

1 [Zoning – Providing for a Five Feet Special Height Exception for Active Ground Floor Uses in
2 the NC-2 and NC-3 Designated Parcels Along Randolph and Broad Streets, from 19th Avenue
3 to San Jose Avenue.]

4 **Ordinance amending the San Francisco Planning Code by amending Section 263.20 to**
5 **provide for a special height exception for ground floor uses in the NC-2 and NC-3**
6 **designated parcels along Randolph and Broad Streets, from 19th Avenue to San Jose**
7 **Avenue; amending Sections 711.1 and 712.1, to refer to this special height exception;**
8 **adopting findings, including environmental findings and findings of consistency with**
9 **the priority policies of Planning Code Section 101.1 and the General Plan.**

10 NOTE: Additions are *single-underline italics Times New Roman*;
11 deletions are *strike-through italics Times New Roman*.
12 Board amendment additions are double-underlined;
13 Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. Findings. The Board of Supervisors of the City and County of San
16 Francisco hereby find and determine that:

17 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
18 ordinance will serve the public necessity, convenience and welfare, for the reasons set forth in
19 Planning Commission Resolution No. _____, and incorporates such reasons by this
20 reference thereto. A copy of said resolution is on file with the Clerk of the Board of
21 Supervisors in File No. _____.

22 (b) Pursuant to Planning Code Section 101.1, the Board of Supervisors finds that the
23 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
24 with the General Plan and hereby incorporates a report containing those findings as if fully set
25 forth herein. A copy of said report is on file with the Clerk of the Board of Supervisors in File
No. _____.

Supervisor Avalos
BOARD OF SUPERVISORS

1 (c) The Planning Department concluded environmental review of this ordinance
2 pursuant to the California Environmental Quality Act, Public Resources Code Section 2100 et
3 seq. Documentation of that review is on file with the Clerk of the Board of Supervisors in File
4 No. _____.

5 Section 2. The San Francisco Planning Code is hereby amended by amending Section
6 263.20, to read as follows:

7 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT**
8 **FOR GROUND FLOOR USES IN NCT 40-X AND 50-X HEIGHT AND BULK DISTRICTS,**
9 **AND IN NC-2 AND NC-3 DESIGNATED PARCELS FRONTING MISSION STREET, FROM**
10 **SILVER AVENUE TO THE DALY CITY BORDER, AND ALONG RANDOLPH AND BROAD**
11 **STREETS, FROM 19TH AVENUE TO SAN JOSE AVENUE.**

12 (a) Intent. In order to encourage generous ground floor ceiling heights for commercial
13 and other active uses, encourage additional light and air into ground floor spaces, allow for
14 walk-up ground floor residential uses to be raised slightly from sidewalk level for privacy and
15 usability of front stoops, and create better building frontage on the public street, up to an
16 additional 5' of height is allowed along major streets in NCT districts for buildings that feature
17 either higher ground floor ceilings for non-residential uses or ground floor residential units
18 (that have direct walk-up access from the sidewalk) raised up from sidewalk level.

19 (b) Applicability. The special height exception described in this section shall only apply
20 to projects that meet all of the following criteria:

21 (1) project is located in a 40-X or 50-X Height and Bulk District as designated on the
22 Zoning Map;

23 (2) project is located in an NCT district as designated on the Zoning Map; or in a NC-2
24 or NC-3 designated parcel fronting Mission Street, from Silver Avenue to the Daly City border,
25 and along Randolph and Broad Streets, from 19th Avenue to San Jose Avenue.

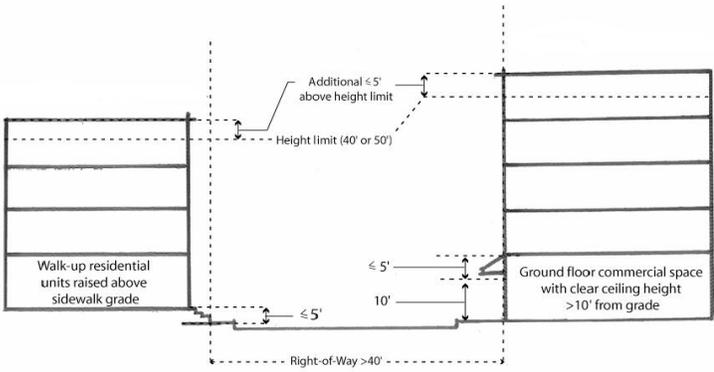
1 (3) project features ground floor commercial space or other active use as defined by
2 Section 145.1(e) with clear ceiling heights in excess of ten feet from sidewalk grade, or in the
3 case of residential uses, such walk-up residential units are raised up from sidewalk level;

4 (4) said ground floor commercial space, active use, or walk-up residential use is
5 primarily oriented along a right-of-way wider than 40 feet; and

6 (5) said ground floor commercial space or active use occupies at least 50% of the
7 project's ground floor area; and

8 (6) except for projects located in NCT districts, the project sponsor has conclusively
9 demonstrated that the additional 5' increment allowed through Section 263.20 would not add
10 new shadow to any public open spaces.

11 (c) One additional foot of height, up to a total of five feet, shall be permitted above the
12 designated height limit for each additional foot of ground floor clear ceiling height in excess of
13 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit is raised
14 above sidewalk grade.



1 Section 3. The San Francisco Planning Code is hereby amended by amending Section
2 711.1, to read as follows:

3 **SEC. 711.1. NC-2 -- SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The NC-2 District is intended to serve as the City's Small-Scale Neighborhood
5 Commercial District. These districts are linear shopping streets which provide convenience
6 goods and services to the surrounding neighborhoods as well as limited comparison shopping
7 goods for a wider market. The range of comparison goods and services offered is varied and
8 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
9 Districts are commonly located along both collector and arterial streets which have transit
10 routes.
11

12 These districts range in size from two or three blocks to many blocks, although the
13 commercial development in longer districts may be interspersed with housing or other land
14 uses. Buildings typically range in height from two to four stories with occasional one-story
15 commercial buildings.

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

19 Most new commercial development is permitted at the ground and second stories.
20 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and
21 entertainment uses, however, are confined to the ground story. The second story may be
22 used by some retail stores, personal services, and medical, business and professional offices.
23 Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities,
24
25

1 and other automobile uses protect the livability within and around the district, and promote
 2 continuous retail frontage.

3 Housing development in new buildings is encouraged above the ground story. Existing
 4 residential units are protected by limitations on demolition and upper-story conversions.

5
 6 SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL

7
 8 DISTRICT NC-2 ZONING CONTROL TABLE

9 TABLE INSET:

			NC-2
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	Generally, 40-X See Zoning Map; additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, <i>and along Randolph and Broad Streets, from 19th Avenue to San Jose Avenue; see § 263.20.</i>
711.11	Lot Size [<i>Per Development</i>]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §

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711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
711.13	Street Frontage		Required § 145.1
711.14	Awning	§ 790.20	P § 136.1(a)
711.15	Canopy	§ 790.26	P § 136.1(b)
711.16	Marquee	§ 790.58	P § 136.1(c)
711.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
711.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
711.23	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)

1			P if located in front; C if
2	711.24	Outdoor Activity Area	located elsewhere § 145.2(a)
3			
4	711.25	Drive-Up Facility	§ 790.30
5			
6	711.26	Walk-Up Facility	P if recessed 3 ft.; C if not
7			recessed § 145.2(b)
8	711.27	Hours of Operation	P 6 a.m.--2 a.m.; C 2 a.m.--6
9			a.m.
10	711.30	General Advertising Sign	§§ 262, 602--
11			604, 608, 609
12	711.31	Business Sign	§§ 262, 602--
13			604, 608, 609
14	711.32	Other Signs	§§ 262, 602--
15			604, 608, 609
16			P § 607.1(e)1
17			P § 607.1(f) 2
18			P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	NC-2		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
711.38	Residential Conversion	§ 790.84	P	C	
711.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					

1		Other Retail Sales and				
2	711.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
3		<i>Below]</i>				
4	711.41	Bar	§ 790.22	P		
5	711.42	Full-Service Restaurant	§ 790.92	P #		
6						
7	711.43	Large Fast Food	§ 790.90	C #		
8		Restaurant				
9	711.44	Small Self-Service	§ 790.91	P #		
10		Restaurant				
11	711.45	Liquor Store	§ 790.55	P		
12	711.46	Movie Theater	§ 790.64	P		
13	711.47	Adult Entertainment	§ 790.36			
14	711.48	Other Entertainment	§ 790.38	P		
15						
16	711.49	Financial Service	§ 790.110	P #	C #	
17						
18	711.50	Limited Financial	§ 790.112	P #		
19		Service				
20	711.51	Medical Service	§ 790.114	P	P	
21	711.52	Personal Service	§ 790.116	P	P	
22	711.53	Business or	§ 790.108	P	P	
23		Professional Service				
24	711.54	Massage Establishment	§ 790.60, § 1900	C		
25			Health Code			

1	711.55	Tourist Hotel	§ 790.46	C	C	C
2	711.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
4	711.57	Automotive Gas Station	§ 790.14	C		
6	711.58	Automotive Service Station	§ 790.17	C		
8	711.59	Automotive Repair	§ 790.15	C		
9	711.60	Automotive Wash	§ 790.18			
10	711.61	Automobile Sale or Rental	§ 790.12			
11	711.62	Animal Hospital	§ 790.6	C		
12	711.63	Ambulance Service	§ 790.2			
13	711.64	Mortuary	§ 790.62			
14	711.65	Trade Shop	§ 790.124	P #	C #	
15	711.66	Storage	§ 790.117			
16	711.67	Video Store	§ 790.135	C	C	
17	711.68	Fringe Financial Service	§ 790.111	P#		
18	Institutions and Non-Retail Sales and Services					
19	711.70	Administrative Service	§ 790.106			
20	711.80	Hospital or Medical	§ 790.44			

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	Center				
711.81	Other Institutions, Large	§ 790.50	P	C	C
711.82	Other Institutions, Small	§ 790.51	P	P	P
711.83	Public Use	§ 790.80	C	C	C
711.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
711.90	Residential Use	§ 790.88	P	P	P
711.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
711.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
711.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
711.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
711.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 711.42 § 711.43 § 711.44	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU Controls: Full-service restaurants and small self-service restaurants are C; large fast-food restaurants are NP
§ 711.42 § 711.43 § 711.44	§ 781.2	IRVING STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5 SU Controls: Small self-service restaurants are C; full-service restaurants and large fast-food restaurants are NP
§ 711.43 § 711.44	§ 781.3	OCEAN AVENUE FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Ocean Avenue NC-2 District from Manor Drive to Phelan Avenue as mapped on Sectional Map 12 SU Controls: Small self-service restaurants and large fast-food restaurants are NP

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<p>§ 711.49 § 711.50 § § 781.7 711.68</p>		<p>CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU Controls: Financial services, limited financial services, and fringe financial services are NP</p>
<p>§ 711.65</p>	<p>§ 236</p>	<p>GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SU a Controls: Garment shops are P at the 1st and 2nd stories</p>
<p>§ 711.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth</p>

		in Subsection 249.35(c)(3).
§ 711.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.

Section 5. The San Francisco Planning Code is hereby amended by amending Section 712.1, to read as follows:

SEC. 712.1. NC-3 -- MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses.

1 Eating and drinking, entertainment, financial service and certain auto uses generally are
 2 permitted with certain limitations at the first and second stories. Other retail businesses,
 3 personal services and offices are permitted at all stories of new buildings. Limited storage and
 4 administrative service activities are permitted with some restrictions.

5 Housing development in new buildings is encouraged above the second story. Existing
 6 residential units are protected by limitations on demolitions and upper-story conversions.
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8 **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**

9
 10 **NC-3 ZONING CONTROL TABLE**

11 **TABLE INSET:**

			NC-3
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
712.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	Generally, 40-X See Zoning Map; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, <u>and along Randolph and Broad Streets, from 19th Avenue to San Jose Avenue</u> ; see § 263.20.

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712.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
712.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
712.13	Street Frontage		Required § 145.1
712.14	Awning	§ 790.20	P § 136.1(a)
712.15	Canopy	§ 790.26	P § 136.1(b)
712.16	Marquee	§ 790.58	P § 136.1(c)
712.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
712.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
712.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-- 157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
712.23	Off-Street Freight Loading	§§ 150, 153-- 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)

1				P if located in front; C if
2	712.24	Outdoor Activity Area	§ 790.70	located elsewhere § 145.2(a)
3				
4	712.25	Drive-Up Facility	§ 790.30	#
5				
6	712.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not
7				recessed § 145.2(b)
8	712.27	Hours of Operation	§ 790.48	No Limit
9				
10	712.30	General Advertising Sign	§§ 262, 602-- 604, 608, 609	P # § 607.1(e)2
11				
12	712.31	Business Sign	§§ 262, 602-- 604, 608, 609	P # § 607.1(f)3
13				
14	712.32	Other Signs	§§ 262, 602-- 604, 608, 609	P # § 607.1(c) (d) (g)

15 TABLE INSET:

17				NC-3		
18	No.	Zoning Category	§ References	Controls by Story		
19						
20			§ 790.118	1st	2nd	3rd+
21	712.38	Residential Conversion	§ 790.84	P	C	C #
22						
23	712.39	Residential Demolition	§ 790.86	P	C	C
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Retail Sales and Services					
712.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	P #
712.41	Bar	§ 790.22	P	P	
712.42	Full-Service Restaurant	§ 790.92	P	P	
712.43	Large Fast Food Restaurant	§ 790.90	C #	C #	
712.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
712.45	Liquor Store	§ 790.55			
712.46	Movie Theater	§ 790.64	P	P	
712.47	Adult Entertainment	§ 790.36	C	C	
712.48	Other Entertainment	§ 790.38	P	P	
712.49	Financial Service	§ 790.110	P	P	
712.50	Limited Financial Service	§ 790.112	P	P	
712.51	Medical Service	§ 790.114	P	P	P
712.52	Personal Service	§ 790.116	P	P	P
712.53	Business or Professional Service	§ 790.108	P	P	P

1	712.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
2						
3	712.55	Tourist Hotel	§ 790.46	C	C	C
4						
5	712.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
6						
7	712.57	Automobile Gas Station	§ 790.14	C		
8						
9	712.58	Automotive Service Station	§ 790.17	C		
10						
11	712.59	Automotive Repair	§ 790.15	C	C	
12						
13	712.60	Automotive Wash	§ 790.18	C		
14						
15	712.61	Automobile Sale or Rental	§ 790.12	C		
16						
17	712.62	Animal Hospital	§ 790.6	C	C	
18						
19	712.63	Ambulance Service	§ 790.2	C		
20						
21	712.64	Mortuary	§ 790.62	C	C	C
22						
23	712.65	Trade Shop	§ 790.124	P	C	C
24						
25	712.66	Storage	§ 790.117	C	C	C
	712.67	Video Store	§ 790.135	C	C	C
	712.68	Fringe Financial Service	§ 790.111	P#		
	Institutions and Non-Retail Sales and Services					

1	712.70	Administrative Service	§ 790.106	C	C	C
2						
3	712.80	Hospital or Medical Center	§ 790.44	C	C	C
4						
5	712.81	Other Institutions, Large	§ 790.50	P	P	P
6						
7	712.82	Other Institutions, Small	§ 790.51	P	P	P
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9	712.83	Public Use	§ 790.80	C	C	C
10						
11	712.84	Medical Cannabis Dispensary	§ 790.141	P #		
12						
13	RESIDENTIAL STANDARDS AND USES					
14	712.90	Residential Use	§ 790.88	P	P	P
15						
16	712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
17						
18	712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
19						
20	712.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
21						
22						
23	712.94	Off-Street Parking, Residential	§§ 150, 153-157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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1	712.95	Community Residential Parking	§ 790.10	C	C	C
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4 SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

5 TABLE INSET:

7	Article 7	Other	Zoning Controls
8	Code	Code	
9	Section	Section	
10	§ 712.25 § 712.40	§ 249.14	THIRD STREET SPECIAL USE DISTRICT Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3 Controls: Off- sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants and small self-service restaurants are C
16	§ 712.30 § 712.31 § 712.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
22	§ 712.38	§ 790.84	Boundaries: Applicable to NC-3 Districts Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to

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		the criteria set forth in Section 303, the Commission finds that: (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places; (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and (3) No legally residing residential tenants will be displaced.
§ 712.43	§ 781.4	GEARY BOULEVARD FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU Controls: Large fast-food restaurants are NP
§ 712.43 § 712.44	§ 781.5	MISSION STREET FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map 7 SU Controls: Small self-service restaurants are C; large fast-food restaurants are NP
§ 712.45	§ 781.10	17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT. Boundaries: Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU Controls: One liquor store on the first or second story is C if operated as integral element of a grocery store of not less

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		than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.
§ 712.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Moderate-Scale Neighborhood Commercial Districts within its boundaries. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 712.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.

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

By: ANDREA RUIZ-ESQUIDE

Supervisor Avalos
BOARD OF SUPERVISORS

Deputy City Attorney

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