

BOARD of SUPERVISORS



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October 18, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On October 16, 2018, Supervisor Kim introduced the following substitute legislation:

File No. 180914-2

Ordinance amending the Planning Code to add new standard required streetscape improvements under the Better Streets Plan; modifying the triggers that would require project sponsors to construct streetscape improvements in the public right-of-way; clarifying the recommended sidewalk width for street types; expanding curb cut restrictions for off-street parking and loading to nearly all zoning districts and certain designated streets, including those on the Citywide Transit Network and any officially adopted bicycle routes or lanes, and requiring a Conditional Use authorization or a Section 309 or 329 exception for new or expanded curb cuts in the applicable areas; adding criteria for the Planning Commission to consider when granting a Conditional Use authorization or an exception as part of a Downtown C-3-O(SD) (Downtown, Office (Special Development)) or large project authorization in mixed-use districts for such curb cuts; prohibiting new curb cuts in bus stops and on Folsom Street between Essex and Second Street; eliminating minimum off-street parking requirements for projects subject to the curb cut restrictions or prohibitions; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 302.

The substitute ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

1 [Planning Code - Modifying Better Streets Plan Requirements and Curb Cut Restrictions]

2
3 **Ordinance amending the Planning Code to add new standard required streetscape**
4 **improvements under the Better Streets Plan; modifying the triggers that would require**
5 **project sponsors to construct streetscape improvements in the public right-of-way;**
6 **clarifying the recommended sidewalk width for street types; expanding curb cut**
7 **restrictions for off-street parking and loading to nearly all zoning districts and certain**
8 **designated streets, including those on the Citywide Transit Network and any officially**
9 **adopted bicycle routes or lanes, and requiring a Conditional Use authorization or a**
10 **Section 309 or 329 exception for new or expanded curb cuts in the applicable areas;**
11 **adding criteria for the Planning Commission to consider when granting a Conditional**
12 **Use authorization or an exception as part of a Downtown C-3-O(SD) (Downtown, Office**
13 **(Special Development)) or large project authorization in mixed-use districts for such**
14 **curb cuts; prohibiting new curb cuts in bus stops and on Folsom Street between Essex**
15 **and Second Street; eliminating minimum off-street parking requirements for projects**
16 **subject to the curb cut restrictions or prohibitions; and making findings under the**
17 **California Environmental Quality Act, findings of consistency with the General Plan and**
18 **the eight priority policies of Planning Code, Section 101.1, and findings of public**
19 **necessity, convenience and welfare under Planning Code, Section 302.**

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

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

1 Section 1. Findings, Including CEQA Findings and General Plan Consistency Findings.

2 (a) The City adopted the Better Streets Plan (or "Plan") in 2010 to establish
3 requirements for the improvement of the public right-of-way associated with development
4 projects. The Plan's aim is to make the public right-of-way safe, accessible, convenient and
5 attractive to pedestrian use and travel by all modes of transportation, consistent with the
6 Transit First policy of the General Plan and Section 98.1 of the Administrative Code.

7 (b) Since adoption of the Plan, the City has continued to develop policies and
8 initiatives to build better and safer streets, such as the "Vision Zero" policy adopted in 2014,
9 which, through education, enforcement, and design, seeks to make sure our streets safe and
10 livable and eliminate traffic fatalities by 2024.

11 (c) Consistent with the policy direction enshrined in those initiatives, this Board finds
12 that this ordinance furthers the public welfare by refining the Better Street Plan to better
13 achieve its original goals. Specifically, the Board finds that these amendments adjust the
14 Plan's triggers to more closely reflect the actual impacts of development projects on the public
15 right-of-way, and that they provide additional publicly beneficial streetscape enhancements
16 and more flexibility to City agencies to select the appropriate improvements for each location.

17 (d) This Board also finds that this ordinance promotes public safety by expanding and
18 strengthening the current conditional use permit requirement for new curb cuts to areas of the
19 City that are heavily used by pedestrians.

20 (e) In regard to the findings in Subsection (c) and (d) above, the Board finds additional
21 support for these requirements in the Planning Department staff report on this legislation, a
22 copy of which is on file with the Clerk of the Board of Supervisors in File No. _____
23 and is incorporated herein by reference.

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

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

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

9 (h) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
10 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
11 in Planning Commission Resolution No. _____ and the Board adopts these findings
12 as its own.

13
14 Section 2. The Planning Code is hereby amended by revising Sections 138.1, 150,
15 155, 161, 209.2, 209.4, 210.1, 210.2, 303, 710-726, 728-734, 750-764, 810-812, to read as
16 follows:

17
18 **SEC.138.1. STREETScape AND PEDESTRIAN IMPROVEMENTS.**

19 (a) **Purpose.** The purpose of this section is to establish requirements for the
20 improvement of the public right-of-way associated with development projects, such that the
21 public right-of-way may be safe, accessible, convenient and attractive to pedestrian use and
22 travel by all modes of transportation consistent with the San Francisco General Plan, achieve
23 best practices in ecological stormwater management, and provide space for public life and
24 social interaction, in accordance with the City's "Better Streets Policy" (Administrative Code
25 Section 98.1).

1 (b) **Better Streets Plan.**

2 (1) The Better Streets Plan, as defined in Administrative Code Section 98.1_(e),
3 shall govern the design, location, and dimensions of all pedestrian and streetscape items in
4 the public right-of-way, including but not limited to those items shown in Table 1. Development
5 projects that propose or are required through this Section to make pedestrian and streetscape
6 improvements to the public right-of-way shall conform with the principles and guidelines for
7 those elements as set forth in the Better Streets Plan to the maximum extent feasible.

8 (2) Proposed improvements also shall be subject to approval by other City
9 bodies with permitting jurisdiction over such streetscape improvements.

10 (3) The Department and other City bodies shall take into account a project's scale when
11 determining the appropriate scope of improvements.

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13 **Table 1: Pedestrian and Streetscape Elements per the Better Streets Plan**

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#	PHYSICAL ELEMENT <i>(1)</i>	BETTER STREETS PLAN SECTION
1	Curb ramps*	5.1
2	Marked crosswalks*	5.1
3	Pedestrian countdown devices-priority signal devices and timings	5.1
4	High-visibility crosswalks	5.1
5	Special crosswalk treatments	5.1
6	Restrictions on vehicle turning movements at crosswalks	5.1
7	Removal or reduction of permanent crosswalk closures	5.1

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8	Mid-block crosswalks	5.1
9	Raised crosswalks* <u>(2)</u>	5.1
<u>10</u>	<i>Parking restrictions at crosswalks (intersection daylighting)*</i>	<u>5.1</u>
10 <u>11</u>	Curb radius guidelines	5.2
11 <u>12</u>	Corner curb extensions or bulb-outs*	5.3
12 <u>13</u>	Extended bulb-outs*	5.3
13 <u>14</u>	Mid-block bulb-outs*	5.3
14 <u>15</u>	Center or side medians	5.4
15 <u>16</u>	Pedestrian refuge islands	5.4
16 <u>17</u>	Transit bulb-outs	5.5
17 <u>18</u>	Transit boarding islands	5.5
18 <u>19</u>	Flexible use of the parking lane	5.6
19 <u>20</u>	Parking lane planters	5.6
20 <u>21</u>	Chicanes	5.7
21 <u>22</u>	Traffic calming circles	5.7
22 <u>23</u>	Modern roundabouts	5.7
23 <u>24</u>	Sidewalk or median pocket parks	5.8
24 <u>25</u>	Reuse of 'pork chops' and excess right-of-way	5.8
25 <u>26</u>	Multi-way boulevard treatments	5.8
26 <u>27</u>	Shared public ways	5.8
27 <u>28</u>	Pedestrian-only streets	5.8
28 <u>29</u>	Public stairs	5.8

1	2930	Street trees*	6.1
2	3031	Tree basin furnishings*	6.1
3	3132	Sidewalk planters*	6.1
4	3233	Above-ground landscaping	6.1
5	3334	Stormwater management tools*	6.2
6	3435	Street and pedestrian lighting*	6.3
7	3536	Special paving*	6.4
8	3637	Site furnishings*	6.5
9	3738	Driveways	6.6
10	Standard streetscape elements marked with a *. (Requirement varies by street type: see the Better Streets Plan)		
11	<i>(1) The City shall not require physical elements beyond the subject frontage with the exception of raised crosswalks and curb ramps.</i>		
12	<i>(2) The City shall require raised crosswalks only when the subject right-of-way is 40-feet or less and the crosswalk is installed at a street corner.</i>		
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17 (c) **Required streetscape and pedestrian improvements.** Development projects

18 shall include streetscape and pedestrian improvements on all publicly accessible rights-of-

19 ways directly fronting the property as follows.

20 (1) **Street trees.** Project Sponsors shall plant and ~~maintain~~establish street trees

21 as set forth in Article 16, Sections 805(a) ~~and (d)~~ and 806(d) of the Public Works Code.

22 (2) **Other streetscape and pedestrian elements for large projects.**

23 (A) **Application.**

24 (i) In any district, streetscape and pedestrian elements in

25 conformance with the Better Streets Plan shall be required, if ~~all~~ the following conditions are

1 present: ~~(1) the project is on a lot that (a) is greater than one-half acre in total area, (b) contains 250~~
2 ~~feet of total lot frontage on one or more publicly-accessible rights-of-way, or (c) the frontage~~
3 ~~encompasses the entire block face between the nearest two intersections with any other publicly-~~
4 ~~accessible rights-of-way, and (2) the project includes (a) new construction or (b) addition of 20% or~~
5 ~~more of gross floor area to an existing building.~~

6 a. The project is on a lot that is greater than one-half acre in
7 total area; or includes more than 50,000 gross square feet of new construction; or contains 150 feet of
8 total lot frontage on one or more publicly-accessible right-of-ways; or its frontage encompasses the
9 entire block face between the nearest two intersections with any other publicly-accessible right-of-way;
10 and

11 b. The project includes new construction of 10 or more Dwelling
12 Units; or new construction of 10,000 gross square feet or greater of non-residential space; or an
13 addition of 20% or more of Gross Floor Area to an existing building; or a Change of Use of 10,000
14 gross square feet or greater of a PDR use to a non-PDR use.

15 (ii) Project sponsors that meet the thresholds of this Subsection
16 shall submit a streetscape plan to the Planning Department showing the location, design, and
17 dimensions of all existing and proposed streetscape elements in the public right-of-way
18 directly adjacent to the fronting property, including street trees, sidewalk landscaping, street
19 lighting, site furnishings, utilities, driveways, and curb lines, and the relation of such elements
20 to proposed new construction and site work on the subject property.

21 **(B) Standards.**

22 (i) **Required streetscape elements.** A continuous soil-filled
23 trench parallel to the curb shall connect all street tree basins for those street trees required
24 under the Public Works Code. The trench may be covered only by Permeable Surfaces as
25 defined in Section 102 of the Planning Code, except at required tree basins, where the soil

1 must remain uncovered. The Director of Planning, or his or her designee, may modify or
2 waive this requirement where a continuous trench is not possible due to the location of
3 existing utilities, driveways, sub-sidewalk basements, or other pre-existing surface or sub-
4 surface features.

5 (ii) **Additional streetscape elements.** The Department *shall*
6 ~~consider, but need not require, additional streetscape elements for the appropriate street type per Table~~
7 ~~1 and the Better Streets Plan, may require a project to construct any Standard Streetscape Element~~
8 listed in Table 1, above, including benches, bicycle racks, curb ramps, corner curb extensions,
9 specified bulb-outs, stormwater facilities, lighting, sidewalk landscaping, special sidewalk
10 paving, and other site furnishings, ~~excepting crosswalks and pedestrian signals.~~

11 a. Streetscape elements shall be selected from a City-
12 approved palette of materials and furnishings, where applicable, and shall be subject to
13 approval by all applicable City agencies.

14 b. Additionally, streetscape elements shall be consistent
15 with the overall character and materials of the district, and shall have a logical transition or
16 termination to the sidewalk and/or roadway adjacent to the fronting property.

17 (iii) **Sidewalk widening.** The Planning Department, in
18 consultation with other agencies, shall evaluate whether sufficient roadway space is available
19 for sidewalk widening for the entirety or a portion of the fronting public right-of-way in order to
20 meet or exceed the recommended sidewalk widths for the appropriate street type per Table 2
21 and the Better Streets Plan and/or to provide additional space for pedestrian and streetscape
22 amenities. If it is found that sidewalk widening is feasible and desirable, the Planning
23 Department shall require the owner or developer to install such sidewalk widening as a
24 condition of approval, including all associated utility re-location, drainage, and street and
25 sidewalk paving.

(iv) **Minimum sidewalk width.** New publicly-accessible rights-of-way_s proposed as part of development projects shall meet or exceed the recommended sidewalk widths for the appropriate street type per Table 2. Where a consistent front building setback of 3 feet or greater extending for at least an entire block face is provided, the recommended sidewalk width may be reduced by up to 2 feet. Where a Board of Supervisors adopted streetscape plan or community-based plan recommends a sidewalk width greater than the recommended sidewalk width in Table 2 below, the City may require development projects to meet the greater of the two widths.

Table 2. Recommended Sidewalk Widths by Street Type

	Street Type (per Better Streets Plan)	Recommended Sidewalk Width (Minimum required for new streets)
Commercial	Downtown commercial	<i>See-For Downtown Commercial Streets that are sited within the Downtown Streetscape Plan Area, the recommended sidewalk width shall be the width recommended in the Downtown Streetscape Plan. For Downtown Commercial Streets that are sited outside of the Downtown Streetscape Plan Area, the recommended sidewalk with shall be 15 feet.</i>
-	Commercial throughway	15' <u>feet</u>
-	Neighborhood commercial	15' <u>feet</u>
Residential	Downtown residential	15' <u>feet</u>
-	Residential throughway	15' <u>feet</u>
-	Neighborhood residential	12' <u>feet</u>
Industrial/Mixed-Use	Industrial	10' <u>feet</u>
-	Mixed-use	15' <u>feet</u>
Special	Parkway	17' <u>feet</u>

-	Park edge (multi-use path)	25' <i>feet</i>
-	Multi-way boulevard	15' <i>feet</i>
-	Ceremonial	Varies
Small	Alley	9' <i>feet</i>
-	Shared public way	n/a
-	Paseo	Varies

(C) Review and approvals.

(i) ~~The project sponsor shall submit to the Planning Department the streetscape plan required by this section shall be submitted to the Planning Department with the project's first Development Application as defined in Section 401 no later than 60 days prior to any Department or Planning Commission approval action, and the Planning Department or Commission shall be considered it for approval at the time of other project approval actions. The Planning Department may require any or all standard streetscape elements for the appropriate street type per Table 1 and the Better Streets Plan, if it finds that these improvements are necessary to meet the goals and objectives of the General Plan of the City and County of San Francisco. In Prior to making its determination about required streetscape and pedestrian elements, the Planning Department shall consult with other City agencies tasked with the design, permitting, use, and maintenance of the public right-of-way. If, after this consultation, any of the affected agencies find that the project sponsor cannot install one or more of the Standard Streetscape Elements due to physical constraints of or other complications related to the site or the public right-of-way surrounding or in the vicinity of the project, then the Department may impose alternative streetscape improvement requirements that provide equivalent or better protection to pedestrians, bicyclists, or transit movement, and/or reduce conflicts among transportation modes. However, such alternative~~

1 improvements shall cost no more than Standard Streetscape Elements that would have been required
2 and shall be approved only after consultation with the affected agencies.

3 (ii) Final approval by the affected agencies and construction of
4 such streetscape improvements shall be completed prior to the issuance of the first Certificate
5 of Occupancy or temporary Certificate of Occupancy for the project, unless otherwise
6 extended by the Zoning Administrator. Should conditions, policies, or determinations by other
7 City agencies require a change to the streetscape plan after approval of the streetscape plan
8 but prior to commencement of construction of the streetscape improvements the Planning
9 Department shall have the authority to require revision to such streetscape plan. In such case,
10 the Zoning Administrator shall extend the timeframe for completion of such improvements by
11 an appropriate duration as necessary.

12 (iii) Should the construction timeline for a development project be
13 shorter than the construction timeline for the associated streetscape improvement, such as for a
14 change-of-use project, the Zoning Administrator may extend the timeframe for completion of such
15 improvements by an appropriate duration as necessary. As a condition of any such extension, the
16 Zoning Administrator can require the project sponsor to post a bond in the amount of such
17 improvement and subject to the terms that the Zoning Administrator deems appropriate.

18 (iv) **Waiver.** Any City agency tasked with the design, permitting,
19 use, and maintenance of the public right-of-way, may waive any or all Department required
20 improvements of the streetscape plan as described in this Subsection under that agency's
21 jurisdiction if said agency determines that such improvement or improvements is
22 inappropriate, interferes with utilities to an extent that makes installation financially infeasible,
23 or would negatively affect the public welfare. Any such waiver shall be from the Director or
24 General Manager of the affected agency, shall be in writing to the applicant and the
25 Department, and shall specify the basis for the waiver. Waivers, if any, shall be obtained prior

1 to commencement of construction of the streetscape improvements unless extenuating
2 circumstances arise during the construction of said improvements. If such a waiver is granted,
3 the Department reserves the right to impose alternative streetscape improvement requirements
4 that ~~are the same as or similar to the elements~~ provide equivalent or better protection to pedestrians,
5 bicyclists, or transit movement, and/or reduce conflicts among transportation modes. However, such
6 alternative requirements shall cost no more than element or elements that have been waived in the
7 adopted streetscape plan and shall be approved only after consultation with the affected
8 agencyies. This Subsection shall not apply to the waiver of the street tree requirement set forth
9 in Section 138.1(c)(1).

10 (d) **Neighborhood Streetscape Plans.** In addition to the requirements listed in
11 Subsection 138.1 (c), the Planning Department in coordination with other city agencies, and
12 after a public hearing, may adopt streetscape plans for particular streets, neighborhoods, and
13 districts, containing standards and guidelines to supplement the Better Streets Plan.
14 Development projects in areas listed in this subsection that propose or are required through
15 this section to make pedestrian and streetscape improvements to the public right-of-way shall
16 conform with the standards and guidelines in the applicable neighborhood streetscape plan in
17 addition to those found in the Better Streets Plan.

18 (1) **Downtown Streetscape Plan.**

19 (A) In any C-3 District sidewalk paving as set forth in the Downtown
20 Streetscape Plan shall be installed by the applicant under the following conditions:

- 21 (i) Any new construction;
- 22 (ii) The addition of Gross Floor Area equal to 20 percent or more
23 of an existing building; or
- 24 (iii) A Change of Use of 10,000 or more gross square feet of PDR use to
25 a non-PDR use.

1 (B) In accordance with the provisions of Section 309 of the Planning
2 Code governing C-3 Districts, when a permit is granted for any project abutting a public
3 sidewalk in a C-3 District, the Planning Commission may impose additional requirements that
4 the applicant install sidewalk improvements such as benches, bicycle racks, lighting, special
5 paving, seating, landscaping, and sidewalk widening in accordance with the guidelines of the
6 Downtown Streetscape Plan if it finds that these improvements are necessary to meet the
7 goals and objectives of the General Plan of the City and County of San Francisco. In making
8 this determination, the Planning Commission shall consider the level of street as defined in
9 the Downtown Streetscape Plan.

10 (C) If a sidewalk widening or a pedestrian street improvement is used to
11 meet the open space requirement, it shall conform to the guidelines of Section 138.

12 (D) The Planning Commission shall determine whether the streetscape
13 improvements required by this Section may be on the same site as the building for which the
14 permit is being sought, or within 900 feet, provided that all streetscape improvements are
15 located entirely within the C-3 District.

16 (2) **Rincon Hill Streetscape Plan.** In the Rincon Hill Downtown Residential
17 Mixed Use (RH-DTR) and Folsom and Main Residential/Commercial Special Use Districts, the
18 boundaries of which are shown in Section Map No. 1 of the Zoning Map, for all frontages
19 abutting a public sidewalk, the project sponsor is required to install sidewalk widening, street
20 trees, lighting, decorative paving, seating and landscaping in accordance with the approved
21 Streetscape Master Plan of the Rincon Hill Area Plan for: (A) any new construction; or (B) the
22 addition of Gross Floor Area equal to 20 percent or more of an existing building, or (C) a
23 Change of Use of 10,000 or more square feet from a PDR use to a non-PDR use.

24 (e) **Additional provisions.**

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1 (1) **Maintenance.** Unless otherwise determined, fronting property owners shall
2 maintain all streetscape improvements required by this section, including ~~street trees,~~
3 landscaping, bicycle racks, benches, special paving, and other site furnishings at no public
4 expense per the requirements of the Public Works Code ~~Section 706 (and the Better Streets Plan~~
5 ~~for~~ sidewalks and ~~site-street~~ furnishings) ~~and 805 (street trees)~~, except for street trees and
6 standard street lighting from a City-approved palette of street lights and any improvements
7 within the roadway. Conditions intended to assure continued maintenance of the
8 improvements for the actual lifetime of the building giving rise to the streetscape improvement
9 requirement may be imposed as a condition of approval by the Planning Department.

10 (2) For any streetscape and/or pedestrian improvements installed pursuant to
11 this section, the abutting property owner or owners shall hold harmless the City and County of
12 San Francisco, its officers, agents, and employees, from any damage or injury caused by
13 reason of the design, construction or maintenance of the improvements, and shall require the
14 owner or owners or subsequent owner or owners of the respective property to be solely liable
15 for any damage or loss occasioned by any act. This requirement shall be deemed satisfied if
16 City permits for the improvements include indemnification and hold harmless provisions.

17 (3) Notwithstanding the provisions of this Section, an applicant shall apply for
18 and obtain all required permits and approvals for changes to the legislated sidewalk widths
19 and street improvements.

20 (f) **Removal and modification of private encroachments on public rights-of-way.**

21 (1) **Applicability.** This section shall apply to developments ~~which~~that:

22 (A) construct new buildings;

23 (B) include building alterations which increase the gross square footage
24 of a structure by 20 percent or more;

25 (C) add off-street parking or loading; or

1 (D) remove off-street parking or loading.

2 (2) **Requirements.** As a condition of approval for the applicable developments
3 in subsection (b), the Planning Department may require the project sponsor to:

4 (A) reduce the number or width of driveway entrances to a lot, to comply
5 with the streetscape requirements of this Code and the protected street frontages of
6 Section 155(r);

7 (B) remove encroachments onto or over sidewalks and streets that
8 reduce the pedestrian path of travel, or reduce the sidewalk area available for streetscape
9 amenities such as landscaping, street trees and outdoor seating;

10 (C) remove or reduce in size basements which extend under public
11 rights-of-way.

12 (3) **Standards.** In instances where such encroachments are removed, the
13 Planning Department shall require that the replacement curbs, sidewalks, street trees, and
14 landscaping shall meet the standards of the Better Streets Plan and of any applicable
15 neighborhood streetscape plans.

16
17 **SEC. 150. OFF-STREET PARKING AND LOADING REQUIREMENTS.**

18 (a) **General.** This Article 1.5 is intended to assure that off-street parking and loading
19 facilities are provided in amounts and in a manner that will be consistent with the objectives
20 and policies of the San Francisco General Plan, as part of a balanced transportation system
21 that makes suitable provision for walking, cycling, public transit, private vehicles, and the
22 movement of goods. With respect to off-street parking, this Article is intended to require
23 facilities where needed but discourage excessive amounts of automobile parking, to avoid
24 adverse effects upon surrounding areas and uses, and to encourage effective use of walking,
25 cycling, and public transit as alternatives to travel by private automobile. No off-street parking

1 or loading is required on any lot whose sole feasible automobile access is across a protected street
2 frontage identified in Section 155(r).

3 * * * *

4
5 **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-**
6 **STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.**

7 * * * *

8 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In
9 order to preserve the pedestrian character of certain ~~downtown and neighborhood commercial~~
10 districts and to minimize delays to transit service, regulation of garage entries, driveways, or
11 other vehicular access to off-street parking or loading via curb cuts (except for the creation of new
12 publicly-accessible Streets and Alleys) on development lots, as defined in Section 145, shall be as
13 follows occur on the ~~following~~ Street frontages: listed below. These limitations do not apply to the
14 creation of new publicly-accessible Streets and Alleys. Any lot whose sole feasible vehicular access is
15 via a protected street frontage described in this subsection (r) shall be exempted from any off-street
16 parking or loading requirement found elsewhere in this Code.

17 (1) Folsom Street, from ~~Essex~~ Second Street to ~~The~~ Embarcadero, not permitted
18 except as set forth in Section 827.

19 (2) Not permitted:

20 (A) The entire portion of Market Street from The Embarcadero to Castro
21 Street,

22 (B) Hayes Street from Franklin Street to Laguna Street, and Church
23 Street in the NCT-3 and Upper Market NCT Districts,

24 (C) Van Ness Avenue from Hayes Street to Mission Street,

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- 1 (D) Mission Street from The Embarcadero to Annie Street and from 10th
2 Street to Division Street,
- 3 (E) Octavia Street from Hayes Street to Fell Street,
- 4 (F) Embarcadero in the DTR Districts,
- 5 (G) 22nd Street between 3rd Street and Minnesota Streets within the
6 NCT-2 District,
- 7 (H) Valencia Street between 15th and 23rd Streets in the Valencia Street
8 NCT District,
- 9 (I) Mission Street for the entirety of the Mission Street NCT District,
- 10 (J) 24th Street for the entirety of the 24th Street-Mission NCT,
- 11 (K) 16th Street between Guerrero and Capp Streets within the Valencia
12 Street NCT and Mission Street NCT Districts,
- 13 (L) 16th Street between Kansas and Mississippi Streets in the UMU and
14 PDR-1-D Districts,
- 15 (M) 6th Street for its entirety within the SoMa NCT District,
- 16 (N) 3rd Street, in the UMU districts for 100 feet north and south of
17 Mariposa and 100 feet north and south of 20th Streets, and 4th Street between Bryant and
18 Townsend in the SLI and MUO District,
- 19 (O) Ocean Avenue within the Ocean Avenue NCT District,
- 20 (P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2
21 District,
- 22 (Q) Columbus Avenue between Washington and North Point Streets,
- 23 (R) Broadway from the Embarcadero on the east to Polk Street on the
24 west, *and*
- 25 (S) All alleyways in the Chinatown Mixed Use Districts,

- 1 (T) Diamond Street within the Glen Park NCT District,
 2 (U) Chenery Street within the Glen Park NCT District,
 3 (V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,
 4 (W) Ecker Alley in its entirety,
 5 (X) Shaw Alley in its entirety,
 6 (Y) 2nd Street from Market to Folsom Streets,
 7 (Z) Destination Alleyways, as designated in the Downtown Streetscape
 8 Plan,
 9 (AA) The western (inland) side of the Embarcadero between Townsend
 10 and Jefferson Streets,
 11 (BB) Post Street, on the north side from Webster Street to Laguna Street
 12 and on the south side from Fillmore Street to Webster Street,
 13 (CC) Buchanan Street from Post Street to Sutter Street,
 14 (DD) Grant Avenue between Columbus Avenue and Filbert Street,
 15 (EE) Green Street between Grant Avenue and Columbus/Stockton,
 16 (FF) All Alleys within the North Beach NCD and the Telegraph Hill-North
 17 Beach Residential SUD₂,
 18 (GG) Polk Street between Filbert Street and Golden Gate Avenue,
 19 (HH) California Street between Van Ness Avenue and Hyde Street,
 20 (II) Hyde Street between California Street and Pine Street,
 21 (JJ) Broadway between Van Ness Avenue and Larkin Street,
 22 (KK) Bush Street between Van Ness Avenue and Larkin Street, *and*
 23 (LL) Pine Street between Van Ness Avenue and Larkin Street, *and*
 24 (MM) No curb cut shall be permitted that directly fronts an adjacent on-street
 25 striped bus stop (e.g., bus stop zones with striping or red curb) that has been approved by the San

1 Francisco Municipal Transportation Agency (SFMTA) Board of Directors, transit bulb-out as defined
2 in the Better Streets Plan, or on street frontage directly adjacent to a transit boarding island as defined
3 in the Better Streets Plan if vehicles accessing the curb cut would be required to cross over the
4 boarding island.

5 (3) Not permitted without Conditional Use authorization or Sections 309 or 329
6 exception. Not permitted except with a Conditional Use authorization, except that in In the C-3-
7 O(SD) District, the Planning Commission may grant ~~such~~ permission for a new curb cut or an
8 expansion of an existing one as an exception pursuant to Section 309 in lieu of a Conditional
9 Use authorization as long as the Commission makes the findings required under Section 303(y) and
10 where the amount of parking proposed does not exceed the amounts permitted as accessory
11 according to Section 151.1. In addition, in the MUG, WMUG, MUR, MUO, RED, RED-MX, and
12 SPD Districts, the Planning Commission may grant permission for a new curb cut or an expansion of
13 an existing one as an exception pursuant to Section 329 in lieu of a Conditional Use authorization as
14 long as the Commission makes the findings required under Section 303(y). A Planning Commission
15 Conditional Use authorization subject to the additional findings under Section 303(y) is required to
16 allow a new curb cut or expansion of an existing one on any other restricted street identified in this
17 subsection 155(r)(3).

18 (A) Except as provided in Section 155(r), in all zoning districts except RH, M, P,
19 PDR, and SALI, no curb cuts accessing off-street parking or loading shall be created or expanded on
20 street frontages identified along any Transit Preferential Street as designated in the Transportation
21 Element of the General Plan, or Neighborhood Commercial Street as defined in the Better Streets Plan,
22 or any SFMTA Board of Directors adopted bicycle routes or lanes, where an alternative frontage is
23 available. On such bicycles routes or lanes where the bicycle facility is only on one side of the street,
24 the curb cut restriction shall apply to the side of the street with the bicycle facility, and shall not apply
25 to the opposite side of the street.

1 _____(B) The entire portion of California Street,
2 (B-C) Folsom Street, Geary Street, Mission Street, Powell Street and
3 Stockton Street in the C-3 Districts,
4 (C-D) Grant Avenue from Market Street to ~~Bush~~ Sacramento Street,
5 (D-E) Montgomery Street from Market Street to Columbus Avenue,
6 ~~(E) Haight Street from Market Street to Webster Street,~~
7 (F) Church Street and 16th Street in the RTO District,
8 (G) Duboce Street from Noe Street to Market Street,
9 (H) Octavia Street from Fell Street to Market Street,
10 (I) 1st, Fremont and Beale Streets from Market to Folsom Street, *and*
11 (J) The eastern (water) side of The Embarcadero between Townsend
12 and Taylor Streets.,

13 (K) Fillmore Street from Hermann Street to Duboce Avenue,

14 (L) Noe Street from Duboce Avenue to Market Street, and

15 (M) Dolores Street from Market Street to 16th Street.

16 (4) ~~In C-3, NCT and RTO Districts, no curb cuts accessing off-street parking or loading~~
17 ~~shall be created or utilized on street frontages identified along any Transit Preferential, Citywide~~
18 ~~Pedestrian Network or Neighborhood Commercial Streets as designated in the Transportation Element~~
19 ~~of the General Plan or official City bicycle routes or bicycle lanes, where an alternative frontage is~~
20 ~~available. For bicycle lanes, the prohibition on curb cuts applies to the side or sides of the street where~~
21 ~~bicycle lanes are located; for one-way bicycle routes or lanes, the prohibition on curb cuts shall apply~~
22 ~~to the right side of the street only, unless the officially adopted alignment is along the left side of the~~
23 ~~street.~~Where an alternative frontage is not available, parking or loading access along any
24 Transit Preferential, ~~Citywide Pedestrian Network or Neighborhood Commercial~~ Streets as
25 designated in the Transportation Element of the General Plan, or Neighborhood Commercial

1 Street defined in the Better Streets Plan, or official City bicycle lane or bicycle route any SFMTA Board
2 of Directors adopted Class II Bikeways (bicycle lanes and buffered bike lanes) or Class IV Bikeways
3 (protected bicycle lanes), may be allowed on streets not listed in subsection (r)(2) above as an
4 exception in the manner provided in Section 309 for C-3-O(SD) Districts, Section 329 for Mixed-
5 Use Districts, and in Section 303 for NCT and RTO all other Districts in cases where it can be
6 clearly demonstrated the Planning Commission can determine that the final design of the parking
7 access minimizes negative impacts to transit movement and to the safety of pedestrians and
8 bicyclists to the fullest extent feasible.

9 (5) Corner lots in the SALI District. For corner lots in the SALI District, no new
10 curb cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley
11 identified as an alley in the Western SoMa Area Plan of the General Plan if any property on
12 the same block with frontage along that Street or Alley is designated as a RED or RED-MX
13 District.

14 (6) ~~A "development lot" shall mean any lot containing a proposal for new construction,~~
15 ~~building alterations which would increase the gross square footage of a structure by 20 percent or~~
16 ~~more, or change of use of more than 50 percent of the gross floor area of a structure containing~~
17 ~~parking. Pre-existing access to off-street parking and loading on development lots that violates the~~
18 ~~restrictions of this Section 155(r) may not be maintained.~~

19 * * * *

20
21 **SEC. 161. EXEMPTIONS AND EXCEPTIONS FROM OFF-STREET PARKING, FREIGHT**
22 **LOADING AND SERVICE VEHICLE REQUIREMENTS.**

23 * * * *

24 (j) **Protected Street Frontages and Transit Stops.** *The Planning Commission may*
25 *reduce or waive required parking or loading for a project if it finds that:*

1 ~~———— (1) the only feasible street frontage for a driveway or entrance to off-street parking or~~
 2 ~~loading is located on a protected pedestrian, cycling, and transit-oriented street frontage, as defined~~
 3 ~~in Section 155(r) of this Code, or~~

4 ~~———— (2) the only feasible street frontage for a driveway or entrance to off-street parking or~~
 5 ~~loading is located at a transit stop; and~~

6 ~~———— (3) the reduced or waived parking and loading can meet the reasonably anticipated~~
 7 ~~mobility needs of residents of, workers in, and visitors to the project.~~

8 ~~———— No off-street parking or loading is required on any lot whose sole feasible automobile access is~~
 9 ~~across a protected street frontage identified in Section 155(r).~~

10 * * * *

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12 **SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.**

13 * * * *

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

16 * * * *

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
RESIDENTIAL STANDARDS AND USES					
Development Standards					
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least 100 square feet if private, and 133 square feet per Dwelling Unit if common.	At least 80 square feet if private, and 106 square feet per Dwelling Unit if common.	At least 60 square feet if private and 80 square feet per Dwelling Unit if common.	At least 36 square feet if private, and 48 square feet per Dwelling Unit if common.
Parking Requirements	§§ 151, <u>155</u> , 161	Generally one space for every Dwelling Unit minimum. Certain exceptions permitted per § <u>155</u> and 161.			

1 2 3	Residential Conversion, Demolition, or Merger	§ 317	C for Removal of one or more Residential Units or Unauthorized Units			
4	*****					
5	NON-RESIDENTIAL STANDARDS AND USES					
6	Development Standards					
7	Floor Area Ratio	§§ 102, 123, 124	1.8 to 1	1.8 to 1	3.6 to 1	4.8 to 1
8	Off-Street Parking	§§ 150, 151, 155, 161	Required. Number of spaces determined by use per § 151. Certain exceptions permitted per §§ 155 and 161.			
9	Limited Corner Commercial Uses	§ 231	NP	NP	P	P
10	Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. Limited Commercial Uses may be conditionally permitted in historic buildings subject to § 186.3.			

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

**Table 209.4
ZONING CONTROL TABLE FOR RTO DISTRICTS**

Zoning Category	§ References	RTO	RTO-M
Street Frontage and Public Realm			
Front Setback Landscaping and Permeability Requirements	§ 132	Required. At least 50% of Front Setback shall be permeable so as to increase storm water infiltration and 20% of Front Setback shall be unpaved and devoted to plant material.	
Streetscape and Pedestrian Improvements (Street Trees)	§ 138.1	Required.	

Street Frontage Requirements	§§ 144, 186, 231	Controls of § 144 apply to residential frontages. Additional controls apply to Limited Commercial Uses per §§ 186 and 231.
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r) curb cuts are restricted on certain specified streets and on Transit Preferential, Citywide Pedestrian Network , Neighborhood Commercial Streets or official City bicycle routes or bicycle lanes.

SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.

**Table 210.1
ZONING CONTROL TABLE FOR C-2 DISTRICTS**

Zoning Category	§ References	C-2
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space for Dwelling Units and Group Housing	§ 135	Same as for the R District establishing the dwelling unit density ratio for the property. Group Housing requirement is 1/3 the amount required for a Dwelling Unit.
Residential Parking Requirements	§ 151, 155 , 161	Generally one space per Dwelling Unit. Exceptions permitted per §§ 155 and 161. None required in the Washington-Broadway Special Use District.
Rear Yard Setback	§§ 130, 134	25% of the total depth lot depth, but in no case less than 15 feet. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building.
Residential Conversion, Demolition, or Merger	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.

NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Off-Street Parking	§§ 150, 151, 155, 161	As required by § 151. Certain exceptions permitted by §§ 155 and 161. None required in the Washington-Broadway Special Use District.
Use Size Limits	§ 121.6	C required for single Retail Use greater than 50,000 gross square feet. NP above 120,000 gross square feet.
Ground Floor Ceiling Height	§ 145.1(c)(4)	Minimum floor-to-floor height of 14 feet, as measured from grade except in 40-foot and 50-foot height districts, where buildings shall have a minimum floor-to-floor height of 10 feet.

SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.

**Table 210.2
ZONING CONTROL TABLE FOR C-3 DISTRICTS**

Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G	C-3-S
Street Frontage and Public Realm						
Privately Owned Public Open Space	§ 138	Required with the constructing of a new building or an addition of gross floor area equal to 20% or more of an existing building. Ratio of POPOS is 1:50 feet for all districts except C-3-R which is 1:100.				
Downtown Streetscape Plan	§ 138.1	Required. Sidewalk paving, as set for in the Downtown Streetscape Plan is required with any new construction; or the addition of floor area equal to 20% or more of an existing building.				
Street Frontage Requirements	§ 145.1	Required as specified in § 145.1.				
Street Frontage, Required Ground Floor Commercial	§ 145.4	As specified in § 145.4, certain streets and districts are required to have "active commercial uses."				

Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r) certain streets and districts have additional restrictions on vehicular access in addition to general standards. In C-3 Districts curb cuts are restricted on Transit Preferential, Citywide Pedestrian Network , Neighborhood Commercial Streets or official City bicycle routes or bicycle lanes.
Artworks and Recognition of Artists and Architects	§ 429	Art works and recognition of artists and architects are required for new buildings and for additions of floor area in excess of 25,000 square feet to an existing building, per § 429.

SEC. 303. CONDITIONAL USES.

(x) **Medical Cannabis Dispensaries.** With respect to any application for the establishment of a new Medical Cannabis Dispensary Use, in addition to the criteria set forth in subsections (c) and (d) above, the Commission shall consider the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity the proposed Medical Cannabis Dispensary Use.

(y) **Curb Cuts on Restricted Streets.** With respect to an application for a new or expanded curb cut on street frontages subject to Section 155(r), the Planning Commission shall affirmatively find, in addition to those findings in subsections 303(c) and (d) above, that the project meets one or more of the following criteria:

(1) That the restriction on curb cuts at this location would substantially affect access to or operations of emergency services;

(2) That the proposed land use(s) requires off-street parking or loading for disability access under a local, State, or federal law or has an extraordinary need to provide off-street parking or loading for a General Grocery Use, Institutional Use, or PDR Use; and/or

1 (3) The proposed use necessitates on-site loading spaces in order to prevent a significant
 2 negative impact on Muni operations, the safety of pedestrian, cyclists, or traffic hazards.

3
 4 **SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

5 * * * *

6 **Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1**
 7 **ZONING CONTROL TABLE**

8 * * * *

		NC-1
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ 155 and 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
* * * *		
NON-RESIDENTIAL STANDARDS		
Development Standards		
Floor Area Ratio	§§ 102 , 123, 124	1.8 to 1

1	Use Size	§ 102	P up to 2,999 square feet; C 3,000 square feet and above
2	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
3			None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.
4			
5	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	

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

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15 **Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2 ZONING CONTROL TABLE**

16 *****

		NC-2
Zoning Category	§ References	Controls
18 RESIDENTIAL STANDARDS AND USES		
19 Development Standards		
20 Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
21 Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	22 A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are

		required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

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

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

Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3 ZONING CONTROL TABLE

		NC-3
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1
Use Size	§§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

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

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE

		NC-S
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	Generally, either 100 square feet if private, or 133 square feet if common.(1)
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one automotive space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153-156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a

		project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Broadway NCD
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards

Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 2,999 square feet; C 3,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Castro NCD Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and 161</u> . 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.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
Use Size	§§ 102, 121.2	P to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP(1) 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156,	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and 161</u> for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

	159 - 161, 166, 204.5	
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

**Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

Zoning Category	§ References	Inner Clement Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See <u>§§ 155 and 161</u> for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161</u> .

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Clement
Zoning Category	§ References	Controls

RESIDENTIAL STANDARDS AND USES

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per <u>§§ 155 and 161</u> . 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.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <i>155 and</i> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Upper Fillmore NCD
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
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1 2 3 4	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and 161</u> . 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.
5	Dwelling Unit Mix	§ 207.6	Not required
6	****		

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

7	Development Standards		
8	Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
9	Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
10	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and 161</u> for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
11	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and 161</u> .

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155</u> <i>and</i> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
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NON-RESIDENTIAL STANDARDS AND USES

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 sq. ft. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155</u> <i>and</i> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155</u> <i>and</i> 161.

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SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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		Excelsior Outer Mission NCD
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1
Use Size	§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Japantown NCD
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above

1 2 3 4	Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Maximum permitted as set forth in Section 151.1. Bike parking required per § 155.2.
5 6 7 8	Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. <i>Exceptions permitted per § 155.</i>

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SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		North Beach NCD
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2, 780.3(c)(3)	P up to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP 4,000 square feet and above. Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.
Off Street Parking Requirements	§§ 150, 151, 155(r) and (t), 161	Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166. See restrictions under Vehicular Access.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161. See restrictions under Vehicular Access.

1 2	Storefront Mergers	§ 780.3(c)(3)	Storefront mergers NP and Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.
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5 **SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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7 **Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
8 **ZONING CONTROL TABLE**

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9			Polk Street NCD
10	Zoning Category	§ References	Controls
11	NON-RESIDENTIAL STANDARDS AND USES (7)		

12	Development Standards		
13	Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
14	Use Size	§§ 102, 121.2	P up to 1,999 square feet; C 2,000 to 3,999 square feet; NP 4,000 square feet and above
15	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <i>155 and</i> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
16	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

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

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common.
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and 161</u> . 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.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and 161</u> for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

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1 2	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.
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5 **SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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7 **Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
8 **ZONING CONTROL TABLE**

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9			Union Street NCD
10	Zoning Category	§ References	Controls

11 **RESIDENTIAL STANDARDS AND USES**

12 **Development Standards**

13 14	Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
15 16 17	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <i>155 and</i> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
18	Dwelling Unit Mix	§ 207.6	Not required

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20 **NON-RESIDENTIAL STANDARDS AND USES**

21 **Development Standards**

22 23	Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
24 25	Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above

Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Pacific Avenue NCD		
Zoning Category	§ References	Controls
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES (6)		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.5 to 1
Use Size	§ 102, 121.2	P up to 1,999 square feet; C 2,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 2,000 square feet. See chart in § 151 for uses over 2,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

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Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.
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SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

24th Street - Noe Valley NCD		
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above

Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		West Portal NCD
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet if private, or 133 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES		
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Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 to 3,999 square feet; NP 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <i>155 and</i> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <i>155 and</i> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.

Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Noriega Street NCD
Zoning Category	§ References	Controls

RESIDENTIAL STANDARDS AND USES

Development Standards

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
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1 2 3 4	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and</u> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
5	Dwelling Unit Mix	§ 207.6	Not required
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NON-RESIDENTIAL STANDARDS AND USES			

Development Standards			
9	Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
10	Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
11 12 13 14	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <u>155 and</u> 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
15 16 17	Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Irving Street NCD		
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and 161</u> . 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.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES		

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

SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Taraval Street NCD

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <u>155 and 161</u> . 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.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

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

SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

**Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

Judah Street NCD		
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 151, 161, 166	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §§ <i>155 and</i> 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required

NON-RESIDENTIAL STANDARDS AND USES

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

		NCT-2
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE

		NCT-3
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1

1	Use Size	§§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
2	Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
3	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155</u> and 161.

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5 **SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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7 **Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE**

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		SoMa NCT
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

1 2	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.
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5 **SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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7 **Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
8 **ZONING CONTROL TABLE**

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		Mission Street NCT
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1
Use Size	§§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

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23 **SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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25 **Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
 ZONING CONTROL TABLE

		Ocean Avenue NCT
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Glen Park NCT
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

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

Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Folsom Street NCT		
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

**Table 758. REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

Regional Commercial District		
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102, 121.2	P up to 10,000 square feet; C above; NP above 25,000 square feet except for Schools and Child Care Facilities
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

**Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

Divisadero St. NCT		
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		

1	Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
2	Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
3	Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
4	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

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10 **SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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12 **Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
13 **ZONING CONTROL TABLE**

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15			Fillmore St. NCT
16	Zoning Category	§ References	Controls
17	NON-RESIDENTIAL STANDARDS AND USES		

18	Development Standards		
19	Floor Area Ratio	§§ 102, 123, 124	3.6 to 1
20	Use Size	§§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
21	Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

1 2	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.
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5 **SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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7 **Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
8 **ZONING CONTROL TABLE**

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		Hayes-Gough NCT
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
Use Size	§ 102, 121.2	P up to 2,999 square feet; C 3,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

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23 **SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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25 **Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
ZONING CONTROL TABLE

Valencia Street NCT

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§102, 121.2	P up to 2,999 square feet; C 3,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

24th Street - Mission NCT

NON-RESIDENTIAL STANDARDS AND USES

Development Standards

Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above

1 2 3 4 5	Off-Street Parking Requirements	§§ 150, 151, 161	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
6 7 8 9 10	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

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SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Upper Market Street NCT
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
Use Size	§ 102, 121.2	P up to 2,999 square feet; C 3,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <i>155 and</i> 161.

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2 **SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

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4 **Table 810**
5 **CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE**

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No.	Zoning Category	§ References	Chinatown Community Business Controls
COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.8 to 1 § 124(a) (b)
.20	Use Size [Nonresidential]	§ 890.130	P up to 5,000 sq. ft. C 5,000 sq. ft. & above, except for Restaurants § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 151.1, 153 - 156, 166, 204.5, 303	None required 1 1
.23	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). <i>Exception permitted per § 155.</i>
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
.25	Drive-Up Facility	§ 890.30	
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 890.48	No limit
.30	General Advertising Sign	§ 607.2	NP
.31	Business Sign	§§ 602 - 604, 608.1, 608.2	P § 607.2(f)

No.	Zoning Category	§ References	Chinatown Community Business Controls by Story		
			1st	2nd	3rd+
RESIDENTIAL STANDARDS AND USES					
.90	Residential Use	§ 890.88	P	P	P
.91	Dwelling Unit Density	§§ 207.1, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
.94	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 156, 166, 167, 204.5, 303	P up to one car for each two Dwelling Units, <i>but subject to § 155</i> ; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Section 303151.1(e), 1 NP above 0.75 cars for each Dwelling Unit § 303(u) # mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.		
.95	Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 160, 890.8		C	C
.97	Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code			
.98	Removal of Residential or Unauthorized Units through Conversion, Demolition, or Merger	§ 317	C		

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No.	Zoning Category	§ References	Chinatown Visitor Retail Controls by Story		
			1st	2nd	3rd+
RESIDENTIAL STANDARDS AND USES					
.90	Residential Use	§ 890.88	P	P	P
.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
.94	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 156, 166, 167, 204.5, 303	P up to one car for each two Dwelling Units, <i>but subject to § 155</i> ; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit		
.95	Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 160, 890.8	C	C	C
.97	Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code			
.98	Removal of Residential or Unauthorized Units	§ 317	C		

	through Conversion, Demolition, or Merger				
OTHER USES					
.99	Wireless Telecommunications Services Facility	§ 102	P	P	P

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

**Table 812
CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial Controls
COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	1.0 to 1 § 124(a) (b)
.20	Use Size [Nonresidential]	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 151.1, 153 - 156, 166, 204.5, 303	None Required
.23	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). <i>Exception permitted per § 155.</i>
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere

1	.25	Drive-Up Facility	§ 890.30			
2	.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise		
3	.27	Hours of Operation	§ 890.48	P 6 a.m. - 11 p.m. C 11 p.m. - 2 a.m.		
4	.30	General Advertising Sign	§ 607.2	NP		
5	.31	Business Sign	§§ 602 - 604, 608.1, 608.2	P § 607.2(f)		
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7	No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial Controls by Story		
8				1st	2nd	3rd+
9	RESIDENTIAL STANDARDS AND USES					
10	.90	Residential Use	§ 890.88	P	P	P
11	.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
12	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
13	.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
14	.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
15	.94	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 156, 204.5, 303	P up to one car for each two Dwelling Units, <i>but subject to</i> <u>§ 155</u> ; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit		
16	.95	Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
17	.96	Automobile Parking Garage, Community Residential	§ 160, 890.8	C	C	C

.97	Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code		
.98	Residential Conversion, Demolition, or Merger	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.	

Section 3. Application. The terms of this ordinance shall not apply to any project sponsor that submitted either an Environmental Evaluation Application or Development Application prior to its effective date.

Section 4. 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 5. 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.

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

By: 

JOHN D. MALAMUT
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(Substituted, 10/16/2018)

[Planning Code - Modifying Better Streets Plan Requirements and Curb Cut Restrictions]

Ordinance amending the Planning Code to add new standard required streetscape improvements under the Better Streets Plan; modifying the triggers that would require project sponsors to construct streetscape improvements in the public right-of-way; clarifying the recommended sidewalk width for street types; expanding curb cut restrictions for off-street parking and loading to nearly all zoning districts and certain designated streets, including those on the Citywide Transit Network and any officially adopted bicycle routes or lanes, and requiring a Conditional Use authorization or a Section 309 or 329 exception for new or expanded curb cuts in the applicable areas; adding criteria for the Planning Commission to consider when granting a Conditional Use authorization or an exception as part of a Downtown C-3-O(SD) (Downtown, Office (Special Development)) or large project authorization in mixed-use districts for such curb cuts; prohibiting new curb cuts in bus stops and on Folsom Street between Essex and Second Street; eliminating minimum off-street parking requirements for projects subject to the curb cut restrictions or prohibitions; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 302.

Existing Law

Planning Code Section 138.1 contains public right-of-way streetscape improvement requirements derived from the Better Streets Plan. This Section also adopts specified sidewalk width recommendations. Planning Code Section 150 presents off-street parking and loading requirements. Planning Code Section 155 sets forth restrictions and outright prohibitions for curb cuts for off-street parking and loading in various zoning districts and locations in San Francisco. Where restrictions exist (as opposed to a prohibition), the Planning Commission may grant a curb cut through a Conditional Use authorization or a Planning Code Section 309 exception for projects in the Downtown C-3-O(SD) zoning. The Planning Code does not contain any particular findings necessary for the Planning Commission to grant such a Conditional Use authorization or exception under Planning Code Section 303. Planning Code Section 161 establishes exemptions and exceptions from off-street parking and loading.

Amendments to Current Law

This legislation would add new standard required streetscape improvements under the Better Streets Plan and modify the triggers that would require project sponsors to construct