

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

3 **Ordinance amending the Planning Code to establish 1) the Inner Balboa Street**  
4 **Neighborhood Commercial District generally including the properties along Balboa**  
5 **Street between 2nd and 8th Avenues, 2) the Outer Balboa Street Neighborhood**  
6 **Commercial District generally including the properties along Balboa Street between**  
7 **32nd and 39th Avenues, 3) the Bayview Neighborhood Commercial District generally**  
8 **including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the**  
9 **Cortland Avenue Neighborhood Commercial District generally including the properties**  
10 **along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard**  
11 **Neighborhood Commercial District generally including the properties along Geary**  
12 **Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal Neighborhood**  
13 **Commercial District generally including the properties along Mission Street between**  
14 **Cesar Chavez and Randall Streets, and 7) the San Bruno Avenue Neighborhood**  
15 **Commercial District generally including the properties along San Bruno Avenue**  
16 **between Hale and Olmstead Streets; amending the Zoning Map to include the new**  
17 **Neighborhood Commercial Districts; affirming the Planning Department's**  
18 **determination under the California Environmental Quality Act; making findings of**  
19 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
20 **Section 101.1; and adopting findings of public necessity, convenience, and welfare**  
21 **under Planning Code, Section 302.**

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

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 191260 and is incorporated herein by reference. The Board affirms this determination.

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

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

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

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

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

\* \* \* \*

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

2 \* \* \* \*

3 Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)

4 Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)

5 Bayview Neighborhood Commercial District (Defined in Sec. 737)

6 Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)

7 Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)

8 Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)

9 San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)

10 **SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

19 Most new commercial development is permitted at the ground and second stories.  
20 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment  
21 uses, however, are confined to the ground story. The second story may be used by some retail stores,  
22 personal services, and medical, business and professional offices. Parking and hotels are monitored at  
23 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the  
24 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**

<b><u>Inner Balboa Street NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<i><u>Height and Bulk Limits.</u></i>	<i><u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u></i>	<i><u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per § 261.1.</u></i>
<i><u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u></i>	<i><u>§ 263.20</u></i>	<i><u>P</u></i>
<i><u>Rear Yard</u></i>	<i><u>§§ 130, 134, 134(a)(e), 136</u></i>	<i><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></i>
<i><u>Front Setback and Side Yard</u></i>	<i><u>§§ 130, 131, 132, 133</u></i>	<i><u>Not Required.</u></i>
<b><u>Street Frontage and Public Realm</u></b>		
<i><u>Streetscape and Pedestrian Improvements</u></i>	<i><u>§ 138.1</u></i>	<i><u>Required</u></i>

1			<i>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.</i>
2	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	
3			
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<i>Required on some streets, see § 145.4 for specific districts.</i>
6	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
7	<b><u>Miscellaneous</u></b>		
8			
9	<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>
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			
13	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<i>As permitted by § 607.1</i>
14	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
15			
16	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<i>Subject to the Urban Design Guidelines</i>
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19	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
20	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

21	<b><u>Development Standards</u></b>		
22	<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>
23			
24	<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</i>
25			

		<i>is provided, car share spaces are required when a project has 50 units or more per §166.</i>		
<i>Dwelling Unit Mix</i>	<u>§ 207.6</u>	<i>Not required</i>		
<b><u>Use Characteristics</u></b>				
<i>Single Room Occupancy</i>	<u>§ 102</u>	<u>P</u>		
<i>Student Housing</i>	<u>§ 102</u>	<u>P</u>		
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Uses</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<i>Accessory Dwelling Unit Density</i>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<i>Dwelling Unit Density</i>	<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>		
<i>Group Housing Density</i>	<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>		
<i>Homeless Shelter Density</i>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<i>Senior Housing Density</i>	<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>		
<b><u>Loss of Dwelling Units</u></b>		<b><u>Controls by Story</u></b>		
		<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>

<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>		
<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>
<b>Commercial Use Characteristics</b>		
<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>
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<b><u>Agricultural Use Category</u></b>		

1	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<b><u>Automotive Use Category</u></b>				
5	<b><u>Automotive Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
14	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
16	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<b><u>Industrial Use Category</u></b>				
22	<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<b><u>Institutional Use Category</u></b>				
24	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
25	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
26	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
27	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>



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

1 **Utility and Infrastructure Use Category**

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

5 \* Not listed below

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

13 Controls: Within the FFSRUD and its one-quarter mile buffer, fringe financial services are NP  
14 pursuant to Section 249.35. Outside the FFSRUD and its 1/4 one-quarter 1 mile buffer, fringe financial  
15 services are P subject to the restrictions set forth in subsection 249.35(c)(3).

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

17 **SEC 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

22 The Outer Balboa Street Neighborhood Commercial District controls provide for mixed-use  
23 buildings which approximate or slightly exceed the standard development pattern. Rear yard  
24 requirements above the ground story and at residential levels preserve open space corridors of interior  
25 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

1 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the  
 2 livability within and around the District, and promote continuous retail frontage.

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

7 **Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 8 **ZONING CONTROL TABLE**

<b><u>Outer Balboa Street NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<b><u>Height and Bulk Limits.</u></b>	<b><u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u></b>	<b><u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per § 261.1.</u></b>
<b><u>5 Foot Height Bonus for Active Ground Floor Uses zoned 40-X or 50-X</u></b>	<b><u>§ 263.20</u></b>	<b><u>P</u></b>
<b><u>Rear Yard</u></b>	<b><u>§§ 130, 134, 134(a)(e), 136</u></b>	<b><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></b>
<b><u>Front Setback and Side Yard</u></b>	<b><u>§§ 130, 131, 132, 133</u></b>	<b><u>Not Required.</u></b>
<b><u>Street Frontage and Public Realm</u></b>		

1	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
2			
3	<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>
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
6			
7	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
8			
9	<u>Miscellaneous</u>		
10	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
11			
12	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
13			
14	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
15			
16	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
17			
18	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
19			
20	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

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

23	<u>Development Standards</u>
----	------------------------------

1	<u>Usable Open Space</u> <u>[Per Dwelling</u> <u>Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
2					
3	<u>Off-Street Parking</u> <u>Requirements</u>	<u>§§ 145.1, 150, 151, 153</u> <u>- 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>		
4					
5	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
6					
7	<b><u>Use Characteristics</u></b>				
8	<u>Single Room</u> <u>Occupancy</u>	<u>§ 102</u>	<u>P</u>		
9	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
10	<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>		
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Accessory Dwelling</u> <u>Unit Density</u>	<u>§§102, 207(c)(4),</u> <u>207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
14	<u>Dwelling Unit</u> <u>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>		
15					
16	<u>Group Housing</u> <u>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>		
17					
18	<u>Homeless Shelter</u> <u>Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
19					
20	<u>Senior Housing</u> <u>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>		
21					
22					
23					
24	<b><u>Loss of Dwelling</u></b> <b><u>Units</u></b>		<b><u>Controls by Story</u></b>		
25					

		<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>
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>		
<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>
<b><u>Commercial Use Characteristics</u></b>		
<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>
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<b><u>Agricultural Use Category</u></b>				
<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>
<b><u>Automotive Use Category</u></b>				
<b><u>Automotive Uses*</u></b>	<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>
<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<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>

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	<b><u>Industrial Use Category</u></b>				
4	<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<b><u>Institutional Use Category</u></b>				
6	<b><u>Institutional Uses*</u></b>	<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	<b><u>Sales and Service Use Category</u></b>				
13	<b><u>Retail Sales and Service Uses*</u></b>	<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	<b><u>Utility and Infrastructure Use Category</u></b>				
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 (1) FRINGE FINANCIAL SPECIAL USE DISTRICT: The FFSUD and its one-quarter mile  
20 buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use  
21 District, the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use  
22 District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special  
23 Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver  
24 Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and  
25 includes Small-Scale Neighborhood Commercial Districts within its boundaries.

1 **Controls:** Within the FFSRUD and its one-quarter mile buffer, fringe financial services are NP  
2 pursuant to Section 249.35. Outside the FFSRUD and its ¼ one-quarter1 mile buffer, fringe financial  
3 services are P subject to the restrictions set forth in subsection 249.35(c)(3).

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

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

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

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

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

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

23 **Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT**

24 **ZONING CONTROL TABLE**

25

		<b><u>Bayview NCD</u></b>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P 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>
<b><u>Street Frontage and Public Realm</u></b>		
<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>
<b><u>Miscellaneous</u></b>		
<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>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>			
<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>	
<b><u>Use Characteristics</u></b>			
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>	
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>	
<b><u>Residential Uses</u></b>	<b><u>Controls by Story</u></b>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</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 600 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 210 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			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					
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</u>				

20	<u>Development Standards</u>				
21	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
22	<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>		
23					
24	<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.</u>		
25					

		<i>Car share spaces required when a project has 25 or more parking spaces per § 166.</i>		
<i>Off-Street Freight Loading</i>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<i>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
<b><u>Commercial Use Characteristics</u></b>				
<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>No limit</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(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<i>Walk-up Facility</i>	<u>§ 102</u>	<u>P</u>		
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
<b><u>Agricultural Use Category</u></b>				
<i>Agriculture, Industrial</i>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Agriculture, Large Scale Urban</i>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Agriculture, Neighborhood</i>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Automotive Use Category</u></b>				
<b><u>Automotive Uses*</u></b>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Automotive Repair</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<i>Parking Garage, Private</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Parking Garage, Public</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
8	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<b><u>Industrial Use Category</u></b>				
16	<b><u>Industrial Uses</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<b><u>Institutional Use Category</u></b>				
18	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
22					
23					
24					
25					

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



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

11 \* Not listed below

12 (1) THIRD STREET SPECIAL USE DISTRICT

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

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

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

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

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

**SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Cortland Avenue Neighborhood Commercial District is located along Cortland Avenue between Bonview and Folsom 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 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**

		<b><u>Cortland Avenue NCD</u></b>
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		

**Massing and Setbacks**

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>

**Street Frontage and Public Realm**

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required 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>

**Miscellaneous**

<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 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>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>			
<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>	
<b><u>Use Characteristics</u></b>			
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>	
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>	
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>	
		<u>1st</u>	<u>2nd</u>
<u>Residential Uses</u>	<u>§ 102</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	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
3	<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>		
4	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

10	<b><u>Development Standards</u></b>				
11	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
12	<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>		
13	<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>		

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	<b>Commercial Use Characteristics</b>				
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			<b><u>Controls by Story</u></b>		
11	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
12	<b><u>Agricultural Use Category</u></b>				
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	<b><u>Automotive Use Category</u></b>				
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	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
4	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<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>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	<b><u>Industrial Use Category</u></b>				
12	<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<b><u>Institutional Use Category</u></b>				
14	<b><u>Institutional Uses*</u></b>	<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	<b><u>Sales and Service Use Category</u></b>				
21	<b><u>Retail Sales and Service Uses*</u></b>	<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>NP</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	<b><u>Utility and Infrastructure Use Category</u></b>				
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 SPECIAL USE DISTRICT: The FFSUD and its one-quarter mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District, the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

Controls: Within the FFSRUD and its one-quarter mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ one-quarter 1 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).

(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

1 all stories of new buildings. Limited storage and administrative service activities are permitted with  
 2 some restrictions.

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

7 **Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT**  
 8 **ZONING CONTROL TABLE**

<b><u>Geary Boulevard NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<b><u>Height and Bulk Limits</u></b>	<b><u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u></b>	<b><u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for more information. Height sculpting required on Alleys per § 261.1.</u></b>
<b><u>5 Foot Height Bonus for Active Ground Floor Uses</u></b>	<b><u>§ 263.20</u></b>	<b><u>P(1) in some districts</u></b>
<b><u>Rear Yard</u></b>	<b><u>§§ 130, 134, 134(a)(e), 136</u></b>	<b><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></b>
<b><u>Front Setback and Side Yard</u></b>	<b><u>§§ 131, 132, 133</u></b>	<b><u>Not Required.</u></b>
<b><u>Street Frontage and Public Realm</u></b>		

1	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
2			
3	<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>
4			
5	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
6			
7	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
8			
9	<u>Miscellaneous</u>		
10	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
11			
12	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
13			
14	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
15			
16	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
17			
18	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
19			
20	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
21			
22	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

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

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 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>		
2	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
3	<b><u>Use Characteristics</u></b>				
4	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
5	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
6	<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>		
7			<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
8	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
9	<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>		
10	<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>		
11	<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>		
12	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
13	<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>		
14	<b><u>Loss of Dwelling Units</u></b>		<b><u>Controls by Story</u></b>		
15			<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
16	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>

<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
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**NON-RESIDENTIAL STANDARDS**

**Development Standards**

<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 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(2)</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		

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

**Agricultural Use Category**

<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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1	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<b><u>Automotive Use Category</u></b>				
4	<b><u>Automotive Uses*</u></b>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
15	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP(7)</u>	<u>NP(7)</u>
17	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
19	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21					
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</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>P</u>	<u>P</u>
6	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</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>Sales and Service Use Category</u>				
11	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>

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

20  
21 \* Not listed below

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

25 (2) THIRD FLOOR RESIDENTIAL CONVERSION:



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

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

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

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

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

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

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

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

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

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

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

*The Mission Bernal Neighborhood Commercial District is located along Mission Street between Cesar Chavez and Randall Streets. 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 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

		<u>Mission Bernal NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		

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 HT01-04, HT07, HT08, HT10, and HT11 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 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	<b><u>Street Frontage and Public Realm</u></b>		
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	<b><u>Miscellaneous</u></b>		
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>		
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>				
<b><u>Development Standards</u></b>				
<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>		
<b><u>Use Characteristics</u></b>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>		
		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
<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</u>		
3	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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</u>		
4			<u>§ 202.2(f)(1)(D)(iv), related to location.</u>		
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</u>
10	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
11					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS</u></b>		
<b><u>Development Standards</u></b>		
<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>
<b><u>Commercial Use Characteristics</u></b>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>

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

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

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



**Utility and Infrastructure Use Category**

<b><u>Utility and Infrastructure*</u></b>	<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) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT**

**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.*

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

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

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

*The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue between Hale and Olmstead 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 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**

<b><u>San Bruno Avenue NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<b><u>Height and Bulk Limits.</u></b>	<b><u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u></b>	<b><u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per § 261.1.</u></b>
<b><u>5 Foot Height Bonus for Active Ground Floor Uses</u></b>	<b><u>§ 263.20</u></b>	<b><u>P</u></b>
<b><u>Rear Yard</u></b>	<b><u>§§ 130, 134, 134(a)(e), 136</u></b>	<b><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></b>
<b><u>Front Setback and Side Yard</u></b>	<b><u>§§ 130, 131, 132, 133</u></b>	<b><u>Not Required.</u></b>
<b><u>Street Frontage and Public Realm</u></b>		
<b><u>Streetscape and Pedestrian Improvements</u></b>	<b><u>§ 138.1</u></b>	<b><u>Required</u></b>
<b><u>Street Frontage Requirements</u></b>	<b><u>§ 145.1</u></b>	<b><u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing</u></b>

		<i>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>
<b><u>Miscellaneous</u></b>		
<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>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		

<b><u>Development Standards</u></b>		
<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>	<i>Not required</i>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>				
<b><u>Development Standards</u></b>				
<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>		
<b>Commercial Use Characteristics</b>				
<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>		
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
<b><u>Agricultural Use Category</u></b>				
<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>
<b><u>Automotive Use Category</u></b>				

1	<b><u>Automotive Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
10	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP(3)</u>	<u>NP(4)</u>	<u>NP(4)</u>
12	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<b><u>Industrial Use Category</u></b>				
18	<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<b><u>Institutional Use Category</u></b>				
20	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
21	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
24	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<b><u>Sales and Service Use Category</u></b>				
	<b><u>Retail Sales and Service Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

1	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</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(5)</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P</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><b>Non-Retail Sales and Service*</b></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><b>Utility and Infrastructure Use Category</b></u>				
24	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
25	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1 \* Not listed below

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

9 Controls: Within the FFSRUD and its one-quarter mile buffer, fringe financial services are NP  
10 pursuant to Section 249.35. Outside the FFSRUD and its 1/4 one-quarter1 mile buffer, fringe financial  
11 services are P subject to the restrictions set forth in subsection 249.35(c)(3).

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

13 (3) P in the geographic area described as Flexible Retail Zones in Section 202.9.

14 (4) C in the geographic area described as Flexible Retail Zones in Section 202.9.

15 **SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.**

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

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

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

25 (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.



1 Section 3. Sectional Map ZN03 of the Zoning Map of the City and County of San  
 2 Francisco is hereby amended, as follows:

3	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
4	1545027	NC-2	Inner Balboa Street NCD	ZN03
5	1546017	NC-2	Inner Balboa Street NCD	ZN03
6	1546018	NC-2	Inner Balboa Street NCD	ZN03
7	1546018A	NC-2	Inner Balboa Street NCD	ZN03
8	1546018B	NC-2	Inner Balboa Street NCD	ZN03
9	1546018C	NC-2	Inner Balboa Street NCD	ZN03
10	1546019	NC-2	Inner Balboa Street NCD	ZN03
11	1546020	NC-2	Inner Balboa Street NCD	ZN03
12	1547024	NC-2	Inner Balboa Street NCD	ZN03
13	1547025	NC-2	Inner Balboa Street NCD	ZN03
14	1547026	NC-2	Inner Balboa Street NCD	ZN03
15	1547027	NC-2	Inner Balboa Street NCD	ZN03
16	1548023	NC-2	Inner Balboa Street NCD	ZN03
17	1548025	NC-2	Inner Balboa Street NCD	ZN03
18	1548026	NC-2	Inner Balboa Street NCD	ZN03
19	1548027	NC-2	Inner Balboa Street NCD	ZN03
20	1549018	NC-2	Inner Balboa Street NCD	ZN03
21	1549019	NC-2	Inner Balboa Street NCD	ZN03
22	1549020	NC-2	Inner Balboa Street NCD	ZN03
23	1549022	NC-2	Inner Balboa Street NCD	ZN03
24	1549023	NC-2	Inner Balboa Street NCD	ZN03
25	1549024	NC-2	Inner Balboa Street NCD	ZN03
	1549025	NC-2	Inner Balboa Street NCD	ZN03
	1549026	NC-2	Inner Balboa Street NCD	ZN03
	1549026A	NC-2	Inner Balboa Street NCD	ZN03
	1549054	NC-2	Inner Balboa Street NCD	ZN03
	1549055	NC-2	Inner Balboa Street NCD	ZN03
	1549056	NC-2	Inner Balboa Street NCD	ZN03
	1549057	NC-2	Inner Balboa Street NCD	ZN03
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	1549072	NC-2	Inner Balboa Street NCD	ZN03
	1549073	NC-2	Inner Balboa Street NCD	ZN03
	1637001	NC-2	Inner Balboa Street NCD	ZN03
	1638001	NC-2	Inner Balboa Street NCD	ZN03
	1638030	NC-2	Inner Balboa Street NCD	ZN03
	1638031	NC-2	Inner Balboa Street NCD	ZN03
	1638032	NC-2	Inner Balboa Street NCD	ZN03
	1639001	NC-2	Inner Balboa Street NCD	ZN03
	1639046	NC-2	Inner Balboa Street NCD	ZN03

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	1640051	NC-2	Inner Balboa Street NCD	ZN03
3	1640054	NC-2	Inner Balboa Street NCD	ZN03
	1640055	NC-2	Inner Balboa Street NCD	ZN03
4	1641001	NC-2	Inner Balboa Street NCD	ZN03
	1641049	NC-2	Inner Balboa Street NCD	ZN03
5	1641050	NC-2	Inner Balboa Street NCD	ZN03
	1641051	NC-2	Inner Balboa Street NCD	ZN03
6	1061048	NC-3	Geary Boulevard NCD	ZN03
	1061018	NC-3	Geary Boulevard NCD	ZN03
7	1061023	NC-3	Geary Boulevard NCD	ZN03
	1062022	NC-3	Geary Boulevard NCD	ZN03
8	1062023	NC-3	Geary Boulevard NCD	ZN03
	1062024	NC-3	Geary Boulevard NCD	ZN03
9	1062025	NC-3	Geary Boulevard NCD	ZN03
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19	1090042	NC-3	Geary Boulevard NCD	ZN03
	1091001	NC-3	Geary Boulevard NCD	ZN03
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21	1091032	NC-3	Geary Boulevard NCD	ZN03
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7	1543063	NC-3	Geary Boulevard NCD	ZN03

8

9 Section 4. Sectional Map ZN04 of the Zoning Map of the City and County of San

10 Francisco is hereby amended, as follows:

11	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
12	1575018	NC-2	Outer Balboa Street NCD	ZN04
13	1576007	NC-2	Outer Balboa Street NCD	ZN04
	1576008	NC-2	Outer Balboa Street NCD	ZN04
14	1576009	NC-2	Outer Balboa Street NCD	ZN04
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	1525042	NC-3	Geary Boulevard NCD	ZN04
13	1525043	NC-3	Geary Boulevard NCD	ZN04

15  
16 Section 5. Sheet ZN07 of the Zoning Map of the City and County of San Francisco is  
17 hereby amended, as follows:

18	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
19	5501034	NC-3/RH-2	Mid-Mission Street NCD/RH-2	ZN07
	5501044	NC-3	Mid-Mission Street NCD	ZN07
20	5501044A	NC-3	Mid-Mission Street NCD	ZN07
	5501045	NC-3	Mid-Mission Street NCD	ZN07
21	5501046	NC-3	Mid-Mission Street NCD	ZN07
	5501047	NC-3	Mid-Mission Street NCD	ZN07
22	5501048	NC-3	Mid-Mission Street NCD	ZN07
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23	5501051	NC-3	Mid-Mission Street NCD	ZN07
	5501079	NC-3/RH-2	Mid-Mission Street NCD/RH-2	ZN07
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25	5501083	NC-3	Mid-Mission Street NCD	ZN07

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4	5518032	NC-3	Mid-Mission Street NCD	ZN07
	5518033	NC-3	Mid-Mission Street NCD	ZN07
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	5615037	NC-3/RH-2	Mid-Mission Street NCD/RH-2	ZN07
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21	6635059	NC-3	Mid-Mission Street NCD	ZN07

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1 Section 6. Sheet ZN10 of the Zoning Map of the City and County of San Francisco is  
 2 hereby amended, as follows:

3	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
4	5437033A	NC-2	San Bruno Avenue NCD	ZN10
5	5437034	NC-2	San Bruno Avenue NCD	ZN10
6	5437035	NC-2	San Bruno Avenue NCD	ZN10
7	5437038	NC-2	San Bruno Avenue NCD	ZN10
8	5437039	NC-2	San Bruno Avenue NCD	ZN10
9	5437040	NC-2	San Bruno Avenue NCD	ZN10
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23	5438044	NC-2	San Bruno Avenue NCD	ZN10
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	5924005	NC-2	San Bruno Avenue NCD	ZN10
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22	5385003	NC-3	Bayview NCD	ZN10
	5387010	NC-3	Bayview NCD	ZN10
23	5387022	NC-3	Bayview NCD	ZN10
	5387023	NC-3	Bayview NCD	ZN10
24				
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1	5387024	NC-3	Bayview NCD	ZN10
	5387025	NC-3	Bayview NCD	ZN10
2	5387026	NC-3	Bayview NCD	ZN10
	5387027	NC-3	Bayview NCD	ZN10
3	5387028	NC-3	Bayview NCD	ZN10
	5387029	NC-3	Bayview NCD	ZN10
4	5387030	NC-3	Bayview NCD	ZN10
	5387031	NC-3	Bayview NCD	ZN10
5	5387032	NC-3	Bayview NCD	ZN10
	5387033	NC-3	Bayview NCD	ZN10
6	5411001	NC-3	Bayview NCD	ZN10
	5411002	NC-3	Bayview NCD	ZN10
7	5411003	NC-3	Bayview NCD	ZN10
	5411004	NC-3	Bayview NCD	ZN10
8	5411005	NC-3	Bayview NCD	ZN10
	5411006	NC-3	Bayview NCD	ZN10
9	5411007	NC-3	Bayview NCD	ZN10
	5411008	NC-3	Bayview NCD	ZN10
10	5411009	NC-3	Bayview NCD	ZN10
	5411010	NC-3	Bayview NCD	ZN10
11	5411011	NC-3	Bayview NCD	ZN10
	5411014	NC-3	Bayview NCD	ZN10
12	5411015	NC-3	Bayview NCD	ZN10
	5411016	NC-3	Bayview NCD	ZN10
13	5411017	NC-3	Bayview NCD	ZN10
	5411018	NC-3	Bayview NCD	ZN10
14	5411042	NC-3	Bayview NCD	ZN10
	5411043	NC-3	Bayview NCD	ZN10
15	5411044	NC-3	Bayview NCD	ZN10
	5411045	NC-3	Bayview NCD	ZN10
16	5411046	NC-3	Bayview NCD	ZN10
	5411047	NC-3	Bayview NCD	ZN10
17	5411048	NC-3	Bayview NCD	ZN10
	5411049	NC-3	Bayview NCD	ZN10
18	5411050	NC-3	Bayview NCD	ZN10
	5413017	NC-3	Bayview NCD	ZN10

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Section 7. Sheet ZN11 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:



	<b>Block and Lot Number</b>	<b>Use District To Be Superseded</b>	<b>Use District Hereby Approved</b>	<b>Zoning Map Sheet</b>
1				
2	5659017A	NC-2	Cortland Avenue NCD	ZN11
3	5660016	NC-2	Cortland Avenue NCD	ZN11
4	5660017	NC-2	Cortland Avenue NCD	ZN11
5	5660018	NC-2	Cortland Avenue NCD	ZN11
6	5660019	NC-2	Cortland Avenue NCD	ZN11
7	5660020	NC-2	Cortland Avenue NCD	ZN11
8	5660038	NC-2	Cortland Avenue NCD	ZN11
9	5660039	NC-2	Cortland Avenue NCD	ZN11
10	5660040	NC-2	Cortland Avenue NCD	ZN11
11	5661017	NC-2	Cortland Avenue NCD	ZN11
12	5661018	NC-2	Cortland Avenue NCD	ZN11
13	5661019	NC-2	Cortland Avenue NCD	ZN11
14	5661020	NC-2	Cortland Avenue NCD	ZN11
15	5661021	NC-2	Cortland Avenue NCD	ZN11
16	5661022	NC-2	Cortland Avenue NCD	ZN11
17	5662017	NC-2	Cortland Avenue NCD	ZN11
18	5662017A	NC-2	Cortland Avenue NCD	ZN11
19	5662017B	NC-2	Cortland Avenue NCD	ZN11
20	5663017	NC-2	Cortland Avenue NCD	ZN11
21	5663017A	NC-2	Cortland Avenue NCD	ZN11
22	5663019	NC-2	Cortland Avenue NCD	ZN11
23	5663019A	NC-2	Cortland Avenue NCD	ZN11
24	5663038	NC-2	Cortland Avenue NCD	ZN11
25	5664016	NC-2	Cortland Avenue NCD	ZN11
	5664017	NC-2	Cortland Avenue NCD	ZN11
	5664018	NC-2	Cortland Avenue NCD	ZN11
	5664019	NC-2	Cortland Avenue NCD	ZN11
	5665016	NC-2	Cortland Avenue NCD	ZN11
	5665017	NC-2	Cortland Avenue NCD	ZN11
	5665018	NC-2	Cortland Avenue NCD	ZN11
	5665019	NC-2	Cortland Avenue NCD	ZN11
	5665020	NC-2	Cortland Avenue NCD	ZN11
	5665021	NC-2	Cortland Avenue NCD	ZN11
	5666016	NC-2	Cortland Avenue NCD	ZN11
	5666017	NC-2	Cortland Avenue NCD	ZN11
	5666018	NC-2	Cortland Avenue NCD	ZN11
	5666033	NC-2	Cortland Avenue NCD	ZN11
	5666034	NC-2	Cortland Avenue NCD	ZN11
	5667013	NC-2	Cortland Avenue NCD	ZN11
	5667014	NC-2	Cortland Avenue NCD	ZN11
	5667015	NC-2	Cortland Avenue NCD	ZN11
	5667016	NC-2	Cortland Avenue NCD	ZN11

1	5667017	NC-2	Cortland Avenue NCD	ZN11
	5667018	NC-2	Cortland Avenue NCD	ZN11
2	5668017	NC-2	Cortland Avenue NCD	ZN11
	5668018	NC-2	Cortland Avenue NCD	ZN11
3	5668019	NC-2	Cortland Avenue NCD	ZN11
	5668020	NC-2	Cortland Avenue NCD	ZN11
4	5669014	NC-2	Cortland Avenue NCD	ZN11
	5677001	NC-2	Cortland Avenue NCD	ZN11
5	5677031	NC-2	Cortland Avenue NCD	ZN11
	5677032	NC-2	Cortland Avenue NCD	ZN11
6	5677033	NC-2	Cortland Avenue NCD	ZN11
	5678001	NC-2	Cortland Avenue NCD	ZN11
7	5678022	NC-2	Cortland Avenue NCD	ZN11
	5678023	NC-2	Cortland Avenue NCD	ZN11
8	5678024	NC-2	Cortland Avenue NCD	ZN11
	5678025	NC-2	Cortland Avenue NCD	ZN11
9	5678026	NC-2	Cortland Avenue NCD	ZN11
10	5678027	NC-2	Cortland Avenue NCD	ZN11
	5678028	NC-2	Cortland Avenue NCD	ZN11
11	5678029	NC-2	Cortland Avenue NCD	ZN11
	5678030	NC-2	Cortland Avenue NCD	ZN11
12	5678031	NC-2	Cortland Avenue NCD	ZN11
	5680001	NC-2	Cortland Avenue NCD	ZN11
13	5680006A	NC-2	Cortland Avenue NCD	ZN11
	5680008	NC-2	Cortland Avenue NCD	ZN11
14	5680009	NC-2	Cortland Avenue NCD	ZN11
	5680010	NC-2	Cortland Avenue NCD	ZN11
15	5682001	NC-2	Cortland Avenue NCD	ZN11
16	5682002	NC-2	Cortland Avenue NCD	ZN11
	5682009	NC-2	Cortland Avenue NCD	ZN11
17	5682011	NC-2	Cortland Avenue NCD	ZN11
	5683001	NC-2	Cortland Avenue NCD	ZN11
18	5683001A	NC-2	Cortland Avenue NCD	ZN11
	5683010	NC-2	Cortland Avenue NCD	ZN11
19	5683011	NC-2	Cortland Avenue NCD	ZN11
20	5683021	NC-2	Cortland Avenue NCD	ZN11
	5683022	NC-2	Cortland Avenue NCD	ZN11
21	5684018	NC-2	Cortland Avenue NCD	ZN11
	6660011	NC-3	Mid-Mission Street NCD	ZN11
22	6660005	NC-3	Mid-Mission Street NCD	ZN11
	6660006	NC-3	Mid-Mission Street NCD	ZN11
23	6660007	NC-3	Mid-Mission Street NCD	ZN11
	6660008	NC-3	Mid-Mission Street NCD	ZN11
24	6660009	NC-3	Mid-Mission Street NCD	ZN11
25	6660010	NC-3	Mid-Mission Street NCD	ZN11

1	6660012	NC-3	Mid-Mission Street NCD	ZN11
	6660013	NC-3	Mid-Mission Street NCD	ZN11
2	6660015	NC-3	Mid-Mission Street NCD	ZN11
	6660016	NC-3	Mid-Mission Street NCD	ZN11
3	6660023	NC-3	Mid-Mission Street NCD	ZN11
	6660024	NC-3	Mid-Mission Street NCD	ZN11
4	6660025	NC-3	Mid-Mission Street NCD	ZN11
	6660026	NC-3	Mid-Mission Street NCD	ZN11
5	6660028A	NC-3	Mid-Mission Street NCD	ZN11
	6660028B	NC-3	Mid-Mission Street NCD	ZN11
6	6660050	NC-3	Mid-Mission Street NCD	ZN11
7	6660055	NC-3/RH-2	Mid-Mission Street NCD/RH-2	ZN11
	6660058	NC-3	Mid-Mission Street NCD	ZN11
8	6660059	NC-3	Mid-Mission Street NCD	ZN11
	6660060	NC-3	Mid-Mission Street NCD	ZN11
	6660061	NC-3	Mid-Mission Street NCD	ZN11
10	5642020	NC-3	Mid-Mission Street NCD	ZN11
	5642027	NC-3	Mid-Mission Street NCD	ZN11
11	5642028	NC-3	Mid-Mission Street NCD	ZN11
	5642049	NC-3	Mid-Mission Street NCD	ZN11
12	5642050	NC-3	Mid-Mission Street NCD	ZN11
	5642063	NC-3	Mid-Mission Street NCD	ZN11
13	5642064	NC-3	Mid-Mission Street NCD	ZN11
	5642065	NC-3	Mid-Mission Street NCD	ZN11
14	5673018	NC-3	Mid-Mission Street NCD	ZN11
	5673019	NC-3	Mid-Mission Street NCD	ZN11
15	5673020	NC-3	Mid-Mission Street NCD	ZN11
	5673021	NC-3	Mid-Mission Street NCD	ZN11
16	5673022	NC-3	Mid-Mission Street NCD	ZN11
17	5673023	NC-3/RH-2	Mid-Mission Street NCD/RH-2	ZN11
18	5673024	NC-3	Mid-Mission Street NCD	ZN11
	5673025	NC-3	Mid-Mission Street NCD	ZN11
19	5673039	NC-3	Mid-Mission Street NCD	ZN11
	5673040	NC-3	Mid-Mission Street NCD	ZN11
20	5673041	NC-3	Mid-Mission Street NCD	ZN11
	5673051	NC-3	Mid-Mission Street NCD	ZN11
21	5673052	NC-3	Mid-Mission Street NCD	ZN11
	5673053	NC-3	Mid-Mission Street NCD	ZN11
22	5673054	NC-3	Mid-Mission Street NCD	ZN11
	5673055	NC-3	Mid-Mission Street NCD	ZN11
23	5674020	NC-3	Mid-Mission Street NCD	ZN11
	5674021	NC-3	Mid-Mission Street NCD	ZN11
24	5674022	NC-3	Mid-Mission Street NCD	ZN11
25	5674023	NC-3	Mid-Mission Street NCD	ZN11

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Section 8. 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 9. 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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