lakeside Village NCD (Lots Area 2.6 Acres)

Currently zoned NC-1

SAN FRANCISCO

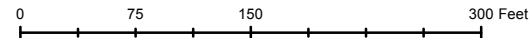


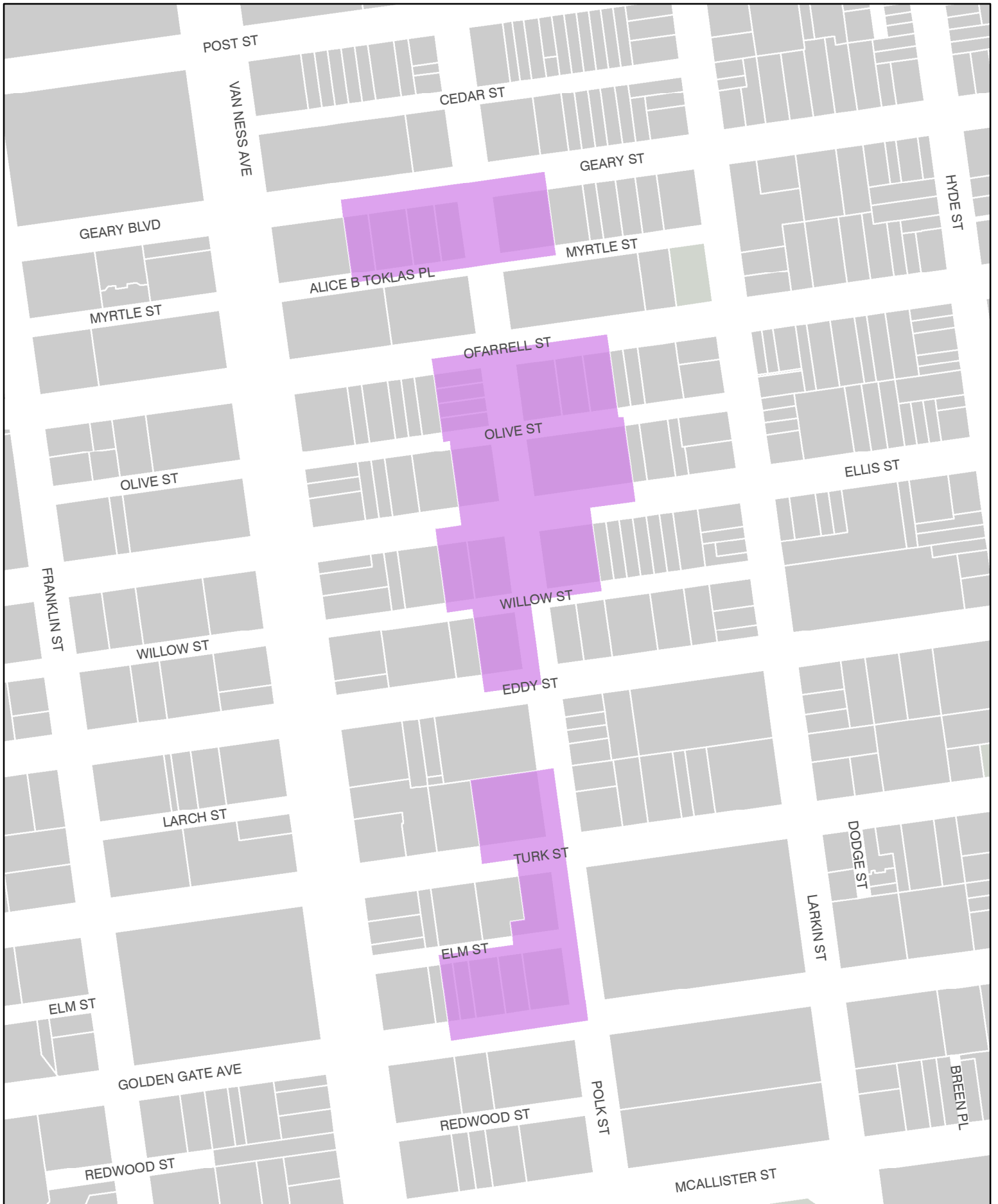


Proposed Lower Haight Street NCD (Lots Area 4.6 Acres)

Currently zoned NC-2

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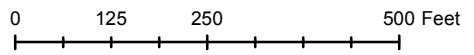


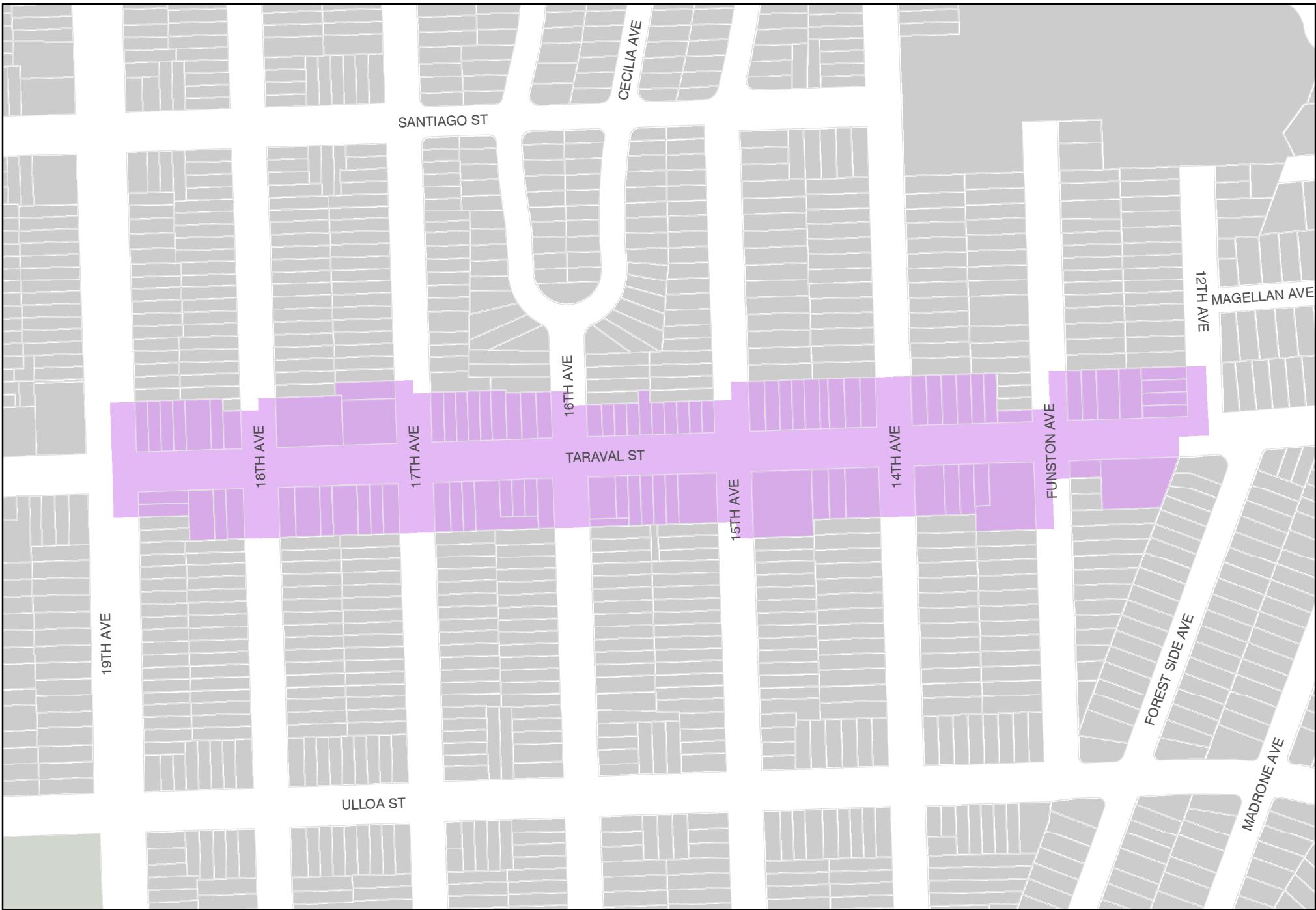


Proposed Lower Polk Street NCD (Lots Area 4.8 Acres)

Currently zoned NC-3

SAN FRANCISCO

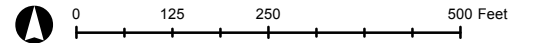




Proposed Inner Taraval NCD (Lots Area 7.4 Acres)

Currently zoned NC-2

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1 [Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

2
3 **Ordinance amending the Planning Code to establish 1) the Inner Balboa Street**
4 **Neighborhood Commercial District (NCD) generally including the properties along**
5 **Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally**
6 **including the properties along Balboa Street between 32nd and 39th Avenues, 3) the**
7 **Bayview NCD generally including the properties along 3rd Street from Yosemite to**
8 **Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along**
9 **Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD**
10 **generally including the properties along Geary Boulevard between Masonic and 28th**
11 **Avenues, 6) the Mission Bernal NCD generally including the properties along Mission**
12 **Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD**
13 **generally including the properties along San Bruno Avenue between Hale and**
14 **Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole**
15 **Street from Frederick to Grattan Streets and some parcels north of Carl Street and**
16 **south of Parnassus, 9) the Lakeside Village NCD generally including the properties**
17 **along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower**
18 **Haight Street NCD generally including the properties along Haight Street between**
19 **Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-**
20 **contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue**
21 **with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12)**
22 **the Inner Taraval NCD generally including the properties along Taraval Street from 19th**
23 **to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood**
24 **Commercial Districts; affirming the Planning Department's determination under the**
25 **California Environmental Quality Act; making findings of consistency with the General**

1 **Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting**
2 **findings of public necessity, convenience, and welfare under Planning Code,**
3 **Section 302.**

4 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
5 **Additions to Codes** are in *single-underline italics Times New Roman font*.
6 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
7 **Board amendment additions** are in double-underlined Arial font.
8 **Board amendment deletions** are in ~~strikethrough Arial font~~.
9 **Asterisks (* * * *)** indicate the omission of unchanged Code
10 subsections or parts of tables.

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

12 Section 1. Findings.

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

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

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

1 Section 2. The Planning Code is hereby amended by amending Sections 201 and
2 781.5, and adding Sections 727, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744 and 745, to
3 read as follows:

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

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

7 * * * *

8 Named Neighborhood Commercial Districts (Defined in Sec. 702(a)(1))
9 * * * *
10 <i>Lakeside Village NCD (Defined in Sec. 727)</i>
11 * * * *
12 <i>Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)</i>
13 <i>Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)</i>
14 <i>Bayview Neighborhood Commercial District (Defined in Sec. 737)</i>
15 <i>Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)</i>
16 <i>Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)</i>
17 <i>Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)</i>
18 <i>San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)</i>
19 <i>Cole Valley Neighborhood Commercial District (Defined in Sec. 742)</i>
20 <i>Lower Haight Street Neighborhood Commercial District (Defined in Sec. 743)</i>
21 <i>Lower Polk Street Neighborhood Commercial District (Defined in Sec. 744)</i>
22 <i>Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)</i>

23 **SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.**

24 *The Lakeside Village Neighborhood Commercial District is located in the southwestern part of*
25 *the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a*

1 neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has
 2 small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

3 Building controls for the Lakeside Village Neighborhood Commercial District promote low-
 4 intensity development which is compatible with the existing scale and character of the District.

5 Commercial development is limited to one story. Rear yard requirements at all levels preserve existing
 6 backyard space.

7 Commercial use provisions encourage the full range of neighborhood-serving convenience
 8 retail sales and services at the first story provided that the use size generally is limited to 3,000 square
 9 feet. However, commercial uses and features which could impact residential livability are prohibited,
 10 such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-
 11 night activity; eating and drinking establishments are restricted, depending upon the intensity of such
 12 uses in nearby commercial districts.

13 Housing development in new buildings is encouraged above the ground story. Existing
 14 residential units are protected by prohibitions of conversions above the ground story and limitations on
 15 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)
 16 and 207(c)(6) of this Code.

17 **Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

		<u>Lakeside Village NCD</u>
		<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 26-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151..1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §</u>		

		<i>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.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>C</i>	<i>C</i>	<i>C</i>

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

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<i>§§ 102 , 123, 124</i>	<i>1.8 to 1</i>
<i>Use Size</i>	<i>§ 102</i>	<i>P up to 2,999 square feet; C 3,000 square feet and above</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</i>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</i>
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</i>
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>

1	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
4	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agricultural Use Category</u>				
7	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Automotive Use Category</u>				
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

19 * Not listed below

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

SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Balboa Street Neighborhood Commercial District is located along Balboa Street between 2nd Avenue and 8th Avenue in the Richmond District of San Francisco. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The Inner Balboa Street Neighborhood Commercial District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Inner Balboa Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>

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

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

<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>	<u>Controls by Story</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		

1	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4					
5	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
6					
7	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
8					
9					
10					
11	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
12					
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	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16					
17					

18	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
19	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
20					

21	<u>Development Standards</u>				
22	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
23	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
24	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car</u>		
25					

		<i>share spaces required when a project has 25 or more parking spaces per § 166.</i>		
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
Commercial Use Characteristics				
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>		
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>		
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>		
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>		
<i>Open Air Sales</i>	<i>§§ 102, 703(b)</i>	<i>See § 703(b)</i>		
<i>Outdoor Activity Area</i>	<i>§§ 102, 145.2</i>	<i>P if located in front; C if located elsewhere</i>		
<i>Walk-up Facility</i>	<i>§ 102</i>	<i>P</i>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<i>Agriculture, Industrial</i>	<i>§§ 102, 202.2(c)</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Agriculture, Large Scale Urban</i>	<i>§§ 102, 202.2(c)</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Agriculture, Neighborhood</i>	<i>§§ 102, 202.2(c)</i>	<i>P</i>	<i>P</i>	<i>P</i>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Automotive Repair</i>	<i>§ 102</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Automotive Service Station</i>	<i>§§ 102, 202.2(b)</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Gas Station</i>	<i>§§ 102, 187.1, 202.2(b)</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Parking Garage, Private</i>	<i>§ 102</i>	<i>C</i>	<i>C</i>	<i>C</i>

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

1	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
17	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24					
25					

<i>Trade Office</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<i>Utility and Infrastructure*</i>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

SEC 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Outer Balboa Street Neighborhood Commercial District is located along Balboa Street between 32nd Avenue and 39th Avenue in the Richmond District of San Francisco. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The Outer Balboa Street Neighborhood Commercial District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this Code.

Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Outer Balboa Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>

		<i>uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<i>Required on some streets, see § 145.4 for specific districts.</i>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<i>As permitted by § 607.1</i>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<i>Subject to the Urban Design Guidelines</i>

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

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<i>No car parking required. Maximum permitted per § 151. 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.</i>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>				
<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>				
<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
4	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25					

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

13 * Not listed below

14 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

16

17

18 **SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.**

19 The Bayview Neighborhood Commercial District is located along Third Street between
20 Yosemite and Jerrold Avenues. It is a linear district located along a heavily trafficked thoroughfare
21 which also serves as a major transit route. In addition to providing convenience goods and services to
22 the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods
23 and services to a population greater than the immediate neighborhood.

24 The building standards permit moderately large commercial uses and buildings. Rear yards are
25 protected at residential levels.

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service, and certain auto uses generally are permitted with certain limitations at the first and second stories. 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 Sections 207(c)(4) and 207(c)(6) of this Code.

Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		<u>Bayview NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>

1	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
11			
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
16	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
17	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
18	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
19	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
20			
21			
22			
23	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
24	<u>RESIDENTIAL STANDARDS AND USES</u>		
25			

<u>Development Standards</u>				
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u><i>Agriculture, Industrial</i></u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Agriculture, Large Scale Urban</i></u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Agriculture, Neighborhood</i></u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u><i>Automotive Uses*</i></u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Automotive Repair</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u><i>Parking Garage, Private</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Garage, Public</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Lot, Private</i></u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Lot, Public</i></u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Service, Motor Vehicle Tow</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Service, Parcel Delivery</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Vehicle Storage Garage</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Vehicle Storage Lot</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u><i>Entertainment, Arts and Recreation Uses*</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Arts Activities</i></u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Industrial Use Category</u>				
7	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Institutional Use Category</u>				
9	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
13	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Sales and Service Use Category</u>				
15	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
19	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24					
25					

1	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
3	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
6	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
7	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P(2)</u>
8	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
10	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Utility and Infrastructure Use Category</u>				
20	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
21	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23					
24					
25					

1 * Not listed below

2 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

3 Boundaries: Applicable to the Bayview NCD

4 Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis
5 Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in
6 Section 303, the Commission finds that:

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

9 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

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

11 (2) THIRD STREET SPECIAL USE DISTRICT

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

14 Controls: Off-sale retail liquor sales are NP; drive-up facilities for Restaurants and Limited-
15 Restaurants are C.

16 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services
17 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any
18 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set
19 forth in Section 249.35(c)(3).

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

21 SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

22 The Cortland Avenue Neighborhood Commercial District is located along Cortland Avenue
23 between Bonview and Folsom Streets. The District is a small-scale linear shopping street which
24 provides convenience goods and services to the surrounding neighborhood as well as limited
25 comparison shopping goods for a wider market.

The Cortland Avenue Neighborhood Commercial District controls provide for mixed-use
buildings which approximate or slightly exceed the standard development pattern. Rear yard
requirements above the ground story and at residential levels preserve open space corridors of interior
blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		<u>Cortland Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>

1	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
11			
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
17	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
18	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
19			
20			
21			
22			
23	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
24	<u>RESIDENTIAL STANDARDS AND USES</u>		
25			

<u>Development Standards</u>			
<u>Usable Open Space</u> <i>[Per Dwelling Unit]</i>	§§ 135, 136	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>	
<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<i>No car parking required. Maximum permitted per § 151. 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.</i>	
<u>Dwelling Unit Mix</u>	§ 207.6	<i>Not required</i>	
<u>Use Characteristics</u>			
<u>Single Room Occupancy</u>	§ 102	<i>P</i>	
<u>Student Housing</u>	§ 102	<i>P</i>	
<u>Residential Uses</u>		<u>Controls by Story</u>	
		<u>1st</u>	<u>2nd</u>
<u>Residential Uses</u>	§ 102	<i>P</i>	<i>P</i>
<u>Accessory Dwelling Unit Density</u>	§§102, 207(c)(4), 207(c)(6)	<i>P per Planning Code Sections 207(c)(4) and 207(c)(6).</i>	
<u>Dwelling Unit Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>	
<u>Group Housing Density</u>	§ 208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>	
<u>Homeless Shelter Density</u>	§§ 102, 208	<i>Density limits regulated by the Administrative Code</i>	
<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<i>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 § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>	

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Industrial Use Category</u>				
4	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Institutional Use Category</u>				
6	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
10	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>
21	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24					
25					

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

18 * Not listed below

19
20
21 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

22
23 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

The Geary Boulevard Neighborhood Commercial District is located along Geary Boulevard between Masonic and 28th Avenues. It is a linear district located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

The building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service, and certain auto uses generally are permitted with certain limitations at the first and second stories. 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 Sections 207(c)(4) and 207(c)(6) of this Code.

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Geary Boulevard NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

1	<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.</u>
2	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
3	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
4	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
5	<u>Street Frontage and Public Realm</u>		
6	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
7	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
8	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
9	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
10	<u>Miscellaneous</u>		
11	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
12	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
13	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
14	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
2			<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 § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
3	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>			
4					
5					
6					
7	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
10					
11	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>

1	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
3	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
5	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
6	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
7	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Agricultural Use Category</u>				
10	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Automotive Use Category</u>				
14	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22					
23					
24					
25					

1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5					
6	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8					
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					
13	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Industrial Use Category</u>				
15	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Institutional Use Category</u>				
17	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
21	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Sales and Service Use Category</u>				
23	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

1	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP</u>	<u>NP</u>
4	<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>C</u>	<u>NP</u>
6	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
9	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P</u>
14	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

1	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Utility and Infrastructure Use Category</u>				
4	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
5	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

7
8 * Not listed below

9 (1) Additional 5 feet for NC-3 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20.

11 (2) THIRD FLOOR RESIDENTIAL CONVERSION:

12 **Boundaries:** Applicable to the Geary Boulevard NCD

13 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

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

15 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

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

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

20 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

24 (6) P in the geographic area described as Flexible Retail Zones in Section 202.9.

1 (7) C in the geographic area described as Flexible Retail Zones in Section 202.9.

2 **SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

3 The Mission Bernal Neighborhood Commercial District is located along Mission Street between
4 Cesar Chavez and Randall Streets. It is a linear district located along a heavily trafficked thoroughfare
5 which also serves as a major transit route. In addition to providing convenience goods and services to
6 the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods
7 and services to a population greater than the immediate neighborhood.

8 The building standards permit moderately large commercial uses and buildings. Rear yards are
9 protected at residential levels.

10 A diversified commercial environment is encouraged for the District, and a wide variety of uses
11 are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,
12 entertainment, financial service, and certain auto uses generally are permitted with certain limitations
13 at the first and second stories. Other retail businesses, personal services, and offices are permitted at
14 all stories of new buildings. Limited storage and administrative service activities are permitted with
15 some restrictions.

16 Housing development in new buildings is encouraged above the second story. Existing
17 residential units are protected by limitations on demolitions and upper-story conversions. Accessory
18 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
19 Code.

20 **Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

22

		<u>Mission Bernal NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

23
24
25

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT07 and HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>

<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9			<u>Controls by Story</u>		
10	<u>Loss of Dwelling Units</u>		<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(1)</u>
12					
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

Commercial Use Characteristics

<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>	<u>Controls by Story</u>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

Agricultural Use Category

<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

Automotive Use Category

<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<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	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Medical Cannabis Dispensary**</u>	<u> §§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Sales and Service Use Category</u>				
20	<u>Retail Sales and Service Uses*</u>	<u> §§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Bar</u>	<u> §§ 102, 202.2(a)</u>	<u>P(3)</u>	<u>P)</u>	<u>NP</u>
24					
25					

1	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(3)</u>	<u>NP</u>	<u>NP</u>
3	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
5	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Massage, Foot/Chair</u>	<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, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
11	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
12	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
15	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
16	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
24					
25					

1 **Utility and Infrastructure Use Category**

2

<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(4)</u>	<u>C(4)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

3
4

5 ** Not listed below*

6
7 **(1) THIRD FLOOR RESIDENTIAL CONVERSION:**

8 **Boundaries:** *Applicable to the Mission Bernal NCD*

9 **Controls:** *A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:*

- 10 *(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;*
- 11 *(b) The proposed use is to be operated by a nonprofit public benefit corporation; and*
- 12 *(c) No legally residing residential tenants will be displaced.*

13 **(2) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT**

14 **Boundaries:** *Generally applicable only for the portion of the Mission Bernal Neighborhood Commercial District between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.*

15 **Controls:** *Formula Retail Restaurants and Limited Restaurants are NP.*

16 **(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT:** *Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).*

18 *(4) C if a Macro WTS Facility; P if a Micro WTS Facility.*

19
20 **SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

21 *The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue*

22 *between Hale and Olmstead Streets. The District is a small-scale linear shopping street which provides*

23 *convenience goods and services to the surrounding neighborhood as well as limited comparison*

24 *shopping goods for a wider market.*

25

The San Bruno Avenue District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business, and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this Code.

Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

<u>San Bruno Avenue NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling</u>		

		<i>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.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

<u>Development Standards</u>				
<i>Floor Area Ratio</i>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<i>Use Size</i>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<i>Off-Street Parking Requirements</i>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<i>Off-Street Freight Loading</i>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<i>Drive-up Facility</i>	<u>§ 102</u>	<u>NP</u>		
<i>Formula Retail</i>	<u>§§ 102, 303.1</u>	<u>C</u>		
<i>Hours of Operation</i>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>		
<i>Open Air Sales</i>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<i>Outdoor Activity Area</i>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		

1	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
2	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Agricultural Use Category</u>				
5	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Automotive Use Category</u>				
9	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Entertainment, Arts and Recreation Use Category</u>				
18	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Sales and Service Use Category</u>				
12	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<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>NP</u>	<u>NP</u>
21	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<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>
25	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

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

17 * Not listed below

18 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial
19 Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35.
20 Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the
21 restrictions set forth in Section 249.35(c)(3).

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

23 **SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

24 The Cole Valley Neighborhood Commercial District is located along Cole Street from
25 Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It

1 is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit
 2 line.

3 Building controls for the Cole Valley Neighborhood Commercial District promote low-intensity
 4 development which is compatible with the existing scale and character of the area. Commercial
 5 development is limited to one story. Rear yard requirements at all levels preserve existing backyard
 6 space.

7 Commercial use provisions encourage the full range of neighborhood-serving convenience
 8 retail sales and services at the first story provided that the use size generally is limited to 3,000 square
 9 feet. However, commercial uses and features which could impact residential livability are prohibited,
 10 such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-
 11 night activity; eating and drinking establishments are restricted, depending upon the intensity of such
 12 uses in nearby commercial districts.

13 Housing development in new buildings is encouraged above the ground story. Existing
 14 residential units are protected by prohibitions of conversions above the ground story and limitations on
 15 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)
 16 and 207(c)(6) of this Code.

17 **Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

		<u>Cole Valley NCD</u>
		<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151..1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of §</u>		

		<i>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.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>C</i>	<i>C</i>	<i>C</i>

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

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<i>§§ 102 , 123, 124</i>	<i>1.8 to 1</i>
<i>Use Size</i>	<i>§ 102</i>	<i>P up to 2,999 square feet; C 3,000 square feet and above</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</i>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</i>
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</i>
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>

1	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
4	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agricultural Use Category</u>				
7	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Automotive Use Category</u>				
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

19 * Not listed below

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

SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lower Haight Street Neighborhood Commercial District is located along Haight Street between Webster and Steiner Streets. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		<u>Lower Haight Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

1 2 3	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5 6	<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
7 8	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
9 10	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>			
11 12 13	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
14 15 16	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
17 18	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
19 20	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>			
21 22	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
23 24	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
25	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

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

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
<u>Use Characteristics</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<u>Residential Uses</u>		<u>Controls by Story</u>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10					
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					
15					

16	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
17	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
18					

19	<u>Development Standards</u>				
20	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
21	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
22	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
23					
24					
25					

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
2	<u>Commercial Use Characteristics</u>				
3	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
6	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
10	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Agricultural Use Category</u>				
13	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</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>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Automotive Use Category</u>				
17	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

1	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Sales and Service Use Category</u>				
21	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Design Professional</u>	<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 Category</u>				
24					
25					

<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

** Not listed below*

(1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lower Polk Street Neighborhood Commercial District is located along Polk Street and includes non-contiguous parcels from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets.

The District is located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

The building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service, and certain auto uses generally are permitted with certain limitations at the first and second stories. 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 Sections 207(c)(4) and 207(c)(6) of this Code.

Table 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

<u>Lower Polk Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 130-E. See Height and Bulk Map Sheet HT02 more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>

		<i>uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<i>Required on some streets, see § 145.4 for specific districts.</i>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<i>As permitted by § 607.1</i>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<i>Subject to the Urban Design Guidelines</i>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<i>80 square feet per unit if private, or 100 square feet per unit if common</i>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<i>No car parking required. Maximum permitted per § 151. 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.</i>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<i>Not required</i>

<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				

1	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, Arts and Recreation Use Category</u>				
12	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
16	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Industrial Use Category</u>				
20	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Institutional Use Category</u>				
22					

1	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
5	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
5	<u>Non-Retail Sales and Service*</u>	<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>P</u>
7	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Utility and Infrastructure Use Category</u>				
11	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
12	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

14 * Not listed below

15 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

16 **Boundaries:** Applicable to the Lower Polk Street NCD

17 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

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

19 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

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

21 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

2
3 **SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The Inner Taraval Street Neighborhood Commercial District is located along Taraval Street
5 between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is separated from the
6 Taraval Street Neighborhood Commercial District by 19th Avenue. The District is a small-scale linear
7 shopping street which provides convenience goods and services to the surrounding neighborhood as
8 well as limited comparison shopping goods for a wider market.

9 The District controls provide for mixed-use buildings which approximate or slightly exceed the
10 standard development pattern. Rear yard requirements above the ground story and at residential levels
11 preserve open space corridors of interior blocks.

12 Most new commercial development is permitted at the ground and second stories.
13 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
14 uses, however, are confined to the ground story. The second story may be used by some retail stores,
15 personal services, and medical, business and professional offices. Parking and hotels are monitored at
16 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
17 livability within and around the District, and promote continuous retail frontage.

18 Housing development in new buildings is encouraged above the ground story. Existing
19 residential units are protected by limitations on demolition and upper-story conversions. Accessory
20 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
21 Code.

22 **Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

23 **ZONING CONTROL TABLE**

24
25

		<u>Inner Taraval Street NCD</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>

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

10	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
11	<u>RESIDENTIAL STANDARDS AND USES</u>		

12	<u>Development Standards</u>		
13	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
14	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. 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>
15	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
16	<u>Use Characteristics</u>		
17	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
18	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
19	<u>Residential Uses</u>		<u>Controls by Story</u>
20			<u>1st</u> <u>2nd</u> <u>3rd+</u>
21	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>

1	<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
2	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
7			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
8	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

12	<u>Development Standards</u>				
13	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
14	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
2	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
3	Commercial Use Characteristics				
4	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
7	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
8	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
9	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
11	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Agricultural Use Category</u>				
14	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Automotive Use Category</u>				
18	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Entertainment, Arts and Recreation Use Category</u>				
6	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Industrial Use Category</u>				
14	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Institutional Use Category</u>				
16	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
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23					
24					
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<u>Sales and Service Use Category</u>				
<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<i>Design Professional</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<i>Trade Office</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<i>Utility and Infrastructure*</i>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

** Not listed below*

(1) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable for the Taraval Street NCD between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and City residents and prevent further proliferation of formula retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict, generally applicable *only* for the *portion of the Mission Bernal Neighborhood Commercial District NC-3-zoned portion of Mission Street* between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

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

(1) A Limited-Restaurant use or a Restaurant use that are also Formula Retail uses, as defined in Planning Code Section 303.1, shall not be permitted in this Subdistrict.

(2) The provisions of Sections 180 through 186.1 of this Code shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective date of this Code in this Subdistrict.

Section 3. Sectional Map ZN02 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
0715010	NC-3	Lower Polk Street NCD	ZN02
0717013	NC-3	Lower Polk Street NCD	ZN02
0718002	NC-3	Lower Polk Street NCD	ZN02
0739002	NC-3	Lower Polk Street NCD	ZN02
0742002	NC-3	Lower Polk Street NCD	ZN02
0715001	NC-3	Lower Polk Street NCD	ZN02
0718003	NC-3	Lower Polk Street NCD	ZN02
0763016	NC-3	Lower Polk Street NCD	ZN02
0717014	NC-3	Lower Polk Street NCD	ZN02
0718001	NC-3	Lower Polk Street NCD	ZN02
0763007	NC-3	Lower Polk Street NCD	ZN02
0717015	NC-3	Lower Polk Street NCD	ZN02
0763001	NC-3	Lower Polk Street NCD	ZN02
0715010A	NC-3	Lower Polk Street NCD	ZN02
0715011	NC-3	Lower Polk Street NCD	ZN02
0718005	NC-3	Lower Polk Street NCD	ZN02
0717018	NC-3	Lower Polk Street NCD	ZN02
0739015	NC-3	Lower Polk Street NCD	ZN02
0716280	NC-3	Lower Polk Street NCD	ZN02
0718004	NC-3	Lower Polk Street NCD	ZN02
0740018	NC-3	Lower Polk Street NCD	ZN02
0763002	NC-3	Lower Polk Street NCD	ZN02
0739001	NC-3	Lower Polk Street NCD	ZN02
0763006	NC-3	Lower Polk Street NCD	ZN02
0763005	NC-3	Lower Polk Street NCD	ZN02

Section 4. Sectional Map ZN03 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1	1545027	NC-2	Inner Balboa Street NCD	ZN03
2	1546017	NC-2	Inner Balboa Street NCD	ZN03
3	1546018	NC-2	Inner Balboa Street NCD	ZN03
	1546018A	NC-2	Inner Balboa Street NCD	ZN03
4	1546018B	NC-2	Inner Balboa Street NCD	ZN03
	1546018C	NC-2	Inner Balboa Street NCD	ZN03
5	1546019	NC-2	Inner Balboa Street NCD	ZN03
	1546020	NC-2	Inner Balboa Street NCD	ZN03
6	1547024	NC-2	Inner Balboa Street NCD	ZN03
	1547025	NC-2	Inner Balboa Street NCD	ZN03
7	1547026	NC-2	Inner Balboa Street NCD	ZN03
	1547027	NC-2	Inner Balboa Street NCD	ZN03
8	1548023	NC-2	Inner Balboa Street NCD	ZN03
	1548025	NC-2	Inner Balboa Street NCD	ZN03
9	1548026	NC-2	Inner Balboa Street NCD	ZN03
	1548027	NC-2	Inner Balboa Street NCD	ZN03
10	1549018	NC-2	Inner Balboa Street NCD	ZN03
	1549019	NC-2	Inner Balboa Street NCD	ZN03
11	1549020	NC-2	Inner Balboa Street NCD	ZN03
	1549022	NC-2	Inner Balboa Street NCD	ZN03
12	1549023	NC-2	Inner Balboa Street NCD	ZN03
	1549024	NC-2	Inner Balboa Street NCD	ZN03
13	1549025	NC-2	Inner Balboa Street NCD	ZN03
	1549026	NC-2	Inner Balboa Street NCD	ZN03
14	1549026A	NC-2	Inner Balboa Street NCD	ZN03
15	1549054	NC-2	Inner Balboa Street NCD	ZN03
	1549055	NC-2	Inner Balboa Street NCD	ZN03
16	1549056	NC-2	Inner Balboa Street NCD	ZN03
	1549057	NC-2	Inner Balboa Street NCD	ZN03
17	1549071	NC-2	Inner Balboa Street NCD	ZN03
	1549072	NC-2	Inner Balboa Street NCD	ZN03
18	1549073	NC-2	Inner Balboa Street NCD	ZN03
	1637001	NC-2	Inner Balboa Street NCD	ZN03
19	1638001	NC-2	Inner Balboa Street NCD	ZN03
	1638030	NC-2	Inner Balboa Street NCD	ZN03
20	1638031	NC-2	Inner Balboa Street NCD	ZN03
	1638032	NC-2	Inner Balboa Street NCD	ZN03
21	1639001	NC-2	Inner Balboa Street NCD	ZN03
	1639046	NC-2	Inner Balboa Street NCD	ZN03
22	1639047	NC-2	Inner Balboa Street NCD	ZN03
	1639048	NC-2	Inner Balboa Street NCD	ZN03
23	1640001	NC-2	Inner Balboa Street NCD	ZN03
	1640051	NC-2	Inner Balboa Street NCD	ZN03
24	1640054	NC-2	Inner Balboa Street NCD	ZN03
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1	1640055	NC-2	Inner Balboa Street NCD	ZN03
	1641001	NC-2	Inner Balboa Street NCD	ZN03
2	1641049	NC-2	Inner Balboa Street NCD	ZN03
	1641050	NC-2	Inner Balboa Street NCD	ZN03
3	1641051	NC-2	Inner Balboa Street NCD	ZN03
	1061048	NC-3	Geary Boulevard NCD	ZN03
4	1061018	NC-3	Geary Boulevard NCD	ZN03
	1061023	NC-3	Geary Boulevard NCD	ZN03
5	1062022	NC-3	Geary Boulevard NCD	ZN03
	1062023	NC-3	Geary Boulevard NCD	ZN03
6	1062024	NC-3	Geary Boulevard NCD	ZN03
	1062025	NC-3	Geary Boulevard NCD	ZN03
7	1062026	NC-3	Geary Boulevard NCD	ZN03
	1062027	NC-3	Geary Boulevard NCD	ZN03
8	1063019	NC-3	Geary Boulevard NCD	ZN03
	1063023	NC-3	Geary Boulevard NCD	ZN03
9	1063026	NC-3	Geary Boulevard NCD	ZN03
	1064023	NC-3	Geary Boulevard NCD	ZN03
10	1064024	NC-3	Geary Boulevard NCD	ZN03
	1064031	NC-3	Geary Boulevard NCD	ZN03
11	1064032	NC-3	Geary Boulevard NCD	ZN03
	1064060	NC-3	Geary Boulevard NCD	ZN03
12	1065023	NC-3	Geary Boulevard NCD	ZN03
	1065026A	NC-3	Geary Boulevard NCD	ZN03
13	1065053	NC-3	Geary Boulevard NCD	ZN03
	1066021	NC-3	Geary Boulevard NCD	ZN03
14	1066022	NC-3	Geary Boulevard NCD	ZN03
	1066023	NC-3	Geary Boulevard NCD	ZN03
15	1066026	NC-3	Geary Boulevard NCD	ZN03
	1066027	NC-3	Geary Boulevard NCD	ZN03
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	1528039	NC-3	Geary Boulevard NCD	ZN03
11	1528040	NC-3	Geary Boulevard NCD	ZN03
	1528041	NC-3	Geary Boulevard NCD	ZN03
12	1528042	NC-3	Geary Boulevard NCD	ZN03
	1529001	NC-3	Geary Boulevard NCD	ZN03
13	1529043	NC-3	Geary Boulevard NCD	ZN03
	1529044	NC-3	Geary Boulevard NCD	ZN03
14	1529045	NC-3	Geary Boulevard NCD	ZN03
	1529046	NC-3	Geary Boulevard NCD	ZN03
15	1529047	NC-3	Geary Boulevard NCD	ZN03
	1529048	NC-3	Geary Boulevard NCD	ZN03
16	1529049	NC-3	Geary Boulevard NCD	ZN03
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17	1530028	NC-3	Geary Boulevard NCD	ZN03
	1530029	NC-3	Geary Boulevard NCD	ZN03
18	1530031	NC-3	Geary Boulevard NCD	ZN03
	1532032D	NC-3	Geary Boulevard NCD	ZN03
19	1532032E	NC-3	Geary Boulevard NCD	ZN03
	1532032F	NC-3	Geary Boulevard NCD	ZN03
20	1532042	NC-3	Geary Boulevard NCD	ZN03
	1532043	NC-3	Geary Boulevard NCD	ZN03
21	1532044	NC-3	Geary Boulevard NCD	ZN03
	1532045	NC-3	Geary Boulevard NCD	ZN03
22	1532046	NC-3	Geary Boulevard NCD	ZN03
	1532047	NC-3	Geary Boulevard NCD	ZN03
23	1532048	NC-3	Geary Boulevard NCD	ZN03
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1	1532049	NC-3	Geary Boulevard NCD	ZN03
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2	1532051	NC-3	Geary Boulevard NCD	ZN03
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	1532054	NC-3	Geary Boulevard NCD	ZN03
4	1532055	NC-3	Geary Boulevard NCD	ZN03
	1532056	NC-3	Geary Boulevard NCD	ZN03
5	1532057	NC-3	Geary Boulevard NCD	ZN03
	1532058	NC-3	Geary Boulevard NCD	ZN03
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	1534039	NC-3	Geary Boulevard NCD	ZN03
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	1537050	NC-3	Geary Boulevard NCD	ZN03
18	1537051	NC-3	Geary Boulevard NCD	ZN03
	1537052	NC-3	Geary Boulevard NCD	ZN03
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	1537054	NC-3	Geary Boulevard NCD	ZN03
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	1537058	NC-3	Geary Boulevard NCD	ZN03
22	1537059	NC-3	Geary Boulevard NCD	ZN03
	1537060	NC-3	Geary Boulevard NCD	ZN03
23	1537061	NC-3	Geary Boulevard NCD	ZN03

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	1537065	NC-3	Geary Boulevard NCD	ZN03
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10	1539003	NC-3/RM-1	Geary Boulevard NCD/RM-1	ZN03
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12	1540051	NC-3	Geary Boulevard NCD	ZN03
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13	1541002	NC-3	Geary Boulevard NCD	ZN03
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22	1543052	NC-3	Geary Boulevard NCD	ZN03
	1543053	NC-3	Geary Boulevard NCD	ZN03
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1543056	NC-3	Geary Boulevard NCD	ZN03
1543057	NC-3	Geary Boulevard NCD	ZN03
1543058	NC-3	Geary Boulevard NCD	ZN03
1543059	NC-3	Geary Boulevard NCD	ZN03
1543060	NC-3	Geary Boulevard NCD	ZN03
1543061	NC-3	Geary Boulevard NCD	ZN03
1543062	NC-3	Geary Boulevard NCD	ZN03
1543063	NC-3	Geary Boulevard NCD	ZN03

Section 5. Sheet ZN04 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1575018	NC-2	Outer Balboa Street NCD	ZN04
1576007	NC-2	Outer Balboa Street NCD	ZN04
1576008	NC-2	Outer Balboa Street NCD	ZN04
1576009	NC-2	Outer Balboa Street NCD	ZN04
1576010	NC-2	Outer Balboa Street NCD	ZN04
1576011	NC-2	Outer Balboa Street NCD	ZN04
1576014	NC-2	Outer Balboa Street NCD	ZN04
1576015	NC-2	Outer Balboa Street NCD	ZN04
1576020	NC-2	Outer Balboa Street NCD	ZN04
1576021	NC-2	Outer Balboa Street NCD	ZN04
1577013	NC-2	Outer Balboa Street NCD	ZN04
1577013A	NC-2	Outer Balboa Street NCD	ZN04
1577013B	NC-2	Outer Balboa Street NCD	ZN04
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1577013D	NC-2	Outer Balboa Street NCD	ZN04
1577013E	NC-2	Outer Balboa Street NCD	ZN04
1577013F	NC-2	Outer Balboa Street NCD	ZN04
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1578014A	NC-2	Outer Balboa Street NCD	ZN04
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1578014C	NC-2	Outer Balboa Street NCD	ZN04
1578014D	NC-2	Outer Balboa Street NCD	ZN04
1578014G	NC-2	Outer Balboa Street NCD	ZN04
1578041	NC-2	Outer Balboa Street NCD	ZN04
1578042	NC-2	Outer Balboa Street NCD	ZN04
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1578044	NC-2	Outer Balboa Street NCD	ZN04
1579017	NC-2	Outer Balboa Street NCD	ZN04
1579017G	NC-2	Outer Balboa Street NCD	ZN04
1579020	NC-2	Outer Balboa Street NCD	ZN04

1	1579021	NC-2	Outer Balboa Street NCD	ZN04
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16	1611001E	NC-2	Outer Balboa Street NCD	ZN04
	1611001F	NC-2	Outer Balboa Street NCD	ZN04
17	1611001G	NC-2	Outer Balboa Street NCD	ZN04
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	1451024	NC-3	Geary Boulevard NCD	ZN04
22	1451026	NC-3	Geary Boulevard NCD	ZN04
	1451047	NC-3	Geary Boulevard NCD	ZN04
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	1452020	NC-3	Geary Boulevard NCD	ZN04
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	1453024	NC-3	Geary Boulevard NCD	ZN04
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	1454019	NC-3	Geary Boulevard NCD	ZN04
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	1459006	NC-3	Geary Boulevard NCD	ZN04
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	1459009	NC-3	Geary Boulevard NCD	ZN04
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	1522036	NC-3	Geary Boulevard NCD	ZN04
23	1522037	NC-3	Geary Boulevard NCD	ZN04
	1522038	NC-3	Geary Boulevard NCD	ZN04
24				
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	1524037	NC-3	Geary Boulevard NCD	ZN04
6	1524039	NC-3	Geary Boulevard NCD	ZN04
	1524040	NC-3	Geary Boulevard NCD	ZN04
7	1525001	NC-3	Geary Boulevard NCD	ZN04
	1525040B	NC-3	Geary Boulevard NCD	ZN04
8	1525040C	NC-3	Geary Boulevard NCD	ZN04
	1525040D	NC-3	Geary Boulevard NCD	ZN04
9	1525041	NC-3	Geary Boulevard NCD	ZN04
10	1525042	NC-3	Geary Boulevard NCD	ZN04
11	1525043	NC-3	Geary Boulevard NCD	ZN04

12 Section 6. Sheet ZN06 of the Zoning Map of the City and County of San Francisco is
13 hereby amended, as follows:

14	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
15	1271025	NC-1	Cole Valley NCD	ZN06
	1272002	NC-1	Cole Valley NCD	ZN06
16	1268028	NC-1	Cole Valley NCD	ZN06
	1268057	NC-1	Cole Valley NCD	ZN06
17	1272001	NC-1	Cole Valley NCD	ZN06
	1267009	NC-1	Cole Valley NCD	ZN06
18	1271024	NC-1	Cole Valley NCD	ZN06
	1271026	NC-1	Cole Valley NCD	ZN06
19	1278022	NC-1	Cole Valley NCD	ZN06
	1272003	NC-1	Cole Valley NCD	ZN06
20	1272004	NC-1	Cole Valley NCD	ZN06
	1268056	NC-1	Cole Valley NCD	ZN06
21	1271024A	NC-1	Cole Valley NCD	ZN06
	1271024B	NC-1	Cole Valley NCD	ZN06
22	1268055	NC-1	Cole Valley NCD	ZN06
23	1272005	NC-1	Cole Valley NCD	ZN06
	1268026	NC-1	Cole Valley NCD	ZN06
24	1268029	NC-1	Cole Valley NCD	ZN06
	2341014	NC-2	Inner Taraval NCD	ZN06
25	2341015	NC-2	Inner Taraval NCD	ZN06

1	2341017	NC-2	Inner Taraval NCD	ZN06
	2341018	NC-2	Inner Taraval NCD	ZN06
2	2341040	NC-2	Inner Taraval NCD	ZN06
	2341041	NC-2	Inner Taraval NCD	ZN06
3	2341042	NC-2	Inner Taraval NCD	ZN06
	2341043	NC-2	Inner Taraval NCD	ZN06
4	2342016A	NC-2	Inner Taraval NCD	ZN06
	2342017	NC-2	Inner Taraval NCD	ZN06
5	2342018	NC-2	Inner Taraval NCD	ZN06
	2342019	NC-2	Inner Taraval NCD	ZN06
6	2342020	NC-2	Inner Taraval NCD	ZN06
	2342021	NC-2	Inner Taraval NCD	ZN06
7	2342022	NC-2	Inner Taraval NCD	ZN06
	2343017	NC-2	Inner Taraval NCD	ZN06
8	2343018	NC-2	Inner Taraval NCD	ZN06
	2343019	NC-2	Inner Taraval NCD	ZN06
9	2343019A	NC-2	Inner Taraval NCD	ZN06
10	2343020	NC-2	Inner Taraval NCD	ZN06
	2343021	NC-2	Inner Taraval NCD	ZN06
11	2343040	NC-2	Inner Taraval NCD	ZN06
	2343041	NC-2	Inner Taraval NCD	ZN06
12	2343042	NC-2	Inner Taraval NCD	ZN06
	2344A018	NC-2	Inner Taraval NCD	ZN06
13	2344A018A	NC-2	Inner Taraval NCD	ZN06
	2344A018B	NC-2	Inner Taraval NCD	ZN06
14	2344A018C	NC-2	Inner Taraval NCD	ZN06
	2344A018D	NC-2	Inner Taraval NCD	ZN06
15	2344A019A	NC-2	Inner Taraval NCD	ZN06
	2344A019B	NC-2	Inner Taraval NCD	ZN06
16	2344A019C	NC-2	Inner Taraval NCD	ZN06
	2344A019D	NC-2	Inner Taraval NCD	ZN06
17	2344A038	NC-2	Inner Taraval NCD	ZN06
	2345A018	NC-2	Inner Taraval NCD	ZN06
18	2345A019	NC-2	Inner Taraval NCD	ZN06
	2345A020	NC-2	Inner Taraval NCD	ZN06
19	2345A021	NC-2	Inner Taraval NCD	ZN06
	2345A022	NC-2	Inner Taraval NCD	ZN06
20	2345A023	NC-2	Inner Taraval NCD	ZN06
	2345A024	NC-2	Inner Taraval NCD	ZN06
21	2345A025	NC-2	Inner Taraval NCD	ZN06
	2345A026	NC-2	Inner Taraval NCD	ZN06
22	2346009	NC-2	Inner Taraval NCD	ZN06
	2346010	NC-2	Inner Taraval NCD	ZN06
23	2346014	NC-2	Inner Taraval NCD	ZN06
	2347009A	NC-2	Inner Taraval NCD	ZN06
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1	2347010	NC-2	Inner Taraval NCD	ZN06
	2347011	NC-2	Inner Taraval NCD	ZN06
2	2347028	NC-2	Inner Taraval NCD	ZN06
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	2347031	NC-2	Inner Taraval NCD	ZN06
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	2407033	NC-2	Inner Taraval NCD	ZN06
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	2407041	NC-2	Inner Taraval NCD	ZN06
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	2407043	NC-2	Inner Taraval NCD	ZN06
8	2407044	NC-2	Inner Taraval NCD	ZN06
	2407045	NC-2	Inner Taraval NCD	ZN06
9	2407046	NC-2	Inner Taraval NCD	ZN06
10	2408001	NC-2	Inner Taraval NCD	ZN06
	2408041	NC-2	Inner Taraval NCD	ZN06
11	2408044	NC-2	Inner Taraval NCD	ZN06
	2408047	NC-2	Inner Taraval NCD	ZN06
12	2408048	NC-2	Inner Taraval NCD	ZN06
	2408051	NC-2	Inner Taraval NCD	ZN06
13	2408052	NC-2	Inner Taraval NCD	ZN06
	2408053	NC-2	Inner Taraval NCD	ZN06
14	2408054	NC-2	Inner Taraval NCD	ZN06
	2408055	NC-2	Inner Taraval NCD	ZN06
15	2408056	NC-2	Inner Taraval NCD	ZN06
	2408057	NC-2	Inner Taraval NCD	ZN06
16	2408058	NC-2	Inner Taraval NCD	ZN06
	2409001	NC-2	Inner Taraval NCD	ZN06
17	2409036	NC-2	Inner Taraval NCD	ZN06
	2409037	NC-2	Inner Taraval NCD	ZN06
18	2409038	NC-2	Inner Taraval NCD	ZN06
	2409041	NC-2	Inner Taraval NCD	ZN06
19	2409042	NC-2	Inner Taraval NCD	ZN06
	2409043	NC-2	Inner Taraval NCD	ZN06
20	2409061	NC-2	Inner Taraval NCD	ZN06
	2410027	NC-2	Inner Taraval NCD	ZN06
21	2410029	NC-2	Inner Taraval NCD	ZN06
	2410029A	NC-2	Inner Taraval NCD	ZN06
22	2410029B	NC-2	Inner Taraval NCD	ZN06
	2410029C	NC-2	Inner Taraval NCD	ZN06
23	2410031	NC-2	Inner Taraval NCD	ZN06
	2410041	NC-2	Inner Taraval NCD	ZN06
24				
25				

1	2410042	NC-2	Inner Taraval NCD	ZN06
	2411001	NC-2	Inner Taraval NCD	ZN06
2	2411021M	NC-2	Inner Taraval NCD	ZN06
	2411022	NC-2	Inner Taraval NCD	ZN06
3	2411023	NC-2	Inner Taraval NCD	ZN06
	2412034	NC-2	Inner Taraval NCD	ZN06
4	2412036	NC-2	Inner Taraval NCD	ZN06
	2412037	NC-2	Inner Taraval NCD	ZN06
5	2412038	NC-2	Inner Taraval NCD	ZN06
	2412039	NC-2	Inner Taraval NCD	ZN06
6	2413014	NC-2	Inner Taraval NCD	ZN06
7	2413038	NC-2	Inner Taraval NCD	ZN06

8 Section 7. Sheet ZN07 of the Zoning Map of the City and County of San Francisco is
9 hereby amended, as follows:

	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
11	5501034	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
12	5501044	NC-3	Mission Bernal NCD	ZN07
	5501044A	NC-3	Mission Bernal NCD	ZN07
13	5501045	NC-3	Mission Bernal NCD	ZN07
	5501046	NC-3	Mission Bernal NCD	ZN07
14	5501047	NC-3	Mission Bernal NCD	ZN07
	5501048	NC-3	Mission Bernal NCD	ZN07
15	5501050	NC-3	Mission Bernal NCD	ZN07
	5501051	NC-3	Mission Bernal NCD	ZN07
16	5501079	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
17	5501082	NC-3	Mission Bernal NCD	ZN07
	5501083	NC-3	Mission Bernal NCD	ZN07
18	5501084	NC-3	Mission Bernal NCD	ZN07
	5518016	NC-3	Mission Bernal NCD	ZN07
19	5518017	NC-3	Mission Bernal NCD	ZN07
	5518018	NC-3	Mission Bernal NCD	ZN07
20	5518019	NC-3	Mission Bernal NCD	ZN07
	5518031	NC-3	Mission Bernal NCD	ZN07
21	5518032	NC-3	Mission Bernal NCD	ZN07
	5518033	NC-3	Mission Bernal NCD	ZN07
22	5518034	NC-3	Mission Bernal NCD	ZN07
	5518035	NC-3	Mission Bernal NCD	ZN07
23	5518036	NC-3	Mission Bernal NCD	ZN07
	5518037	NC-3	Mission Bernal NCD	ZN07
24	5518038	NC-3	Mission Bernal NCD	ZN07
25	5518039	NC-3	Mission Bernal NCD	ZN07

1	5518040	NC-3	Mission Bernal NCD	ZN07
	5518041	NC-3	Mission Bernal NCD	ZN07
2	5518042	NC-3	Mission Bernal NCD	ZN07
	5518043	NC-3	Mission Bernal NCD	ZN07
3	5518044	NC-3	Mission Bernal NCD	ZN07
	5518045	NC-3	Mission Bernal NCD	ZN07
4	5518046	NC-3	Mission Bernal NCD	ZN07
	5609012	NC-3	Mission Bernal NCD	ZN07
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	5609016	NC-3	Mission Bernal NCD	ZN07
6	5609017	NC-3	Mission Bernal NCD	ZN07
	5609028	NC-3	Mission Bernal NCD	ZN07
7	5609029	NC-3	Mission Bernal NCD	ZN07
	5615028	NC-3	Mission Bernal NCD	ZN07
8	5615033	NC-3	Mission Bernal NCD	ZN07
	5615034	NC-3	Mission Bernal NCD	ZN07
9	5615035	NC-3	Mission Bernal NCD	ZN07
	5615036	NC-3	Mission Bernal NCD	ZN07
10	5615036A	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
11	5615037	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615038	NC-3	Mission Bernal NCD	ZN07
12	5615039	NC-3	Mission Bernal NCD	ZN07
	5615040	NC-3	Mission Bernal NCD	ZN07
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	5615042	NC-3	Mission Bernal NCD	ZN07
14	5615045	NC-3	Mission Bernal NCD	ZN07
	5615049	NC-3	Mission Bernal NCD	ZN07
15	5615050	NC-3	Mission Bernal NCD	ZN07
	5615051	NC-3	Mission Bernal NCD	ZN07
16	5615052	NC-3	Mission Bernal NCD	ZN07
	5615070	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
17	5615071	NC-3	Mission Bernal NCD	ZN07
	5615073	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
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	5615079	NC-3	Mission Bernal NCD	ZN07
19	5615080	NC-3	Mission Bernal NCD	ZN07
	5615082	NC-3	Mission Bernal NCD	ZN07
20	5615083	NC-3	Mission Bernal NCD	ZN07
	5615084	NC-3	Mission Bernal NCD	ZN07
21	5615085	NC-3	Mission Bernal NCD	ZN07
	5615086	NC-3	Mission Bernal NCD	ZN07
22	5615087	NC-3	Mission Bernal NCD	ZN07
	5615088	NC-3	Mission Bernal NCD	ZN07
23	5615089	NC-3	Mission Bernal NCD	ZN07
	5615090	NC-3	Mission Bernal NCD	ZN07

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	5615094	NC-3	Mission Bernal NCD	ZN07
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	5615096	NC-3	Mission Bernal NCD	ZN07
4	5615097	NC-3	Mission Bernal NCD	ZN07
	5615098	NC-3	Mission Bernal NCD	ZN07
5	5615099	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615100	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
6	5615101	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615102	NC-3	Mission Bernal NCD	ZN07
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	5615110	NC-3	Mission Bernal NCD	ZN07
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	5615113	NC-3	Mission Bernal NCD	ZN07
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	5615115	NC-3	Mission Bernal NCD	ZN07
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	6574017	NC-3	Mission Bernal NCD	ZN07
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	6574023	NC-3	Mission Bernal NCD	ZN07
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	6574032	NC-3	Mission Bernal NCD	ZN07
22	6574033	NC-3	Mission Bernal NCD	ZN07
	6574034	NC-3	Mission Bernal NCD	ZN07
23	6574035	NC-3	Mission Bernal NCD	ZN07
24				
25				

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	6574037	NC-3	Mission Bernal NCD	ZN07
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	6574041	NC-3	Mission Bernal NCD	ZN07
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	6574052	NC-3	Mission Bernal NCD	ZN07
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	6574061	NC-3	Mission Bernal NCD	ZN07
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	6574063	NC-3	Mission Bernal NCD	ZN07
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	6596010	NC-3	Mission Bernal NCD	ZN07
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	6635059	NC-3	Mission Bernal NCD	ZN07
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16	0847007	NC-2	Lower Haight Street NCD	ZN07
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18	0848006B	NC-2	Lower Haight Street NCD	ZN07
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23	0848027	NC-2	Lower Haight Street NCD	ZN07
	0848028	NC-2	Lower Haight Street NCD	ZN07
24	0848029	NC-2	Lower Haight Street NCD	ZN07
25	0848030	NC-2	Lower Haight Street NCD	ZN07

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	0848034	NC-2	Lower Haight Street NCD	ZN07
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	0849016	NC-2	Lower Haight Street NCD	ZN07
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	0859025	NC-2	Lower Haight Street NCD	ZN07
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	0859038	NC-2	Lower Haight Street NCD	ZN07
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	0860038	NC-2	Lower Haight Street NCD	ZN07
24	0860041	NC-2	Lower Haight Street NCD	ZN07
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11	0861001	NC-2	Lower Haight Street NCD	ZN07
	0861035	NC-2	Lower Haight Street NCD	ZN07

13
14 Section 8. Sectional Map ZN10 of the Zoning Map of the City and County of San
15 Francisco is hereby amended, as follows:

16	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
17	5273013A	NC-3	Bayview NCD	ZN10
	5273014	NC-3	Bayview NCD	ZN10
18	5278015	NC-3	Bayview NCD	ZN10
	5278016	NC-3	Bayview NCD	ZN10
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	5278038	NC-3	Bayview NCD	ZN10

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	6122001	NC-2	San Bruno Avenue NCD	ZN10
8	6122022	NC-2	San Bruno Avenue NCD	ZN10

9
10
11 Section 9. Sectional Map ZN11 of the Zoning Map of the City and County of San
12 Francisco is hereby amended, as follows:

13	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
14	5659017A	NC-2	Cortland Avenue NCD	ZN11
	5660016	NC-2	Cortland Avenue NCD	ZN11
15	5660017	NC-2	Cortland Avenue NCD	ZN11
	5660018	NC-2	Cortland Avenue NCD	ZN11
16	5660019	NC-2	Cortland Avenue NCD	ZN11
	5660020	NC-2	Cortland Avenue NCD	ZN11
17	5660038	NC-2	Cortland Avenue NCD	ZN11
	5660039	NC-2	Cortland Avenue NCD	ZN11
18	5660040	NC-2	Cortland Avenue NCD	ZN11
	5661017	NC-2	Cortland Avenue NCD	ZN11
19	5661018	NC-2	Cortland Avenue NCD	ZN11
	5661019	NC-2	Cortland Avenue NCD	ZN11
20	5661020	NC-2	Cortland Avenue NCD	ZN11
	5661021	NC-2	Cortland Avenue NCD	ZN11
21	5661022	NC-2	Cortland Avenue NCD	ZN11
	5662017	NC-2	Cortland Avenue NCD	ZN11
22	5662017A	NC-2	Cortland Avenue NCD	ZN11
	5662017B	NC-2	Cortland Avenue NCD	ZN11
23	5663017	NC-2	Cortland Avenue NCD	ZN11
	5663017A	NC-2	Cortland Avenue NCD	ZN11
24	5663019	NC-2	Cortland Avenue NCD	ZN11

1	5663019A	NC-2	Cortland Avenue NCD	ZN11
	5663038	NC-2	Cortland Avenue NCD	ZN11
2	5664016	NC-2	Cortland Avenue NCD	ZN11
	5664017	NC-2	Cortland Avenue NCD	ZN11
3	5664018	NC-2	Cortland Avenue NCD	ZN11
	5664019	NC-2	Cortland Avenue NCD	ZN11
4	5665016	NC-2	Cortland Avenue NCD	ZN11
	5665017	NC-2	Cortland Avenue NCD	ZN11
5	5665018	NC-2	Cortland Avenue NCD	ZN11
	5665019	NC-2	Cortland Avenue NCD	ZN11
6	5665020	NC-2	Cortland Avenue NCD	ZN11
	5665021	NC-2	Cortland Avenue NCD	ZN11
7	5666016	NC-2	Cortland Avenue NCD	ZN11
	5666017	NC-2	Cortland Avenue NCD	ZN11
8	5666018	NC-2	Cortland Avenue NCD	ZN11
	5666033	NC-2	Cortland Avenue NCD	ZN11
9	5666034	NC-2	Cortland Avenue NCD	ZN11
10	5667013	NC-2	Cortland Avenue NCD	ZN11
	5667014	NC-2	Cortland Avenue NCD	ZN11
11	5667015	NC-2	Cortland Avenue NCD	ZN11
	5667016	NC-2	Cortland Avenue NCD	ZN11
12	5667017	NC-2	Cortland Avenue NCD	ZN11
	5667018	NC-2	Cortland Avenue NCD	ZN11
13	5668017	NC-2	Cortland Avenue NCD	ZN11
	5668018	NC-2	Cortland Avenue NCD	ZN11
14	5668019	NC-2	Cortland Avenue NCD	ZN11
	5668020	NC-2	Cortland Avenue NCD	ZN11
15	5669014	NC-2	Cortland Avenue NCD	ZN11
16	5677001	NC-2	Cortland Avenue NCD	ZN11
	5677031	NC-2	Cortland Avenue NCD	ZN11
17	5677032	NC-2	Cortland Avenue NCD	ZN11
	5677033	NC-2	Cortland Avenue NCD	ZN11
18	5678001	NC-2	Cortland Avenue NCD	ZN11
	5678022	NC-2	Cortland Avenue NCD	ZN11
19	5678023	NC-2	Cortland Avenue NCD	ZN11
	5678024	NC-2	Cortland Avenue NCD	ZN11
20	5678025	NC-2	Cortland Avenue NCD	ZN11
21	5678026	NC-2	Cortland Avenue NCD	ZN11
	5678027	NC-2	Cortland Avenue NCD	ZN11
22	5678028	NC-2	Cortland Avenue NCD	ZN11
	5678029	NC-2	Cortland Avenue NCD	ZN11
23	5678030	NC-2	Cortland Avenue NCD	ZN11
	5678031	NC-2	Cortland Avenue NCD	ZN11
24	5680001	NC-2	Cortland Avenue NCD	ZN11
25	5680006A	NC-2	Cortland Avenue NCD	ZN11

1	5680008	NC-2	Cortland Avenue NCD	ZN11
	5680009	NC-2	Cortland Avenue NCD	ZN11
2	5680010	NC-2	Cortland Avenue NCD	ZN11
	5682001	NC-2	Cortland Avenue NCD	ZN11
3	5682002	NC-2	Cortland Avenue NCD	ZN11
	5682009	NC-2	Cortland Avenue NCD	ZN11
4	5682011	NC-2	Cortland Avenue NCD	ZN11
	5683001	NC-2	Cortland Avenue NCD	ZN11
5	5683001A	NC-2	Cortland Avenue NCD	ZN11
	5683010	NC-2	Cortland Avenue NCD	ZN11
6	5683011	NC-2	Cortland Avenue NCD	ZN11
	5683021	NC-2	Cortland Avenue NCD	ZN11
7	5683022	NC-2	Cortland Avenue NCD	ZN11
	5684018	NC-2	Cortland Avenue NCD	ZN11
8	5642020	NC-3	Mission Bernal NCD	ZN11
	5642027	NC-3	Mission Bernal NCD	ZN11
9	5642028	NC-3	Mission Bernal NCD	ZN11
	5642049	NC-3	Mission Bernal NCD	ZN11
10	5642050	NC-3	Mission Bernal NCD	ZN11
	5642063	NC-3	Mission Bernal NCD	ZN11
11	5642064	NC-3	Mission Bernal NCD	ZN11
	5642065	NC-3	Mission Bernal NCD	ZN11
12	5673018	NC-3	Mission Bernal NCD	ZN11
	5673019	NC-3	Mission Bernal NCD	ZN11
13	5673020	NC-3	Mission Bernal NCD	ZN11
	5673021	NC-3	Mission Bernal NCD	ZN11
14	5673022	NC-3	Mission Bernal NCD	ZN11
	5673023	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
15	5673024	NC-3	Mission Bernal NCD	ZN11
	5673025	NC-3	Mission Bernal NCD	ZN11
16	5673039	NC-3	Mission Bernal NCD	ZN11
	5673040	NC-3	Mission Bernal NCD	ZN11
17	5673041	NC-3	Mission Bernal NCD	ZN11
	5673051	NC-3	Mission Bernal NCD	ZN11
18	5673052	NC-3	Mission Bernal NCD	ZN11
	5673053	NC-3	Mission Bernal NCD	ZN11
19	5673054	NC-3	Mission Bernal NCD	ZN11
	5673055	NC-3	Mission Bernal NCD	ZN11
20	5674020	NC-3	Mission Bernal NCD	ZN11
	5674021	NC-3	Mission Bernal NCD	ZN11
21	5674022	NC-3	Mission Bernal NCD	ZN11
	5674023	NC-3	Mission Bernal NCD	ZN11
22	5712045	NC-3	Mission Bernal NCD	ZN11
	6660011	NC-3	Mission Bernal NCD	ZN11
23	6660005	NC-3	Mission Bernal NCD	ZN11
24				
25				

1	6660006	NC-3	Mission Bernal NCD	ZN11
	6660007	NC-3	Mission Bernal NCD	ZN11
2	6660008	NC-3	Mission Bernal NCD	ZN11
	6660009	NC-3	Mission Bernal NCD	ZN11
3	6660010	NC-3	Mission Bernal NCD	ZN11
	6660012	NC-3	Mission Bernal NCD	ZN11
4	6660013	NC-3	Mission Bernal NCD	ZN11
	6660015	NC-3	Mission Bernal NCD	ZN11
5	6660016	NC-3	Mission Bernal NCD	ZN11
	6660023	NC-3	Mission Bernal NCD	ZN11
6	6660024	NC-3	Mission Bernal NCD	ZN11
	6660025	NC-3	Mission Bernal NCD	ZN11
7	6660026	NC-3	Mission Bernal NCD	ZN11
	6660028A	NC-3	Mission Bernal NCD	ZN11
8	6660028B	NC-3	Mission Bernal NCD	ZN11
	6660050	NC-3	Mission Bernal NCD	ZN11
9	6660055	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
	6660058	NC-3	Mission Bernal NCD	ZN11
10	6660059	NC-3	Mission Bernal NCD	ZN11
	6660060	NC-3	Mission Bernal NCD	ZN11
11	6660061	NC-3	Mission Bernal NCD	ZN11
12				

13 Section 10. Sectional Map ZN12 of the Zoning Map of the City and County of San
14 Francisco is hereby amended, as follows:

15	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
16	7226021C	NC-1	Lakeside Village NCD	ZN12
17	7226021	NC-1	Lakeside Village NCD	ZN12
	7226019	NC-1	Lakeside Village NCD	ZN12
18	7226020	NC-1	Lakeside Village NCD	ZN12
	7225013	NC-1	Lakeside Village NCD	ZN12
19	7224002	NC-1	Lakeside Village NCD	ZN12
	7226021A	NC-1	Lakeside Village NCD	ZN12
20	7225014A	NC-1	Lakeside Village NCD	ZN12
	7225014	NC-1	Lakeside Village NCD	ZN12
21	7226021B	NC-1	Lakeside Village NCD	ZN12
	7223003	NC-1	Lakeside Village NCD	ZN12
22	7224002A	NC-1	Lakeside Village NCD	ZN12
	7220003	NC-1	Lakeside Village NCD	ZN12
23	7224002B	NC-1	Lakeside Village NCD	ZN12
	7226019A	NC-1	Lakeside Village NCD	ZN12
24	7225014C	NC-1	Lakeside Village NCD	ZN12
	7220003A	NC-1	Lakeside Village NCD	ZN12
25				

7223003A	NC-1	Lakeside Village NCD	ZN12
7226022	NC-1	Lakeside Village NCD	ZN12
7223004	NC-1	Lakeside Village NCD	ZN12
7226023	NC-1	Lakeside Village NCD	ZN12
7226017	NC-1	Lakeside Village NCD	ZN12

Section 11. Effective Date. This ordinance shall become effective 30 days after enactment. 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.

Section 12. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the “Note” that appears under the official title of the ordinance.

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

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney

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