

1 [Zoning – Providing for a Five Feet Special Height Exception for Active Ground Floor Uses in  
2 Neighborhood Commercial Districts.]

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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 Neighborhood**  
6 **Commercial Districts; amending Sections 703.1, 710.1, 711.1, 712.1, 713.1, 714.1, 715.1,**  
7 **716.1, 717.1, 718.1, 719.1, 720.1, 721.1, 722.1, 723.1, 724.1, 725.1, 726.1, 727.1, 728.1,**  
8 **729.1, 731.1, 731.1, 732.1, to refer to this special height exception; adopting findings,**  
9 **including environmental findings and findings of consistency with the priority policies**  
10 **of Planning Code Section 101.1 and the General Plan.**

11 Note: Additions are *single-underline italics Times New Roman*;  
12 deletions are *strikethrough italics Times New Roman*.  
13 Board amendment additions are double underlined.  
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  
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1 forth herein. A copy of said report is on file with the Clerk of the Board of Supervisors in File  
2 No. \_\_\_\_\_.

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

7 Section 2. The San Francisco Planning Code is hereby amended by amending Section  
8 263.20, to read as follows:

9 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT**  
10 **FOR GROUND FLOOR USES IN ~~NCT~~ NEIGHBORHOOD COMMERCIAL (NC) ~~40-X AND 50-~~**  
11 **X HEIGHT AND BULK DISTRICTS.**

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) for projects located in NCT districts, the project is located in a 40-X or 50-X Height and  
22 Bulk District as designated on the Zoning Map;

23 (2) project is located in a ~~NCT~~ district as designated on the Zoning Map;

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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) except for projects located in NCT districts, the project sponsor has conclusively  
7 demonstrated that the project will not shadow any public open spaces.

8 (c) One additional foot of height, up to a total of five feet, shall be permitted above the  
9 designated height limit for each additional foot of ground floor clear ceiling height in excess of  
10 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit is raised  
11 above sidewalk grade. *Such additional height shall not extend more than 70 feet in depth back from*  
12 *the right of way(s) described in (b)(4).*

13 [INSERT FIGURE]

14 Section 3. The San Francisco Planning Code is hereby amended by amending Section  
15 703.1, to read as follows:

16 **SEC. 703.1. BUILDING STANDARDS.**

17 Building standards are controls which regulate the general size, shape, character, and  
18 design of development in Neighborhood Commercial Districts. They are set forth or  
19 summarized and cross-referenced in the zoning control categories as listed in Paragraph (a)  
20 below in Sections 710.10 through 729.94 of this Code for each district class.

21 (a) Building Standard Categories. The building standard categories which govern  
22 Neighborhood Commercial Districts are listed below by zoning control category and number  
23 and cross-referenced to the Code Section containing the standard and the definition.

24 TABLE INSET:

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No.	Zoning Control Categories for Building Standards	Section Number of Standard	Section Number of Definition
.10	Height and Bulk	Zoning Map	§§ 102.11, 102.18, 263.20, 270
.11	Lot Size [Per Development]	§ 121.1	§§ 121(c), 790.56
.12	Rear Yard	§ 134(a)(e)	§ 134
.13	Street Frontage	§ 145.1	
.14	Awning	§ 136.1(a)	§ 790.20
.15	Canopy	§ 136.1(b)	§ 790.26
.16	Marquee	§ 136.1(c)	§ 790.58
.17	Street Trees	§ 143	
.20	Floor Area Ratio	§§ 123--124	§§ 102.8, 102.10
.21	Use Size [Nonresidential]	§ 121.2	§ 790.130
.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
.23	Off-Street Freight Loading	§ 152	§ 150
.30	General Advertising Sign	§ 607.1(e)	§ 602.7
.31	Business Sign	§ 607.1(f)	§ 602.3

1 2	.32	Other Signs	§ 607.1(c), (d)-- (g)	§§ 602.9, 602.17, 602.20
3 4	.91	Residential Density, Dwelling Units	§ 207.4	§ 207.1
5 6	.92	Residential Density, Group Housing	§ 208	§ 208
7 8	.93	Usable Open Space	§ 135(d)	§ 135
9	.94	Off-Street Parking, Residential	§ 151	§ 150

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11 Section 4. The San Francisco Planning Code is hereby amended by amending Section  
12 710.1, to read as follows:

13 **SEC. 710.1. NC-1 -- NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

14 NC-1 Districts are intended to serve as local neighborhood shopping districts, providing  
15 convenience retail goods and services for the immediately surrounding neighborhoods  
16 primarily during daytime hours.

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18 These NC-1 Districts are characterized by their location in residential neighborhoods,  
19 often in outlying areas of the City. The commercial intensity of these districts varies. Many of  
20 these districts have the lowest intensity of commercial development in the City, generally  
21 consisting of small clusters with three or more commercial establishments, commonly grouped  
22 around a corner; and in some cases short linear commercial strips with low-scale,  
23 interspersed mixed-use (residential-commercial) development.

1 Building controls for the NC-1 District promote low-intensity development which is  
 2 compatible with the existing scale and character of these neighborhood areas. Commercial  
 3 development is limited to one story. Rear yard requirements at all levels preserve existing  
 4 backyard space.

5 NC-1 commercial use provisions encourage the full range of neighborhood-serving  
 6 convenience retail sales and services at the first story provided that the use size generally is  
 7 limited to 3,000 square feet. However, commercial uses and features which could impact  
 8 residential livability are prohibited, such as auto uses, financial services, general advertising  
 9 signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are  
 10 restricted, depending upon the intensity of such uses in nearby commercial districts.

11 Housing development in new buildings is encouraged above the ground story in most  
 12 districts. Existing residential units are protected by prohibitions of conversions above the  
 13 ground story and limitations on demolitions.

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 15 SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

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 17 ZONING CONTROL TABLE

18 TABLE INSET:

			NC-1
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
710.10	Height and Bulk Limit	§§ 102.12, 105,	Varies See Zoning Map

1		106, 250--252, 260,	
2		<u>263.20</u> , 270, 271	
3	710.11	Lot Size [Per Development]	§§ 790.56, 121.1
4			P up to 4,999 sq. ft.; C
5			5,000 sq. ft. & above §
6			121.1
7	710.12	Rear Yard	§§ 130, 134, 136
8			Required at grade level
9			and above § 134(a) (e)
10	710.13	Street Frontage	Required § 145.1
11	710.14	Awning	§ 790.20
12	710.15	Canopy	§ 790.26
13	710.16	Marquee	§ 790.58
14	710.17	Street Trees	Required § 143
15	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
16	710.20	Floor Area Ratio	§§ 102.9, 102.11,
17			123
18			1.8 to 1 § 124(a) (b)
19	710.21	Use Size [Non-Residential]	§ 790.130
20			P up to 2,999 sq. ft.; C
21			3,000 sq. ft. & above §
22			121.2
23	710.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5
24			Generally, none required if occupied floor area is less than 5,000 sq. ft. §§

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			151, 161(g)
710.23	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)
710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
710.25	Drive-Up Facility	§ 790.30	
710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
710.27	Hours of Operation	§ 790.48	P 6 a.m.--11 p.m.; C 11 p.m.--2 a.m.
710.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
710.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)1
710.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:



No.	Zoning Category	§ References	NC-1		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
710.38	Residential Conversion	§ 790.84	P		
710.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
710.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #		
710.41	Bar	§ 790.22	P #		
710.42	Full-Service Restaurant	§ 790.92	P #		
710.43	Large Fast Food Restaurant	§ 790.90			
710.44	Small Self-Service Restaurant	§ 790.91	C #		
710.45	Liquor Store	§ 790.55	P		
710.46	Movie Theater	§ 790.64			
710.47	Adult Entertainment	§ 790.36			
710.48	Other Entertainment	§ 790.38	C		
710.49	Financial Service	§ 790.110			
710.50	Limited Financial Service	§ 790.112	P		
710.51	Medical Service	§ 790.114	P		
710.52	Personal Service	§ 790.116	P		

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No.	Zoning Category	§ References	NC-1		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
710.53	Business or Professional Service	§ 790.108	P		
710.54	Massage Establishment	§ 790.60, § 1900 Health Code			
710.55	Tourist Hotel	§ 790.46			
710.56	Automobile Parking	§§ 790.8, 156, 160	C		
710.57	Automotive Gas Station	§ 790.14			
710.58	Automotive Service Station	§ 790.17			
710.59	Automotive Repair	§ 790.15			
710.60	Automotive Wash	§ 790.18			
710.61	Automobile Sale or Rental	§ 790.12			
710.62	Animal Hospital	§ 790.6			
710.63	Ambulance Service	§ 790.2			
710.64	Mortuary	§ 790.62			

1	710.65	Trade Shop	§ 790.124	P		
2	710.66	Storage	§ 790.117			
3	710.67	Video Store	§ 790.135	C		
4	710.68	Fringe Financial Service	§ 790.111			
5	Institutions and Non-Retail Sales and Services					
6						
7	710.70	Administrative Service	§ 790.106			
8						
9	710.80	Hospital or Medical Center	§ 790.44			
10						
11	710.81	Other Institutions, Large	§ 790.50	P	C	
12						
13	710.82	Other Institutions, Small	§ 790.51	P	P	P
14						
15	710.83	Public Use	§ 790.80	C	C	C
16						
17	710.84	Medical Cannabis Dispensary	§ 790.141	P #		
18						
19	RESIDENTIAL STANDARDS AND USES					
20						
21	710.90	Residential Use	§ 790.88	P	P	P
22						
23	710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
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25	710.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 275		

1		Group Housing	790.88(b)	sq. ft. lot area § 208		
2	710.93	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)		
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5	710.94	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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8	710.95	Community Residential Parking	§ 790.10	C	C	C
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11 SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

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13 TABLE INSET:

14	15	16	17	18
Article 7	Other Code	Zoning Controls		
Code	Section			
Section				
19	§ 710.40 §	Boundaries: All NC-1 Districts Controls: P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control		
20	710.41 §			
21	710.42			
22				
23	§ 710.44	Boundaries: All NC-1 Districts Controls: C if located more than 1/4 mile from any NC District or Restricted Use		
24				
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1			Subdistrict with more restrictive controls; otherwise, same
2			as more restrictive control
3	§ 710.42 §		TARAVAL STREET RESTAURANT AND FAST-FOOD
4	710.43 §	§ 781.1	SUBDISTRICT Boundaries: Applicable only for the two
5	710.44		Taraval Street NC-1 Districts between 40th and 41st
6			Avenues and 45th and 47th Avenues as mapped on
7			Sectional Map 5 SU Controls: Full-service restaurants and
8			small self-service restaurants are C; large fast-food
9			restaurants are NP
10	§ 710.84 §		Only those medical cannabis dispensaries that can
11	790.141		demonstrate to the Planning Department they were in
12			operation as of April 1, 2005 and have remained in
13			continuous operation or that were not in continuous
14			operation since April 1, 2005, but can demonstrate to the
15			Planning Department that the reason for their lack of
16			continuous operation was not closure due to an actual
17			violation of federal, state or local law, may apply for a
18			medical cannabis dispensary permit in an NC-1 District.

20 Section 5. The San Francisco Planning Code is hereby amended by amending Section  
21 711.1, to read as follows:

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

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

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

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

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

22           Housing development in new buildings is encouraged above the ground story. Existing  
23 residential units are protected by limitations on demolition and upper-story conversions.  
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1 SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL

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3 DISTRICT NC-2 ZONING CONTROL TABLE

4 TABLE INSET:

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			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
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 § 121.1
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)

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1	711.17	Street Trees		Required § 143
2	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
3	711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
4	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
5	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)
6	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)
7	711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
8	711.25	Drive-Up Facility	§ 790.30	
9	711.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)

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1	711.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
2				
3	711.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P § 607.1(e)1
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5	711.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
6				
7	711.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
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10 TABLE INSET:

11				NC-2		
12	No.	Zoning Category	§ References	Controls by Story		
13						
14			§ 790.118	1st	2nd	3rd+
15	711.38	Residential Conversion	§ 790.84	P	C	
16						
17	711.39	Residential Demolition	§ 790.86	P	C	C
18	Retail Sales and Services					
19		Other Retail Sales and				
20	711.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
21		<i>Below]</i>				
22	711.41	Bar	§ 790.22	P		
23	711.42	Full-Service Restaurant	§ 790.92	P #		
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1	711.43	Large Fast Food Restaurant	§ 790.90	C #		
2						
3	711.44	Small Self-Service Restaurant	§ 790.91	P #		
4						
5	711.45	Liquor Store	§ 790.55	P		
6						
7	711.46	Movie Theater	§ 790.64	P		
8						
9	711.47	Adult Entertainment	§ 790.36			
10	711.48	Other Entertainment	§ 790.38	P		
11	711.49	Financial Service	§ 790.110	P #	C #	
12	711.50	Limited Financial Service	§ 790.112	P #		
13	711.51	Medical Service	§ 790.114	P	P	
14	711.52	Personal Service	§ 790.116	P	P	
15						
16	711.53	Business or Professional Service	§ 790.108	P	P	
17						
18	711.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
19						
20	711.55	Tourist Hotel	§ 790.46	C	C	C
21	711.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
22						
23	711.57	Automotive Gas Station	§ 790.14	C		
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1	711.58	Automotive Service Station	§ 790.17	C		
2						
3	711.59	Automotive Repair	§ 790.15	C		
4	711.60	Automotive Wash	§ 790.18			
5						
6	711.61	Automobile Sale or Rental	§ 790.12			
7						
8	711.62	Animal Hospital	§ 790.6	C		
9	711.63	Ambulance Service	§ 790.2			
10	711.64	Mortuary	§ 790.62			
11	711.65	Trade Shop	§ 790.124	P #	C #	
12	711.66	Storage	§ 790.117			
13						
14	711.67	Video Store	§ 790.135	C	C	
15	711.68	Fringe Financial Service	§ 790.111	P#		
16						
17	<b>Institutions and Non-Retail Sales and Services</b>					
18	711.70	Administrative Service	§ 790.106			
19						
20	711.80	Hospital or Medical Center	§ 790.44			
21						
22	711.81	Other Institutions, Large	§ 790.50	P	C	C
23						
24	711.82	Other Institutions, Small	§ 790.51	P	P	P
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2	711.83	Public Use	§ 790.80	C	C C
3	711.84	Medical Cannabis Dispensary	§ 790.141	P #	
5	<b>RESIDENTIAL STANDARDS AND USES</b>				
6	711.90	Residential Use	§ 790.88	P	P P
8	711.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4	
10	711.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208	
12	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)	
16	711.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
18	711.95	Community Residential Parking	§ 790.10	C	C C

21 **SPECIFIC PROVISIONS FOR NC-2 DISTRICTS**

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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
§ 711.49 § 711.50 §	§ 781.7	CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for the

1	711.68		Chestnut Street NC-2 District from Broderick to Fillmore
2			Streets as mapped on Sectional Map 2 SU Controls:
3			Financial services, limited financial services, and fringe
4			financial services are NP
5			GARMENT SHOP SPECIAL USE DISTRICT Boundaries:
6			Applicable only for the portion of the Pacific Avenue NC-2
7	§ 711.65	§ 236	District east of Hyde Street as mapped on Sectional Map 1
8			SU a Controls: Garment shops are P at the 1st and 2nd
9			stories
10			FRINGE FINANCIAL SERVICE RESTRICTED USE
11			DISTRICT (FFSRUD) Boundaries: The FFSRUD and its
12			1/4 mile buffer includes, but is not limited to, properties
13			within: the Mission Alcoholic Beverage Special Use District
14			the Haight Street Alcohol Restricted Use District; the Third
15			Street Alcohol Restricted Use District; the Divisadero Street
16			Alcohol Restricted Use District; and the North of Market
17	§ 711.68	§ 249.35	Residential Special Use District; and includes Small-Scale
18			Neighborhood Commercial Districts within its boundaries.
19			Controls: Within the FFSRUD and its 1/4 mile buffer, fringe
20			financial services are NP pursuant to Section 249.35.
21			Outside the FFSRUD and its 1/4 mile buffer, fringe
22			financial services are P subject to the restrictions set forth
23			in Subsection 249.35(c)(3).
24	§ 711.84 §	Health	Medical cannabis dispensaries in NC-2 District may only
25			

1 790.141	Code §	operate between the hours of 8 a.m. and 10 p.m.
2	3308	

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4           Section 6. The San Francisco Planning Code is hereby amended by amending Section  
5 712.1, to read as follows:

6           **SEC. 712.1. NC-3 -- MODERATE-SCALE NEIGHBORHOOD COMMERCIAL**  
7 **DISTRICT.**

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

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

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

20           A diversified commercial environment is encouraged for the NC-3 District, and a wide  
21 variety of uses are permitted with special emphasis on neighborhood-serving businesses.  
22 Eating and drinking, entertainment, financial service and certain auto uses generally are  
23 permitted with certain limitations at the first and second stories. Other retail businesses,  
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1 personal services and offices are permitted at all stories of new buildings. Limited storage and  
 2 administrative service activities are permitted with some restrictions.

3 Housing development in new buildings is encouraged above the second story. Existing  
 4 residential units are protected by limitations on demolitions and upper-story conversions.  
 5

6 **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**

7  
 8 **NC-3 ZONING CONTROL TABLE**

9 **TABLE INSET:**

			NC-3
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
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
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



1	712.14	Awning	§ 790.20	P § 136.1(a)
2	712.15	Canopy	§ 790.26	P § 136.1(b)
3	712.16	Marquee	§ 790.58	P § 136.1(c)
4	712.17	Street Trees		Required § 143
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6				
7	712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
8				
9	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
10				
11				
12	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)
13				
14				
15				
16	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)
17				
18				
19				
20	712.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
21				
22				
23	712.25	Drive-Up Facility	§ 790.30	#
24				

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1				P if recessed 3 ft.; C if
2	712.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
3				
4	712.27	Hours of Operation	§ 790.48	No Limit
5				
6	712.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P # § 607.1(e)2
7				
8	712.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)3
9				
10	712.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)
11				

12 TABLE INSET:

13				NC-3		
14	No.	Zoning Category	§ References	Controls by Story		
15						
16			§ 790.118	1st	2nd	3rd+
17						
18	712.38	Residential Conversion	§ 790.84	P	C	C #
19						
20	712.39	Residential Demolition	§ 790.86	P	C	C
21						
22	Retail Sales and Services					
23						
24	712.40	Other Retail Sales and Services	§ 790.102	P #	P #	P #
25						

1		<i>[Not Listed Below]</i>				
2	712.41	Bar	§ 790.22	P	P	
3	712.42	Full-Service Restaurant	§ 790.92	P	P	
4	712.43	Large Fast Food Restaurant	§ 790.90	C #	C #	
5	712.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
6	712.45	Liquor Store	§ 790.55			
7	712.46	Movie Theater	§ 790.64	P	P	
8	712.47	Adult Entertainment	§ 790.36	C	C	
9	712.48	Other Entertainment	§ 790.38	P	P	
10	712.49	Financial Service	§ 790.110	P	P	
11	712.50	Limited Financial Service	§ 790.112	P	P	
12	712.51	Medical Service	§ 790.114	P	P	P
13	712.52	Personal Service	§ 790.116	P	P	P
14	712.53	Business or Professional Service	§ 790.108	P	P	P
15	712.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	

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1	712.55	Tourist Hotel	§ 790.46	C	C	C
2	712.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
3						
4	712.57	Automobile Gas Station	§ 790.14	C		
5						
6	712.58	Automotive Service Station	§ 790.17	C		
7						
8	712.59	Automotive Repair	§ 790.15	C	C	
9						
10	712.60	Automotive Wash	§ 790.18	C		
11	712.61	Automobile Sale or Rental	§ 790.12	C		
12						
13	712.62	Animal Hospital	§ 790.6	C	C	
14	712.63	Ambulance Service	§ 790.2	C		
15	712.64	Mortuary	§ 790.62	C	C	C
16	712.65	Trade Shop	§ 790.124	P	C	C
17	712.66	Storage	§ 790.117	C	C	C
18	712.67	Video Store	§ 790.135	C	C	C
19	712.68	Fringe Financial Service	§ 790.111	P#		
20						
21	Institutions and Non-Retail Sales and Services					
22						
23	712.70	Administrative Service	§ 790.106	C	C	C
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712.80	Hospital or Medical Center	§ 790.44	C	C	C
712.81	Other Institutions, Large	§ 790.50	P	P	P
712.82	Other Institutions, Small	§ 790.51	P	P	P
712.83	Public Use	§ 790.80	C	C	C
712.84	Medical Cannabis Dispensary	§ 790.141	P #		
<b>RESIDENTIAL STANDARDS AND USES</b>					
712.90	Residential Use	§ 790.88	P	P	P
712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
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)		
712.94	Off-Street Parking, Residential	§§ 150, 153-157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		

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	
8	Code	Code	Zoning Controls
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

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		conditional use on the third story and above if in addition to 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

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		operated as integral element of a grocery store of not less 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.

Section 7. The San Francisco Planning Code is hereby amended by amending Section 713.1, to read as follows:



1           **SEC. 713.1. NC-S -- NEIGHBORHOOD COMMERCIAL SHOPPING CENTER**  
2 **DISTRICT.**

3 NC-S Districts are intended to serve as small shopping centers or supermarket sites which  
4 provide retail goods and services for primarily car-oriented shoppers. They commonly contain  
5 at least one anchor store or supermarket, and some districts also have small medical office  
6 buildings. The range of services offered at their retail outlets usually is intended to serve the  
7 immediate and nearby neighborhoods. These districts encompass some of the most recent  
8 (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative  
9 to the linear shopping street.

10 Shopping centers and supermarket sites contain mostly one-story buildings which are  
11 removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists  
12 primarily of trips between the parking lot and the stores on-site. Ground and second stories  
13 are devoted to retail sales and some personal services and offices.

14 The NC-S standards and use provisions allow for medium-size commercial uses in low-scale  
15 buildings. Rear yards are not required for new development. Most neighborhood-serving retail  
16 businesses are permitted at the first and second stories, but limitations apply to fast-food  
17 restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited  
18 storage and administrative service activities are permitted with some restrictions.

19 Housing development in new buildings is permitted. Existing residential units are protected by  
20 limitations on demolitions and prohibitions of upper-story conversions.

21           **SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT**

22                           **NC-S ZONING CONTROL TABLE**

23 TABLE INSET:  
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1			NC-S
2	No.	Zoning Category	§ References
3			Controls
4	BUILDING STANDARDS		
5	713.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271
6			Generally, 40-X # See Zoning Map
7	713.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1
8			Not Applicable
9	713.12	Rear Yard	§§ 130, 134, 136
10			Not Required
11	713.13	Street Frontage	
12			Required § 145.1
13	713.14	Awning	§ 790.20
14			P § 136.1(a)
15	713.15	Canopy	§ 790.26
16			P § 136.1(b)
17	713.16	Marquee	§ 790.58
18			P § 136.1(c)
19	713.17	Street Trees	
20			Required § 143
21	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
22	713.20	Floor Area Ratio	§§ 102.9, 102.12, 123
23			1.8 to 1 § 124(a)(b)
24	713.21	Use Size <i>[Non-Residential]</i>	§ 790.130
25			P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
	713.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5
			Generally, none required if occupied floor area is

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			less than 5,000 sq. ft. §§ 151, 161(g)
713.23	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)
713.24	Outdoor Activity Area	§ 790.70	P/C § 145.2(a)
713.25	Drive-Up Facility	§ 790.30	C
713.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
713.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.;# C 2 a.m. 6 a.m.#
713.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P # § 607.1(e)1
713.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
713.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	NC-S
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1			Controls by Story		
2		§ 790.118	1st	2nd	3rd+
3	713.38	Residential Conversion	§ 790.84	P	
4	713.39	Residential Demolition	§ 790.86	P	C C
5	Retail Sales and Services				
6					
7		Other Retail Sales and			
8	713.40	Services <i>[Not Listed</i>	§ 790.102	P	P
9		<i>Below]</i>			
10	713.41	Bar	§ 790.22	P #	P #
11		Full-Service Restaurant			
12	713.42		§ 790.92	P	P
13		Large Fast-Food			
14	713.43	Restaurant	§ 790.90	C	C
15		Small Self-Service			
16	713.44	Restaurant	§ 790.91	P #	P #
17		Liquor Store			
18	713.45		§ 790.55	P	
19	713.46	Movie Theater	§ 790.64	P #	#
20	713.47	Adult Entertainment	§ 790.36		
21	713.48	Other Entertainment	§ 790.38	P #	P #
22	713.49	Financial Service	§ 790.110	P	P #
23		Limited Financial			
24	713.50		§ 790.112	P	P

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1		Service				
2	713.51	Medical Service	§ 790.114	P	P	#
3	713.52	Personal Service	§ 790.116	P	P	#
4	713.53	Business or Professional Service	§ 790.108	P	P	#
5	713.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
6	713.55	Tourist Hotel	§ 790.46	C #	C #	C #
7	713.56	Automobile Parking	§§ 790.8, 156, 160	P	P	
8	713.57	Automotive Gas Station	§ 790.14	C		
9	713.58	Automotive Service Station	§ 790.17	P		
10	713.59	Automotive Repair	§ 790.15			
11	713.60	Automotive Wash	§ 790.18	C		
12	713.61	Automobile Sale or Rental	§ 790.12			
13	713.62	Animal Hospital	§ 790.6	C	C	
14	713.63	Ambulance Service	§ 790.2			
15	713.64	Mortuary	§ 790.62	C #	C #	

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1	713.65	Trade Shop	§ 790.124	P	P	
2	713.66	Storage	§ 790.117	C	C	
3	713.67	Video Store	§ 790.135	C	C	
4		Fringe Financial Service				
5	713.68		§ 790.111	P#		
6						
7	Institutions and Non-Retail Sales and Services					
8	713.70	Administrative Service	§ 790.106	C #	C #	#
9		Hospital or Medical				
10	713.80	Center	§ 790.44			
11		Other Institutions, Large				
12	713.81		§ 790.50	P #	P #	#
13		Other Institutions, Small				
14	713.82		§ 790.51	P #	P #	P #
15		Public Use				
16	713.83		§ 790.80	C	C	C
17		Medical Cannabis				
18	713.84	Dispensary	§ 790.141	P #		
19	RESIDENTIAL STANDARDS AND USES					
20	713.90	Residential Use	§ 790.88	P #	P #	P #
21		Residential Density,				
22	713.91	Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area # § 207.4		
23		Residential Density,				
24	713.92	Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area # § 208		
25						

1 2 3	713.93	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)		
4 5 6	713.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
7 8	713.95	Community Residential Parking	§ 790.10	C	C #	C #

SPECIFIC PROVISIONS FOR NC-S DISTRICTS

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 713.10 § 713.27 § 713.30 § 713.41 § 713.44 § 713.46 § 713.48 § 713.49 § 713.51 § 713.52 § 713.53 § 713.64 § 713.70 § 713.81 § 713.82 § 713.90 § 713.91 § 713.92 § 713.93 § 713.95	§ 253.3 § 780.1	LAKESHORE PLAZA SPECIAL USE DISTRICT Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H Controls: Special controls on various features and uses, and residential standards
§ 713.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35,

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		including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
§ 713.55	§ 780.2	BAYSHORE-HESTER SPECIAL USE DISTRICT Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU Controls: Tourist hotels (inclusive of motels) may be permitted as a conditional use.
§ 713.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.

Section 8. The San Francisco Planning Code is hereby amended by amending Section 714.1, to read as follows:

**SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Broadway Neighborhood Commercial District, located in the northeast quadrant of San Francisco, extends along Broadway from west of Columbus Avenue to Osgood Place. It is part of a larger commercial area which includes North Beach to the north, Chinatown to the south and west, and Jackson Square to the southeast. Broadway's fame and popularity as a Citywide and regional entertainment district is derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery



1 Street. These places attract locals and visitors alike, mainly in the evening and late-night  
2 hours. In addition to the entertainment and some retail businesses, Broadway contains many  
3 upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to  
4 develop upper-story offices.

5 The Broadway District controls are designed to encourage development that is  
6 compatible with the existing moderate building scale and mixed-use character, and maintain  
7 the district's balance of entertainment uses, restaurants, and small-scale retail stores. New  
8 buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential  
9 levels are protected. Most commercial uses in new buildings are permitted at the first two  
10 stories. Neighborhood-serving businesses are strongly encouraged. In order to protect the  
11 livability of the area, limitations apply to new fast-food restaurants and adult entertainment  
12 uses at the first and second stories, as well as late-night activity. Financial services are  
13 allowed on the ground story subject to certain limitations. Nonretail offices are prohibited in  
14 order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic  
15 volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent  
16 further traffic congestion. Parking garages are permitted if their ingress and egress do not  
17 disrupt the traffic flow on Broadway.

18 Housing development in new buildings is encouraged above the second story. Existing  
19 housing is protected by limitations on demolitions and upper-story conversions.

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21 SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT  
22 ZONING CONTROL TABLE

23 TABLE INSET:  
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			Broadway
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <del>263.20</del> , 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1
714.11	Lot Size [ <i>Per Development</i> ]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
714.12	Rear Yard	§§ 130, 134, 136	Required at residential level only § 134(a) (e)
714.13	Street Frontage		Required § 145.1
714.14	Awning	§ 790.20	P § 136.1(a)
714.15	Canopy	§ 790.26	P § 136.1(b)
714.16	Marquee	§ 790.58	P § 136.1(c)
714.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
714.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
714.21	Use Size [ <i>Non- Residential</i> ]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §

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			121.2
714.22	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)
714.23	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)
714.24	Outdoor Activity Area	§ 790.70	P if located in front;C if located elsewhere § 145.2(a)
714.25	Drive-Up Facility	§ 790.30	
714.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
714.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
714.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
714.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
714.32	Other Signs	§§ 262, 602--604,	P § 607.1(c) (d) (g)

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		608, 609	
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TABLE INSET:

No.	Zoning Category	§ References	Broadway		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
714.38	Residential Conversion	§ 790.84	P	C	
714.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
714.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	
714.41	Bar	§ 790.22	P	P	
714.42	Full-Service Restaurant	§ 790.92	P	P	
714.43	Large Fast Food Restaurant	§ 790.90			
714.44	Small Self-Service Restaurant	§ 790.91	C	C	
714.45	Liquor Store	§ 790.55	C		
714.46	Movie Theater	§ 790.64	P	P	
714.47	Adult Entertainment	§ 790.36	C	C	

1	714.48	Other Entertainment	§ 790.38	P	P	
2	714.49	Financial Service	§ 790.110	C		
3		Limited Financial				
4	714.50	Service	§ 790.112	C		
5						
6	714.51	Medical Service	§ 790.114	P	P	
7	714.52	Personal Service	§ 790.116	P	P	
8		Business or Professional				
9	714.53	Service	§ 790.108	P	P	
10						
11	714.54	Massage Establishment	§ 790.60, § 1900 Health Code	P	C	
12	714.55	Tourist Hotel	§ 790.46	C	C	C
13						
14	714.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
15						
16	714.57	Automotive Gas Station	§ 790.14			
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18	714.58	Automotive Service Station	§ 790.17			
19						
20	714.59	Automotive Repair	§ 790.15			
21	714.60	Automotive Wash	§ 790.18			
22						
23	714.61	Automobile Sale or Rental	§ 790.12			
24	714.62	Animal Hospital	§ 790.6	C		
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1	714.63	Ambulance Service	§ 790.2			
2	714.64	Mortuary	§ 790.62			
3	714.65	Trade Shop	§ 790.124	P #	C #	
4	714.66	Storage	§ 790.117			
5	714.67	Video Store	§ 790.135	C	C	
6	714.68	Fringe Financial Service	§ 790.111			
7						
8						
9	Institutions and Non-Retail Sales and Services					
10	714.70	Administrative Service	§ 790.106			
11	714.80	Hospital or Medical Center	§ 790.44			
12						
13	714.81	Other Institutions, Large	§ 790.50	P	C	C
14						
15	714.82	Other Institutions, Small	§ 790.51	P	P	P
16						
17	714.83	Public Use	§ 790.80	C	C	C
18						
19	714.84	Medical Cannabis Dispensary	§ 790.141	P		
20						
21	RESIDENTIAL STANDARDS AND USES					
22	714.90	Residential Use	§ 790.88	P	P	P
23						
24	714.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per400 sq. ft.		
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1		Dwelling Units	790.88(a)	lot area § 207.4		
2	714.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
4	714.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
7	714.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
10	714.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE BROADWAY  
NEIGHBORHOOD COMMERCIAL DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 714.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet

§ 714.40	§ 790.102(n)	BROADWAY SPECIALTY RETAIL USES Boundaries: Broadway NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 714.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SU a Controls: Garment shops are P at the 1st and 2nd stories

Section 9. The San Francisco Planning Code is hereby amended by amending Section 715.1, to read as follows:

**SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Castro Street District is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.



1 The Castro Street District controls are designed to maintain existing small-scale  
 2 development and promote a balanced mix of uses. Building standards permit small-scale  
 3 buildings and uses and protect rear yards above the ground story and at residential levels. In  
 4 new buildings, most commercial uses are permitted at the ground and second stories. Special  
 5 controls are necessary to preserve the existing equilibrium of neighborhood-serving  
 6 convenience and specialty commercial uses. In order to maintain convenience stores and  
 7 protect adjacent residential livability, controls prohibit additional eating and drinking  
 8 establishments and permit with certain limitations new late-night uses, adult and other  
 9 entertainment, and financial service uses. The continuous retail frontage is maintained by  
 10 prohibiting most automobile and drive-up uses.

11 Housing development in new buildings is encouraged above the second story. Existing  
 12 housing units are protected by limitations on demolitions and upper-story conversions.

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 14 SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
 15 ZONING CONTROL TABLE

16 TABLE INSET:  
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			Castro Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 65B See Zoning Map

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715.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
715.13	Street Frontage		Required § 145.1
715.14	Awning	§ 790.20	P § 136.1(a)
715.15	Canopy	§ 790.26	P § 136.1(b)
715.16	Marquee	§ 790.58	P § 136.1(c)
715.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
715.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
715.22	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. §§

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			151, 161(g)
715.23	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)
715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
715.25	Drive-Up Facility	§ 790.30	
715.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
715.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
715.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
715.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)2
715.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)

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No.	Zoning Category	§ References	Castro Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
715.38	Residential Conversion	§ 790.84	P	C	
715.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
715.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
715.41	Bar	§ 790.22			
715.42	Full-Service Restaurant	§ 790.92			
715.43	Large Fast Food Restaurant	§ 790.90	C #		
715.44	Small Self-Service Restaurant	§ 790.91			
715.45	Liquor Store	§ 790.55	C		
715.46	Movie Theater	§ 790.64	P		
715.47	Adult Entertainment	§ 790.36	C		
715.48	Other Entertainment	§ 790.38	C #		
715.49	Financial Service	§ 790.110	C	C	

1	715.50	Limited Financial Service	§ 790.112	C		
2						
3	715.51	Medical Service	§ 790.114	P	P	C
4	715.52	Personal Service	§ 790.116	P	P	C
5						
6	715.53	Business or Professional Service	§ 790.108	P	P	C
7						
8	715.54	Massage Establishment	§ 790.60, § 1900	P	C	
9			Health Code			
10	715.55	Tourist Hotel	§ 790.46	C	C	C
11						
12	715.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
13						
14	715.57	Automotive Gas Station	§ 790.14			
15						
16	715.58	Automotive Service Station	§ 790.17			
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18	715.59	Automotive Repair	§ 790.15			
19	715.60	Automotive Wash	§ 790.18			
20						
21	715.61	Automobile Sale or Rental	§ 790.12			
22	715.62	Animal Hospital	§ 790.6	C		
23	715.63	Ambulance Service	§ 790.2			
24	715.64	Mortuary	§ 790.62			
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1	715.65	Trade Shop	§ 790.124	P	C	
2	715.66	Storage	§ 790.117			
3	715.67	Video Store	§ 790.135	C	C	
4		Fringe Financial Service				
5	715.68		§ 790.111			
6						
7	Institutions and Non-Retail Sales and Services					
8	715.70	Administrative Service	§ 790.106			
9		Hospital or Medical				
10	715.80	Center	§ 790.44			
11		Other Institutions, Large				
12	715.81		§ 790.50	P	C	C
13		Other Institutions, Small				
14	715.82		§ 790.51	P	P	P
15		Public Use				
16	715.83		§ 790.80	C	C	C
17		Medical Cannabis				
18	715.84	Dispensary	§ 790.141	P		
19	RESIDENTIAL STANDARDS AND USES					
20	715.90	Residential Use	§ 790.88	P	P	P
21		Residential Density,				
22	715.91	Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
23		Residential Density,				
24	715.92	Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
25						

1 2 3	715.93	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)		
4 5 6	715.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
7 8 9	715.95	Community Residential Parking	§ 790.10	C	C	C

10 **SPECIFIC PROVISIONS FOR CASTRO STREET**

11 **NEIGHBORHOOD COMMERCIAL DISTRICT**

12 TABLE INSET:

15 16 17 18	Article 7 Code Section	Other Code Section	Zoning Controls
19 20	§ 715.31 § 715.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
21 22 23			Boundaries: Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
24 25	§ 715.43		Boundaries: Applicable for the Castro Street NCD

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		Controls: A large fast food restaurant may be permitted as a conditional use if in addition to the criteria set forth in § 303, the Commission finds that:
		(1) The large fast food restaurant will be located in an existing building that:
		(a) Is situated within the Castro Street NCD and adjacent to the Upper Market Street NCD, and
		(b) Straddles the intersection of Castro and Market Streets, where heavy pedestrian traffic already exists for the many retail businesses in the area, and the addition of a large fast food restaurant would not cause additional burdens to the street;
		(2) The large fast food restaurant will be located in a building jointly occupied by a nonprofit community group providing medical, cultural, social, or other community services to the Castro Street NCD;
		(3) The fast food restaurant will contribute substantially to the financial ability of the nonprofit community group's ability to locate and operate in that building by paying the nonprofit's rent and maintenance costs for the building for at least seven years and by making a one-time cash contribution of \$120,000 to an AIDS-related community group;



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		<p>(4) That portion of the building occupied by the community use shall be at least twice the floor area occupied by the large fast food restaurant; and</p>
		<p>(5) No conditional use granted pursuant to this Section may exceed a period of 15 years unless a new conditional use application is filed and granted by the City Planning Commission or Board of Supervisors on appeal.</p>
§ 715.48		<p>Boundaries: Applicable for the Castro Street NCD. Controls: Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.</p>

1 Section 10. The San Francisco Planning Code is hereby amended by amending  
2 Section 716.1, to read as follows:

3 **SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**  
4 **DISTRICT.**

5 The Inner Clement Street Commercial District is located on Clement Street between  
6 Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of  
7 northwest San Francisco. The district provides a wide selection of convenience goods and  
8 services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one  
9 of the greatest concentrations of restaurants of any commercial street in San Francisco,  
10 drawing customers from throughout the City and region. There are also a significant number  
11 of professional, realty, and business offices as well as financial institutions. The pleasant  
12 pedestrian character of the district is derived directly from the intensely active retail frontage  
13 on Clement Street.

14 The Inner Clement Street District controls are designed to promote development that is  
15 consistent with its existing land use patterns and to maintain a harmony of uses that supports  
16 the district's vitality. The building standards allow small-scale buildings and uses, protecting  
17 rear yards above the ground story and at residential levels. In new development, most  
18 commercial uses are permitted at the first two stories, although certain limitations apply to  
19 uses at the second story. Special controls are necessary to preserve the equilibrium of  
20 neighborhood-serving convenience and comparison shopping businesses and protect  
21 adjacent residential livability. These controls prohibit additional financial service and limit  
22 additional eating and drinking establishments, late-night commercial uses and ground-story  
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1 entertainment uses. In order to maintain the street's active retail frontage, controls also  
 2 prohibit most new automobile and drive-up uses.

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

7 SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
 8 ZONING CONTROL TABLE

9 TABLE INSET:

			Inner Clement Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
716.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
716.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)

1	716.13	Street Frontage		Required § 145.1
2	716.14	Awning	§ 790.20	P § 136.1(a)
3	716.15	Canopy	§ 790.26	P § 136.1(b)
4	716.16	Marquee	§ 790.58	P § 136.1(c)
5	716.17	Street Trees		Required § 143
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
7				
8	716.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
9				
10	716.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2
11				
12				
13	716.22	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)
14				
15				
16				
17	716.23	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)
18				
19				
20				
21	716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
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1	716.25	Drive-Up Facility	§ 790.30	
2				P if recessed 3 ft.; C if
3	716.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
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5				
6	716.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2
7				a.m.--6 a.m.
8	716.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
9				
10	716.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
11				
12	716.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
13				

14 TABLE INSET:

16 No.	Zoning Category	§ References	Inner Clement Street			
			Controls by Story			
		§ 790.118	1st	2nd	3rd+	
17	716.38	Residential Conversion	§ 790.84	P		
18	716.39	Residential Demolition	§ 790.86	P	C	C
22 Retail Sales and Services						
23	716.40	Other Retail Sales and Services <i>[Not Listed]</i>	§ 790.102	P	C	

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1		<i>Below]</i>				
2	716.41	Bar	§ 790.22	C		
3		Full-Service Restaurant				
4	716.42		§ 790.92	C		
5		Large Fast Food				
6	716.43	Restaurant	§ 790.90			
7		Small Self-Service				
8	716.44	Restaurant	§ 790.91			
9		Liquor Store				
10	716.45		§ 790.55	C		
11	716.46	Movie Theater	§ 790.64	P		
12	716.47	Adult Entertainment	§ 790.36			
13	716.48	Other Entertainment	§ 790.38	C		
14	716.49	Financial Service	§ 790.110			
15		Limited Financial				
16	716.50	Service	§ 790.112	C		
17		Medical Service				
18	716.51		§ 790.114	P	C	
19	716.52	Personal Service	§ 790.116	P	C	
20		Business or Professional				
21	716.53	Service	§ 790.108	P	C	
22		Massage Establishment				
23	716.54		§ 790.60, § 1900	C		
24			Health Code			

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1	716.55	Tourist Hotel	§ 790.46	C	C	
2	716.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
4	716.57	Automotive Gas Station	§ 790.14			
6	716.58	Automotive Service Station	§ 790.17			
8	716.59	Automotive Repair	§ 790.15			
9	716.60	Automotive Wash	§ 790.18			
10	716.61	Automobile Sale or Rental	§ 790.12			
11	716.62	Animal Hospital	§ 790.6	C		
12	716.63	Ambulance Service	§ 790.2			
13	716.64	Mortuary	§ 790.62			
14	716.65	Trade Shop	§ 790.124	P	C	
15	716.66	Storage	§ 790.117			
16	716.67	Video Store	§ 790.135	C	C	
17	716.68	Fringe Financial Service	§ 790.111			
18	Institutions and Non-Retail Sales and Services					
19	716.70	Administrative Service	§ 790.106			

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1	716.80	Hospital or Medical Center	§ 790.44			
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3	716.81	Other Institutions, Large	§ 790.50	P	C	C
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5	716.82	Other Institutions, Small	§ 790.51	P	P	P
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7	716.83	Public Use	§ 790.80	C	C	C
8						
9	716.84	Medical Cannabis Dispensary	§ 790.141	P		
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11	RESIDENTIAL STANDARDS AND USES					
12	716.90	Residential Use	§ 790.88	P	P	P
13	716.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
14						
15	716.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
16						
17	716.93	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)		
18						
19	716.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
20						
21	716.95	Community Residential	§ 790.10	C	C	C
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	Parking				
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SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 716.41	§ 790.22	<p>INNER CLEMENT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in §790.92 and (B) a bona-fide restaurant as defined in §781.8(c); and</p> <p>(2) The establishment maintains only an ABC license type 47.</p>

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		<p>Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 716.41	§ 790.22	<p><b>INNER CLEMENT STREET LIQUOR LICENSES FOR BARS</b></p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls: (a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</p> <p>(2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except those that are included within the definition of a full-service restaurant</p>

		<p>pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
<p>§716.41 and 716.42</p>	<p>§790.92 and 790.22</p>	<p>INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND BARS</p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls: A full-service restaurant or a bar may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of three (3) full-service restaurants or bars in accordance with this Section. Should a full-service restaurant or bar permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant or bar in accordance with the terms of this Section.</p>

Section 11. The San Francisco Planning Code is hereby amended by amending Section 717.1, to read as follows:

1           **SEC. 717.1. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**  
2 **DISTRICT.**

3           The Outer Clement Street Neighborhood Commercial District is located on Clement  
4 Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District.  
5 The shopping area contains small-scale convenience businesses, as well as many  
6 restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide  
7 clientele during the evening hours, while convenience shopping uses cater for the most part to  
8 daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings  
9 with some fully commercial and fully residential buildings interspersed between them.

10           The Outer Clement Street District controls are designed to promote development that is  
11 in keeping with the district's existing small-scale, mixed-use character. The building standards  
12 monitor large-scale development and protect rear yards at all levels. Future commercial  
13 growth is directed to the ground story in order to promote more continuous and active retail  
14 frontage. Additional eating and drinking establishments are prohibited, while ground-story  
15 entertainment and financial service uses are monitored in order to limit the problems of traffic,  
16 congestion, noise and late-night activity associated with such uses and to protect existing  
17 neighborhood-serving businesses. Other controls restricting late-night activity, hotels,  
18 automobile uses, and drive-up facilities are designed to preserve the low-intensity character of  
19 the district.

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21           Housing development in new buildings is encouraged above the ground story. Existing  
22 residential units are protected by prohibitions of upper-story conversions and limitations on  
23 demolitions.

1 SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

2  
3 ZONING CONTROL TABLE

4 TABLE INSET:

5

			Outer Clement Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
717.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
717.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
717.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
717.13	Street Frontage		Required § 145.1
717.14	Awning	§ 790.20	P § 136.1(a)
717.15	Canopy	§ 790.26	P § 136.1(b)
717.16	Marquee	§ 790.58	P § 136.1(c)
717.17	Street Trees		Required § 143

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COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
717.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
717.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
717.22	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)
717.23	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)
717.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
717.25	Drive-Up Facility	§ 790.30	
717.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
717.27	Hours of Operation	§ 790.48	P 6 a.m.--11 p.m.; C 11 p.m.--2 a.m.

1	717.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
2				
3	717.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
4				
5	717.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
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8 TABLE INSET:

10 No.	11 Zoning Category	12 § References	13 Outer Clement Street		
			14 Controls by Story		
		15 § 790.118	1st	2nd	3rd+
16 717.38	17 Residential Conversion	18 § 790.84	P		
19 717.39	20 Residential Demolition	21 § 790.86	P	C	C
22 Retail Sales and Services					
23 717.40	24 Other Retail Sales and Services <i>[Not Listed Below]</i>	25 § 790.102	P		
717.41	Bar	§ 790.22			
717.42	Full-Service Restaurant	§ 790.92			
717.43	Large Fast Food Restaurant	§ 790.90			

1	717.44	Small Self-Service Restaurant	§ 790.91			
2						
3	717.45	Liquor Store	§ 790.55	C		
4	717.46	Movie Theater	§ 790.64	P		
5	717.47	Adult Entertainment	§ 790.36			
6	717.48	Other Entertainment	§ 790.38	C		
7						
8	717.49	Financial Service	§ 790.110	C		
9	717.50	Limited Financial Service	§ 790.112	C		
10						
11	717.51	Medical Service	§ 790.114	P		
12	717.52	Personal Service	§ 790.116	P		
13	717.53	Business or Professional Service	§ 790.108	P		
14						
15	717.54	Massage Establishment	§ 790.60, § 1900 Health Code			
16						
17	717.55	Tourist Hotel	§ 790.46			
18	717.56	Automobile Parking	§§ 790.8, 156, 160	C	C	
19						
20	717.57	Automotive Gas Station	§ 790.14			
21						
22	717.58	Automotive Service Station	§ 790.17			
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1	717.59	Automotive Repair	§ 790.15			
2	717.60	Automotive Wash	§ 790.18			
3		Automobile Sale or				
4	717.61	Rental	§ 790.12			
5	717.62	Animal Hospital	§ 790.6	C		
6	717.63	Ambulance Service	§ 790.2			
7	717.64	Mortuary	§ 790.62			
8	717.65	Trade Shop	§ 790.124	P		
9	717.66	Storage	§ 790.117			
10	717.67	Video Store	§ 790.135	C	C	
11		Fringe Financial Service				
12	717.68		§ 790.111			
13						
14	Institutions and Non-Retail Sales and Services					
15						
16	717.70	Administrative Service	§ 790.106			
17		Hospital or Medical				
18	717.80	Center	§ 790.44			
19		Other Institutions, Large				
20	717.81		§ 790.50	P	C	C
21		Other Institutions, Small				
22	717.82		§ 790.51	P	P	P
23		Public Use				
24	717.83		§ 790.80	C	C	C

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1	717.84	Medical Cannabis Dispensary	§ 790.141	P		
2	RESIDENTIAL STANDARDS AND USES					
3	717.90	Residential Use	§ 790.88	P	P	P
4	717.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
5	717.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
6	717.93	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)		
7	717.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8	717.95	Community Residential Parking	§ 790.10	C	C	C

Section 12. The San Francisco Planning Code is hereby amended by amending  
Section 718.1, to read as follows:

**SEC. 718.1. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL  
DISTRICT.**



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			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
718.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
718.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
718.13	Street Frontage		Required § 145.1
718.14	Awning	§ 790.20	P § 136.1(a)
718.15	Canopy	§ 790.26	P § 136.1(b)
718.16	Marquee	§ 790.58	P § 136.1(c)
718.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
718.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)

1				P up to 2,499 sq. ft.; C
2	718.21	Use Size <i>[Non-Residential]</i>	§ 790.130	2,500 sq. ft. & above §
3				121.2
4				Generally, none required
5	718.22	Off-Street Parking,	§§ 150, 153--157,	if occupied floor area is
6		Commercial/Institutional	159--160, 204.5	less than 5,000 sq. ft. §§
7				151, 161(g)
8				Generally, none required
9	718.23	Off-Street Freight Loading	§§ 150, 153--155,	if gross floor area is less
10			204.5	than 10,000 sq. ft. §§
11				152, 161(b)
12				P if located in front; C if
13	718.24	Outdoor Activity Area	§ 790.70	located elsewhere §
14				145.2(a)
15	718.25	Drive-Up Facility	§ 790.30	
16				P if recessed 3 ft.; C if
17	718.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
18				
19				
20	718.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2
21				a.m.--6 a.m.
22	718.30	General Advertising Sign	§§ 262, 602--604,	
23			608, 609	
24	718.31	Business Sign	§§ 262, 602--604,	P § 607.1(f) 2
25				

		608, 609	
718.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	Upper Fillmore Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
718.38	Residential Conversion	§ 790.84	P	C	
718.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
718.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
718.41	Bar	§ 790.22			
718.42	Full-Service Restaurant	§ 790.92			
718.43	Large Fast Food Restaurant	§ 790.90			
718.44	Small Self-Service Restaurant	§ 790.91			

1	718.45	Liquor Store	§ 790.55	C		
2	718.46	Movie Theater	§ 790.64	P		
3	718.47	Adult Entertainment	§ 790.36			
4	718.48	Other Entertainment	§ 790.38	C		
5	718.49	Financial Service	§ 790.110	C		
7	718.50	Limited Financial Service	§ 790.112	C		
9	718.51	Medical Service	§ 790.114	P	P	
10	718.52	Personal Service	§ 790.116	P	P	
11	718.53	Business or Professional Service	§ 790.108	P	P	
13	718.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
16	718.55	Tourist Hotel	§ 790.46	C	C	C
17	718.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
19	718.57	Automotive Gas Station	§ 790.14			
21	718.58	Automotive Service Station	§ 790.17			
23	718.59	Automotive Repair	§ 790.15			

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1	718.60	Automotive Wash	§ 790.18			
2	718.61	Automobile Sale or	§ 790.12			
3		Rental				
4	718.62	Animal Hospital	§ 790.6	C		
5	718.63	Ambulance Service	§ 790.2			
6	718.64	Mortuary	§ 790.62			
7	718.65	Trade Shop	§ 790.124	P		
8	718.66	Storage	§ 790.117			
9	718.67	Video Store	§ 790.135	C	C	
10	718.68	Fringe Financial Service	§ 790.111			
11						
12	Institutions and Non-Retail Sales and Services					
13	718.70	Administrative Service	§ 790.106			
14	718.80	Hospital or Medical	§ 790.44			
15		Center				
16	718.81	Other Institutions, Large	§ 790.50	P	C	C
17	718.82	Other Institutions, Small	§ 790.51	P	P	P
18	718.83	Public Use	§ 790.80	C	C	C
19	718.84	Medical Cannabis	§ 790.141	P		

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1		Dispensary				
2	RESIDENTIAL STANDARDS AND USES					
3	718.90	Residential Use	§ 790.88	P	P	P
4	718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
5	718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
6	718.93	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)		
7	718.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8	718.95	Community Residential Parking	§ 790.10	C	C	C

18 Section 13. The San Francisco Planning Code is hereby amended by amending  
19 Section 719.1, to read as follows:

20 **SEC. 719.1. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

21 Northwest of the City's geographical center, the Haight Street Neighborhood  
22 Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight  
23 Street between Stanyan and Central Avenue, including a portion of Stanyan Street between  
24

1 Haight and Beulah. The shopping area provides convenience goods and services to local  
2 Haight-Ashbury residents, as well as comparison shopping goods and services to a larger  
3 market area. The commercial district is also frequented by users of Golden Gate Park on  
4 weekends and by City residents for its eating, drinking, and entertainment places. Numerous  
5 housing units establish the district's mixed residential-commercial character.

6 The Haight Street District controls are designed to protect the existing building scale  
7 and promote new mixed-use development which is in character with adjacent buildings. The  
8 building standards regulate large-lot and use development and protect rear yards above the  
9 ground story and at residential levels. To promote the prevailing mixed-use character, most  
10 commercial uses are directed primarily to the ground story with some upper-story restrictions  
11 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving  
12 commercial uses and regulate the more intensive commercial uses which can generate  
13 congestion and nuisance problems, special controls prohibit additional eating and drinking  
14 uses, restrict expansion and intensification of existing eating and drinking establishments, and  
15 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses  
16 protect the district's continuous retail frontage.

17 Housing development in new buildings is encouraged above the ground story. Existing  
18 residential units are protected by prohibition of upper-story conversions and limitations on  
19 demolitions.

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21 SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

22 ZONING CONTROL TABLE

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24 TABLE INSET:

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			Haight Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
719.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
719.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
719.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
719.13	Street Frontage		Required § 145.1
719.14	Awning	§ 790.20	P § 136.1(a)
719.15	Canopy	§ 790.26	P § 136.1(b)
719.16	Marquee	§ 790.58	P § 136.1(c)
719.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
719.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
719.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C

1			2,500 sq. ft. & above §
2			121.2
3	719.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5
4			Generally, none required
5			if occupied floor area is
6			less than 5,000 sq. ft. §§
7			151, 161(g)
8	719.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5
9			Generally, none required
10			if gross floor area is less
11			than 10,000 sq. ft. §§
12			152, 161(b)
13	719.24	Outdoor Activity Area	§ 790.70
14			P if located in front; C if
15			located elsewhere §
16			145.2(a)
17	719.25	Drive-Up Facility	§ 790.30
18			
19	719.26	Walk-Up Facility	§ 790.140
20			P if recessed 3 ft.; C if
21			not recessed § 145.2(b)
22	719.27	Hours of Operation	§ 790.48
23			P 6 a.m.--2 a.m.; C 2
24			a.m.--6 a.m.
25	719.30	General Advertising Sign	§§ 262, 602--604, 608, 609
	719.31	Business Sign	§§ 262, 602--604, 608, 609
			P § 607.1(f)2

1 2	719.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
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3 TABLE INSET:  
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5 6 7	No.	Zoning Category	§ References	Haight Street		
				Controls by Story		
8			§ 790.118	1st	2nd	3rd+
9	719.38	Residential Conversion	§ 790.84	P		
10	719.39	Residential Demolition	§ 790.86	P	C	C
11	Retail Sales and Services					
12	719.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	C#	#
13	719.41	Bar	§ 790.22	#	#	#
14	719.42	Full-Service Restaurant	§ 790.92	#	#	#
15	719.43	Large Fast Food Restaurant	§ 790.90	#	#	#
16	719.44	Small Self-Service Restaurant	§ 790.91	#	#	#
17	719.45	Liquor Store	§ 790.55			
18	719.46	Movie Theater	§ 790.64	P		

1	719.47	Adult Entertainment	§ 790.36			
2	719.48	Other Entertainment	§ 790.38	C		
3	719.49	Financial Service	§ 790.110	P		
4		Limited Financial				
5	719.50	Service	§ 790.112	P		
6						
7	719.51	Medical Service	§ 790.114		C	
8	719.52	Personal Service	§ 790.116	P	C	
9		Business or Professional				
10	719.53	Service	§ 790.108	P	C	
11		Massage Establishment				
12	719.54		§ 790.60, § 1900 Health Code	C		
13	719.55	Tourist Hotel	§ 790.46	C	C	
14						
15	719.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
16						
17	719.57	Automotive Gas Station	§ 790.14			
18						
19	719.58	Automotive Service Station	§ 790.17			
20						
21	719.59	Automotive Repair	§ 790.15	C		
22	719.60	Automotive Wash	§ 790.18			
23						
24	719.61	Automobile Sale or Rental	§ 790.12			
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1	719.62	Animal Hospital	§ 790.6	C		
2	719.63	Ambulance Service	§ 790.2			
3	719.64	Mortuary	§ 790.62			
4	719.65	Trade Shop	§ 790.124	P		
5	719.66	Storage	§ 790.117			
6	719.67	Video Store	§ 790.135	C	C	
7	719.68	Fringe Financial Service	§ 790.111	#	#	#
8						
9						
10	Institutions and Non-Retail Sales and Services					
11	719.70	Administrative Service	§ 790.106			
12	719.80	Hospital or Medical Center	§ 790.44			
13	719.81	Other Institutions, Large	§ 790.50	P	C	C
14	719.82	Other Institutions, Small	§ 790.51	P	P	P
15	719.83	Public Use	§ 790.80	C	C	C
16	719.84	Medical Cannabis Dispensary	§ 790.141	P		
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18						
19	RESIDENTIAL STANDARDS AND USES					
20	719.90	Residential Use	§ 790.88	P	P	P
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1	719.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area -- § 207.4		
2						
3	719.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area -- § 208		
4						
5	719.93	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)		
6						
7	719.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8						
9	719.95	Community Residential Parking	§ 790.10	C	C	C
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15                   **SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT**

16           TABLE INSET:

18	Article 7	Other Code	Zoning Controls
19	Code	Section	
20	Section		
21	§ 719.40	§ 781.9	Boundaries: The entire Haight Street Neighborhood Commercial District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.
22	§ 719.41		
23	§ 719.42		
24	§ 719.43		

25



1 § 719.44		
2 3 4 § 719.68	5 6 § 249.35	7 8 FRINGE FINANCIAL SERVICE RESTRICTED USE 9 DISTRICT (FFSRUD) Boundaries: The FFSRUD includes, 10 but is not limited to, the Haight Street Neighborhood 11 Commercial District. Controls: Fringe financial services are 12 NP pursuant to Section 249.35. 13 14 15 16 17 18 19 20 21 22 23 24 25

Section 14. The San Francisco Planning Code is hereby amended by amending Section 720.1, to read as follows:

**SEC. 720.1. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Hayes-Gough Neighborhood Commercial District is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern tip resting at Lily Street. This mixed-use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate needs of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.

The Hayes-Gough District controls are designed to allow for growth and expansion that is compatible with the existing building and use scales. Building standards protect the moderate building and use size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and housing is strongly encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and

1 problematic uses, eating and drinking, and entertainment uses are directed to the ground  
 2 story. Retail sales activity, especially neighborhood-serving businesses, is further promoted  
 3 by restricting new ground-story medical, business and professional offices. To protect  
 4 continuous frontage, drive-up and most automobile uses are prohibited.

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.  
 7

8 SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT

9  
 10 ZONING CONTROL TABLE

11 TABLE INSET:

			Hayes-Gough
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
720.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	50-X, 65-A See Zoning Map
720.11	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
720.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)

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720.13	Street Frontage		Required § 145.1
720.14	Awning	§ 790.20	P § 136.1(a)
720.15	Canopy	§ 790.26	P § 136.1(b)
720.16	Marquee	§ 790.58	P § 136.1(c)
720.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
720.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
720.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
720.22	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)
720.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b)
720.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere §

1			145.2(a)
2	720.25	Drive-Up Facility	§ 790.30
3			P if recessed 3 ft.; C if
4	720.26	Walk-Up Facility	§ 790.140 not recessed § 145.2(b)
5			
6			P 6 a.m.--2 a.m. C 2
7	720.27	Hours of Operation	§ 790.48 a.m.--6 a.m.
8			
9	720.30	General Advertising Sign	§§ 262, 602--604, 608, 609
10			
11	720.31	Business Sign	§§ 262, 602--604, 608, 609 P § 607.1(f)2
12			
13	720.32	Other Signs	§§ 262, 602--604, 608, 609 P # § 607.1(c) (d) (g)
14			

15 TABLE INSET:

17			Hayes-Gough		
18	No.	Zoning Category	§ References	Controls by Story	
19					
20			§ 790.118	1st	2nd
21	720.38	Residential Conversion	§ 790.84	P	C
22	720.39	Residential Demolition	§ 790.86	P	C
23	Retail Sales and Services				
24					
25					

1		Other Retail Sales and				
2	720.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
3		<i>Below]</i>				
4	720.41	Bar	§ 790.22	P		
5	720.42	Full-Service Restaurant	§ 790.92	P		
6						
7	720.43	Large Fast Food	§ 790.90	C		
8		Restaurant				
9	720.44	Small Self-Service	§ 790.91	P		
10		Restaurant				
11	720.45	Liquor Store	§ 790.55	C		
12	720.46	Movie Theater	§ 790.64	P		
13	720.47	Adult Entertainment	§ 790.36			
14	720.48	Other Entertainment	§ 790.38	C		
15						
16	720.49	Financial Service	§ 790.110	P	C	
17						
18	720.50	Limited Financial	§ 790.112	P		
19		Service				
20	720.51	Medical Service	§ 790.114	C	P	C
21						
22	720.52	Personal Service	§ 790.116	P	P	C
23						
24	720.53	Business or Professional	§ 790.108	C	P	C
25		Service				
	720.54	Massage Establishment	§ 790.60, § 1900	C		
			Health Code			

1	720.55	Tourist Hotel	§ 790.46	C	C	C
2	720.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
3						
4	720.57	Automotive Gas Station	§ 790.14			
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6	720.58	Automotive Service Station	§ 790.17			
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8	720.59	Automotive Repair	§ 790.15			
9	720.60	Automotive Wash	§ 790.18			
10						
11	720.61	Automobile Sale or Rental	§ 790.12			
12	720.62	Animal Hospital	§ 790.6	C		
13	720.63	Ambulance Service	§ 790.2			
14						
15	720.64	Mortuary	§ 790.62			
16	720.65	Trade Shop	§ 790.124	P	C	
17	720.66	Storage	§ 790.117			
18	720.67	Video Store	§ 790.135	C	C	
19						
20	720.68	Fringe Financial Service	§ 790.111	P#		
21	Institutions and Non-Retail Sales and Services					
22						
23	720.70	Administrative Service	§ 790.106			
24	720.80	Hospital or Medical	§ 790.44			
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1		Center				
2	720.81	Other Institutions, Large	§ 790.50	P	C	C
3						
4	720.82	Other Institutions, Small	§ 790.51	P	P	P
5						
6	720.83	Public Use	§ 790.80	C	C	C
7						
8	720.84	Medical Cannabis Dispensary	§ 790.141	P		
9						
10	RESIDENTIAL STANDARDS AND USES					
11	720.90	Residential Use	§ 790.88	P	P	P
12	720.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
13						
14	720.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
15						
16	720.93	Usable Open Space [ <i>Per Residential Unit</i> ]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
17						
18	720.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19						
20	720.95	Community Residential Parking	§ 790.10	C	C	C
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1 **SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT**

2 TABLE INSET:

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Article 7 Code Section	Other Code Section	Zoning Controls
720.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

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13 Section 15. The San Francisco Planning Code is hereby amended by amending  
14 Section 721.1, to read as follows:

15 **SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL**  
16 **DISTRICT.**

17 The Upper Market Street Neighborhood Commercial District, on Market Street from  
18 Church to Castro, and on side streets off Market, is situated at the border of the Eureka  
19 Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-  
20 purpose commercial district that provides limited convenience goods to adjacent  
21 neighborhoods, but also serves as a shopping street for a broader trade area. A large number  
22 of offices are located on Market Street within easy transit access to downtown. The width of  
23 Market Street and its use as a major arterial diminish the perception of the Upper Market  
24 Street District as a single commercial district. The street appears as a collection of dispersed  
25



1 centers of commercial activity, concentrated at the intersections of Market Street with  
2 secondary streets.

3 The Upper Market Street district controls are designed to promote moderate-scale  
4 development which contributes to the definition of Market Street's design and character. They  
5 are also intended to preserve the existing mix of commercial uses and maintain the livability of  
6 the district and its surrounding residential areas. Large-lot and use development is reviewed  
7 for consistency with existing development patterns. Rear yards are protected at residential  
8 levels. To promote mixed-use buildings, most commercial uses are permitted with some  
9 limitations above the second story. In order to maintain continuous retail frontage and  
10 preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are  
11 encouraged, and eating and drinking, entertainment, and financial service uses are limited.  
12 Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

13 Housing development in new buildings is encouraged above the second story. Existing  
14 upper-story residential units are protected by limitations on demolitions and upper-story  
15 conversions.

17 SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

18 ZONING CONTROL TABLE

19 TABLE INSET:

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21

			Upper Market Street
No.	Zoning Category	§ References	Controls

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BUILDING STANDARDS			
721.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 50-X, 65-B, 80-B See Zoning Map
721.11	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
721.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
721.13	Street Frontage		Required § 145.1
721.14	Awning	§ 790.20	P § 136.1(a)
721.15	Canopy	§ 790.26	P § 136.1(b)
721.16	Marquee	§ 790.58	P § 136.1(c)
721.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
721.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
721.22	Off-Street Parking,	§§ 150, 153--157,	Generally, none required

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	Commercial/Institutional	159--160, 204.5	if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
721.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
721.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
721.25	Drive-Up Facility	§ 790.30	
721.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
721.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
721.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
721.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)2
721.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)

1 TABLE INSET:

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No.	Zoning Category	§ References	Upper Market Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
721.38	Residential Conversion	§ 790.84	P	C	
721.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
721.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
721.41	Bar	§ 790.22	C		
721.42	Full-Service Restaurant	§ 790.92	C		
721.43	Large Fast Food Restaurant	§ 790.90			
721.44	Small Self-Service Restaurant	§ 790.91	C		
721.45	Liquor Store	§ 790.55	C		
721.46	Movie Theater	§ 790.64	P		
721.47	Adult Entertainment	§ 790.36			
721.48	Other Entertainment	§ 790.38	C#		

1	721.49	Financial Service	§ 790.110	C	C	
2	721.50	Limited Financial Service	§ 790.112	P		
3						
4	721.51	Medical Service	§ 790.114	P	P	C
5	721.52	Personal Service	§ 790.116	P	P	C
6						
7	721.53	Business or Professional Service	§ 790.108	P	P	C
8						
9	721.54	Massage Establishment	§ 790.60, § 1900	C	C	
10			Health Code			
11	721.55	Tourist Hotel	§ 790.46	C	C	C
12	721.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
13						
14	721.57	Automotive Gas Station	§ 790.14			
15	721.58	Automotive Service Station	§ 790.17			
16						
17	721.59	Automotive Repair	§ 790.15	C		
18	721.60	Automotive Wash	§ 790.18			
19	721.61	Automobile Sale or Rental	§ 790.12			
20						
21	721.62	Animal Hospital	§ 790.6	C		
22	721.63	Ambulance Service	§ 790.2			
23						
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1	721.64	Mortuary	§ 790.62			
2	721.65	Trade Shop	§ 790.124	P	C	
3	721.66	Storage	§ 790.117			
4	721.67	Video Store	§ 790.135	C	C	
5						
6	721.68	Fringe Financial Service	§ 790.111			
7						
8	Institutions and Non-Retail Sales and Services					
9	721.70	Administrative Service	§ 790.106			
10						
11	721.80	Hospital or Medical Center	§ 790.44			
12						
13	721.81	Other Institutions, Large	§ 790.50	P	C	C
14						
15	721.82	Other Institutions, Small	§ 790.51	P	P	P
16						
17	721.83	Public Use	§ 790.80	C	C	C
18						
19	721.84	Medical Cannabis Dispensary	§ 790.141	P		
20	RESIDENTIAL STANDARDS AND USES					
21	721.90	Residential Use	§ 790.88	P	P	P
22						
23	721.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
24						
25						

1 2	721.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
3 4 5	721.93	Usable Open Space [ <i>Per Residential Unit</i> ]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d)		
6 7 8	721.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
9 10 11	721.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR UPPER MARKET STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT

TABLE INSET:

17 18 19	Article 7 Code Section	Other Code Section	Zoning Controls
20 21 22 23	§ 721.31 § 721.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
24 25	§ 721.48		Boundaries: Applicable for the Upper Market Street NCD.

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		Controls: Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.
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Section 16. The San Francisco Planning Code is hereby amended by amending Section 722.1, to read as follows:

**SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Nob Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for



1 residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating,  
2 drinking, and entertainment establishments remain open into the evening to serve a much  
3 wider trade area and attract many tourists. The balance between neighborhood-serving  
4 convenience stores and Citywide specialty businesses has shifted gradually, as some  
5 convenience stores have been replaced by bakeries, ice cream parlors, and restaurants. The  
6 proliferation of financial services has also upset the district's balance of uses. The relocation  
7 of business and professional offices from downtown to North Beach threatens the loss of  
8 upper-story residential units.

9         The North Beach District controls are designed to ensure the livability and  
10 attractiveness of North Beach. Building standards limit new development to a small to  
11 moderate scale. New buildings which exceed 40 feet in the 65-foot height district will be  
12 carefully reviewed, and rear yards are protected above the ground story and at residential  
13 levels. Most new commercial development is permitted at the first two stories. Small-scale,  
14 neighborhood-serving businesses are strongly encouraged. Special controls limit additional  
15 ground-story eating and drinking, entertainment, and business and professional office uses.  
16 Financial services are prohibited from locating in the portion of the district south of Union  
17 Street, while new financial services locating in the portion of the district north of Union Street  
18 are limited. Restrictions on automobile and drive-up uses are intended to promote continuous  
19 retail frontage and maintain residential livability.

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

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1 SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

2 ZONING CONTROL TABLE

3 TABLE INSET:

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			North Beach
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	P up to 40 ft. C 41 to 65 ft. § 253.1
722.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
722.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
722.13	Street Frontage		Required § 145.1
722.14	Awning	§ 790.20	P § 136.1(a)
722.15	Canopy	§ 790.26	P § 136.1(b)
722.16	Marquee	§ 790.58	P § 136.1(c)
722.17	Street Trees		Required § 143

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COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
722.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
722.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2
722.22	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)
722.23	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)
722.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
722.25	Drive-Up Facility	§ 790.30	
722.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
722.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2

1			a.m.--6 a.m.
2	722.30	General Advertising Sign	§§ 262, 602--604, 608, 609
3			
4	722.31	Business Sign	§§ 262, 602--604, 608, 609
5			P § 607.1(f)2
6	722.32	Other Signs	§§ 262, 602--604, 608, 609
7			P § 607.1(c) (d) (g)
8			

9 TABLE INSET:

10			North Beach			
11	No.	Zoning Category	§ References	Controls by Story		
12						
13			§ 790.118	1st	2nd	3rd+
14	722.38	Residential Conversion	§ 790.84	P		
15						
16	722.39	Residential Demolition	§ 790.86	P	C	C
17						
18	Retail Sales and Services					
19	722.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	
20						
21	722.41	Bar	§ 790.22	C		
22						
23	722.42	Full-Service Restaurant	§ 790.92	C	C #	
24						
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1	722.43	Large Fast Food Restaurant	§ 790.90			
2						
3	722.44	Small Self-Service Restaurant	§ 790.91	C		
4						
5	722.45	Liquor Store	§ 790.55	C		
6						
7	722.46	Movie Theater	§ 790.64	P		
8						
9	722.47	Adult Entertainment	§ 790.36			
10	722.48	Other Entertainment	§ 790.38	C		
11	722.49	Financial Service	§ 790.110	C/NP #		
12	722.50	Limited Financial Service	§ 790.112	C		
13	722.51	Medical Service	§ 790.114	P	P	
14	722.52	Personal Service	§ 790.116	P	P	
15						
16	722.53	Business or Professional Service	§ 790.108	C	P	
17						
18	722.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
19						
20	722.55	Tourist Hotel	§ 790.46	C	C	C
21	722.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
22						
23	722.57	Automotive Gas Station	§ 790.14			
24						
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1	722.58	Automotive Service Station	§ 790.17			
2						
3	722.59	Automotive Repair	§ 790.15	C		
4	722.60	Automotive Wash	§ 790.18			
5						
6	722.61	Automobile Sale or Rental	§ 790.12			
7						
8	722.62	Animal Hospital	§ 790.6	C		
9	722.63	Ambulance Service	§ 790.2			
10	722.64	Mortuary	§ 790.62			
11	722.65	Trade Shop	§ 790.124	P#	C #	
12	722.66	Storage	§ 790.117			
13	722.67	Video Store	§ 790.135	C	C	
14						
15	722.68	Fringe Financial Service	§ 790.111			
16						
17	Institutions and Non-Retail Sales and Services					
18	722.70	Administrative Service	§ 790.106			
19						
20	722.80	Hospital or Medical Center	§ 790.44			
21						
22	722.81	Other Institutions, Large	§ 790.50	P	C	C
23						
24	722.82	Other Institutions, Small	§ 790.51	P	P	P
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1					
2	722.83	Public Use	§ 790.80	C	C C
3	722.84	Medical Cannabis Dispensary	§ 790.141	P	
5	<b>RESIDENTIAL STANDARDS AND USES</b>				
6	722.90	Residential Use	§ 790.88	P	P P
8	722.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per400 sq. ft. lot area § 207.4	
10	722.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per140 sq. ft. lot area § 208	
12	722.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)	
16	722.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
18	722.95	Community Residential Parking	§ 790.10	C	C C

**SPECIFIC PROVISIONS FOR THE NORTH BEACH  
NEIGHBORHOOD COMMERCIAL DISTRICT**

TABLE INSET:

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Article 7 Code Section	Other Code Section	Zoning Controls
§ 722.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the North Beach NCD as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 41 feet and 65 feet
§ 722.40	§ 790.102(n)	NORTH BEACH SPECIALTY RETAIL USES Boundaries: North Beach NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 722.42	§ 790.92	NORTH BEACH FULL-SERVICE RESTAURANTS Boundaries: Applicable to the North Beach NCD Controls: A full-service restaurant may be permitted as a conditional use on the second story if, in addition to the criteria set forth in Section 303, the Commission finds that:
		(1) The full-service restaurant is situated within the North Beach NCD and is within 100 feet of Columbus Avenue; and



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		(2) The full-service restaurant will be located in an existing building that is currently permitted for occupancy solely by commercial uses; and
		(3) The full-service restaurant does not require the demolition, conversion or relocation of any lawfully permitted dwelling units or guest rooms; and
		(4) The full-service restaurant is operated in combination with a lawfully existing nonconforming second-floor movie theater as defined in Section 790.64 of this Code or a lawfully existing nonconforming second floor "other entertainment" use as defined by Section 790.38 of this Code.
§ 722.49	§ 781.6	NORTH BEACH FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for portions of the North Beach NCD south of Union Street as mapped on Sectional Map 1 SU a Controls: Financial services are NP at all stories
§ 722.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of North Beach NCD as mapped on Sectional Map 1 SU a Controls: Garment shops are P at the 1st and 2nd stories

1 Section 17. The San Francisco Planning Code is hereby amended by amending  
2 Section 723.1, to read as follows:

3 **SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street  
5 Neighborhood Commercial District extends for a mile as a north-south linear strip, and  
6 includes a portion of Larkin Street between Post and California Streets. Polk Street's dense  
7 mixed-use character consists of buildings with residential units above ground-story  
8 commercial use. The district has an active and continuous commercial frontage along Polk  
9 Street for almost all of its length. Larkin Street and side streets in the district have a greater  
10 proportion of residences than Polk Street itself. The district provides convenience goods and  
11 services to the residential communities in the Polk Gulch neighborhood and to the residents  
12 on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well  
13 as some automobile uses, which serve a broader trade area. Commercial uses also include  
14 offices, as well as movie theaters, restaurants, and bars which keep the district active into the  
15 evening.

16 The Polk Street District controls are designed to encourage and promote development  
17 which is compatible with the surrounding neighborhood. The building standards monitor large-  
18 scale development and protect rear yards at residential levels. Consistent with Polk Street's  
19 existing mixed-use character, new buildings may contain most commercial uses at the first  
20 two stories. The controls encourage neighborhood-serving businesses, but limit new eating,  
21 drinking, other entertainment, and financial service uses, which can produce parking  
22 congestion, noise and other nuisances or displace other types of local-serving convenience  
23 goods and services. They also prohibit new adult entertainment uses. Restrictions on drive-up  
24  
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1 and most automobile uses protect the district's continuous retail frontage and prevent further  
 2 traffic congestion.

3 Housing developed in new buildings is encouraged above the second story, especially  
 4 in the less intensely developed portions of the district along Larkin Street. Existing housing  
 5 units are protected by limitations on demolitions and upper-story conversions.  
 6

7 SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

8 ZONING CONTROL TABLE  
 9

10 TABLE INSET:

			Polk Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
723.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	65-A, 80-A, 130-E See Zoning Map
723.11	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
723.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)

1	723.13	Street Frontage		Required § 145.1
2	723.14	Awning	§ 790.20	P § 136.1(a)
3	723.15	Canopy	§ 790.26	P § 136.1(b)
4	723.16	Marquee	§ 790.58	P § 136.1(c)
5	723.17	Street Trees		Required § 143
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
7				
8	723.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
9				
10	723.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2
11				
12				
13	723.22	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)
14				
15				
16				
17	723.23	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)
18				
19				
20				
21	723.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
22				
23				
24				

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1	723.25	Drive-Up Facility	§ 790.30	
2				P if recessed 3 ft.; C if
3	723.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
4				
5				
6	723.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2
7				a.m.--6 a.m.
8	723.30	General Advertising Sign	§§ 262, 602--604,	
9			608, 609	
10	723.31	Business Sign	§§ 262, 602--604,	P § 607.1(f)2
11			608, 609	
12	723.32	Other Signs	§§ 262, 602--604,	P § 607.1(c) (d) (g)
13			608, 609	

14 TABLE INSET:

16	No.	Zoning Category	§ References	Polk Street		
17				Controls by Story		
18			§ 790.118	1st	2nd	3rd+
19						
20	723.38	Residential Conversion	§ 790.84	P	C	
21	723.39	Residential Demolition	§ 790.86	P	C	C
22	Retail Sales and Services					
23						
24	723.40	Other Retail Sales and Services <i>[Not Listed]</i>	§ 790.102	P	P	
25						

1		<i>Below]</i>				
2	723.41	Bar	§ 790.22	C		
3	723.42	Full-Service Restaurant	§ 790.92	C		
4		Large Fast Food				
5	723.43	Restaurant	§ 790.90			
6		Small Self-Service				
7	723.44	Restaurant	§ 790.91	C		
8		Liquor Store				
9	723.45		§ 790.55	C		
10	723.46	Movie Theater	§ 790.64	P		
11	723.47	Adult Entertainment	§ 790.36			
12	723.48	Other Entertainment	§ 790.38	C		
13	723.49	Financial Service	§ 790.110	C	C	
14		Limited Financial				
15	723.50	Service	§ 790.112	P		
16		Medical Service				
17	723.51		§ 790.114	P	P	
18	723.52	Personal Service	§ 790.116	P	P	
19		Business or Professional				
20	723.53	Service	§ 790.108	P	P	
21		Massage Establishment				
22	723.54		§ 790.60, § 1900 Health Code	C		
23	723.55	Tourist Hotel	§ 790.46	C	C	C
24						
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1	723.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
2						
3	723.57	Automotive Gas Station	§ 790.14			
4						
5	723.58	Automotive Service Station	§ 790.17			
6						
7	723.59	Automotive Repair	§ 790.15	C		
8						
9	723.60	Automotive Wash	§ 790.18			
10						
11	723.61	Automobile Sale or Rental	§ 790.12			
12						
13	723.62	Animal Hospital	§ 790.6	C		
14						
15	723.63	Ambulance Service	§ 790.2			
16						
17	723.64	Mortuary	§ 790.62			
18						
19	723.65	Trade Shop	§ 790.124	P	C	
20						
21	723.66	Storage	§ 790.117			
22						
23	723.67	Video Store	§ 790.135	C	C	
24						
25	723.68	Fringe Financial Service	§ 790.111	#	#	#
	Institutions and Non-Retail Sales and Services					
	723.70	Administrative Service	§ 790.106			
	723.80	Hospital or Medical	§ 790.44			

1		Center				
2	723.81	Other Institutions, Large	§ 790.50	P	C	C
3						
4	723.82	Other Institutions, Small	§ 790.51	P	P	P
5						
6	723.83	Public Use	§ 790.80	C	C	C
7						
8	723.84	Medical Cannabis Dispensary	§ 790.141	P		
9						
10	RESIDENTIAL STANDARDS AND USES					
11	723.90	Residential Use	§ 790.88	P	P	P
12	723.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
13						
14	723.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
15						
16	723.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
17						
18	723.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19						
20	723.95	Community Residential Parking	§ 790.10	C	C	C
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1 **SPECIFIC PROVISIONS FOR THE POLK STREET DISTRICT**

2 TABLE INSET:

3

Article 7 Code Section	Other Code Section	Zoning Controls
723.68	§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 North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

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20 Section 18. The San Francisco Planning Code is hereby amended by amending  
21 Section 724.1, to read as follows:

22 **SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

23 Located in the Presidio Heights neighborhood in north-central San Francisco, the  
24 Sacramento Street Neighborhood Commercial District functions as a small-scale linear  
25

1 shopping area. It extends along Sacramento Street between Lyon and Spruce. Interspersed  
2 among residential buildings and garages, the district's daytime-oriented retail stores provide a  
3 limited array of convenience goods to the immediate neighborhood. Sacramento Street also  
4 has many elegant clothing, accessory, and antique stores and services, such as hair salons,  
5 which attract customers from a wider trade area. Its numerous medical and business offices  
6 draw clients from throughout the City. Evening activity in the district is limited to one movie  
7 theater, a few restaurants, and some stores near Presidio Avenue.

8           The Sacramento Street District controls are designed to promote adequate growth  
9 opportunities for development that is compatible with the surrounding low-density residential  
10 neighborhood. The building standards monitor large-scale development and protect rear yards  
11 at the grade level and above. Most new commercial development is permitted at the first  
12 story; general retail uses are permitted at the second story only if such use would not involve  
13 conversion of any existing housing units. Special controls are designed to protect existing  
14 neighborhood-serving ground-story retail uses. New medical service offices are prohibited at  
15 all stories. Personal and business services are restricted at the ground story and prohibited on  
16 upper stories. Limits on new ground-story eating and drinking uses, as well as new  
17 entertainment and financial service uses, are intended to minimize the environmental impacts  
18 generated by the growth of such uses. The daytime orientation of the district is encouraged by  
19 prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities  
20 are limited in scale and operation to minimize disruption to the neighborhood. Most new  
21 automobile and drive-up uses are prohibited to promote continuous retail frontage.

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1 Housing development in new buildings is encouraged above the second story. Existing  
 2 residential units are protected by limitations on demolitions and prohibitions of upper-story  
 3 conversions.

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 5 SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
 6 ZONING CONTROL TABLE

7 TABLE INSET:

8

			Sacramento Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
724.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
724.13	Street Frontage		Required § 145.1
724.14	Awning	§ 790.20	P § 136.1(a)
724.15	Canopy	§ 790.26	P § 136.1(b)

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1	724.16	Marquee	§ 790.58	P § 136.1(c)
2	724.17	Street Trees		Required § 143
3	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
4				
5	724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
6				
7	724.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
8				
9				
10	724.22	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)
11				
12				
13				
14	724.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
15				
16				
17				
18	724.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
19				
20				
21	724.25	Drive-Up Facility	§ 790.30	
22				
23	724.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
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724.27	Hours of Operation	§ 790.48	P 6 a.m.--12 a.m.; C 12 a.m.--6 a.m.
724.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
724.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
724.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	Sacramento Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
724.38	Residential Conversion	§ 790.84	P		
724.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
724.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
724.41	Bar	§ 790.22			

1	724.42	Full-Service Restaurant	§ 790.92	C		
2						
3	724.43	Large Fast Food Restaurant	§ 790.90			
4						
5	724.44	Small Self-Service Restaurant	§ 790.91	C		
6						
7	724.45	Liquor Store	§ 790.55	P		
8						
9	724.46	Movie Theater	§ 790.64	P		
10						
11	724.47	Adult Entertainment	§ 790.36			
12						
13	724.48	Other Entertainment	§ 790.38	C		
14						
15	724.49	Financial Service	§ 790.110	C		
16						
17	724.50	Limited Financial Service	§ 790.112	C		
18						
19	724.51	Medical Service	§ 790.114			
20						
21	724.52	Personal Service	§ 790.116	C		
22						
23	724.53	Business or Professional Service	§ 790.108	C		
24						
25	724.54	Massage Establishment	§ 790.60, § 1900 Health Code			
	724.55	Tourist Hotel	§ 790.46	C	C	
	724.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C

1	724.57	Automotive Gas Station	§ 790.14			
2						
3	724.58	Automotive Service Station	§ 790.17			
4						
5	724.59	Automotive Repair	§ 790.15			
6						
7	724.60	Automotive Wash	§ 790.18			
8						
9	724.61	Automobile Sale or Rental	§ 790.12			
10						
11	724.62	Animal Hospital	§ 790.6	C		
12						
13	724.63	Ambulance Service	§ 790.2			
14						
15	724.64	Mortuary	§ 790.62			
16						
17	724.65	Trade Shop	§ 790.124	P	C	
18						
19	724.66	Storage	§ 790.117			
20						
21	724.67	Video Store	§ 790.135	C	C	
22						
23	724.68	Fringe Financial Service	§ 790.111			
24						
25	Institutions and Non-Retail Sales and Services					
	724.70	Administrative Service	§ 790.106			
	724.80	Hospital or Medical Center	§ 790.44			
	724.81	Other Institutions, Large	§ 790.50	P	C	C

1						
2	724.82	Other Institutions, Small	§ 790.51	P	P	P
3						
4	724.83	Public Use	§ 790.80	C	C	C
5						
6	724.84	Medical Cannabis Dispensary	§ 790.141	P		
7	RESIDENTIAL STANDARDS AND USES					
8						
9	724.90	Residential Use	§ 790.88	P	P	P
10	724.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
11						
12	724.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
13						
14	724.93	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)		
15						
16	724.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
17						
18	724.95	Community Residential Parking	§ 790.10	C	C	C
19						
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23 TABLE INSET:



1	Article 7	Other Code	Zoning Controls
2	Code	Section	
3	Section		
4			Boundaries: Sacramento Street Neighborhood Commercial
5			District Controls: A residential use may be converted to an
6			Other Institution, Large, Educational Service use as defined
7	724.38	790.84	by Section 790.50 as a conditional use, if, in addition to the
8			criteria set forth in Section 303, the Planning Commission
9			finds that:
10			1) The residential use is comprised of a single dwelling unit
11			in a building that is otherwise used for non-residential uses;
12			and
13			2) No legally residing residential tenant will be displaced.
14			

15  
16 Section 19. The San Francisco Planning Code is hereby amended by amending  
17 Section 725.1, to read as follows:

18 **SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

19 The Union Street Commercial District is located in northern San Francisco between the  
20 Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van  
21 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.  
22 The shopping area provides limited convenience goods for the residents of sections of the  
23 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately  
24 surrounding the street. Important aspects of Union Street's business activity are eating and  
25

1 drinking establishments and specialty shops whose clientele comes from a wide trade area.  
2 There are also a significant number of professional, realty, and business offices. Many  
3 restaurants and bars as well as the district's two movie theaters are open into the evening  
4 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous  
5 business.

6 The Union Street District controls are designed to provide sufficient growth  
7 opportunities for commercial development that is in keeping with the existing scale and  
8 character, promote continuous retail frontage, and protect adjacent residential livability. Small-  
9 scale buildings and neighborhood-serving uses are promoted, and rear yards above the  
10 ground story and at all residential levels are protected. Most commercial development is  
11 permitted at the first two stories of new buildings, while retail service uses are monitored at  
12 the third story and above. Controls are necessary to preserve the remaining convenience  
13 businesses and to reduce the cumulative impacts which the growth of certain uses have on  
14 neighborhood residents. Such controls prohibit additional eating and drinking establishments  
15 and limit entertainment and financial service uses. Most automobile and drive-up uses are  
16 prohibited in order to maintain continuous retail frontage and minimize further traffic  
17 congestion.

18 Housing development in new buildings is encouraged above the second story. Existing  
19 residential units are protected by limitations on demolitions and upper-story conversions.  
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21 SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

22 ZONING CONTROL TABLE

23  
24 TABLE INSET:  
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			Union Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
725.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
725.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
725.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
725.13	Street Frontage		Required § 145.1
725.14	Awning	§ 790.20	P § 136.1(a)
725.15	Canopy	§ 790.26	P § 136.1(b)
725.16	Marquee	§ 790.58	P § 136.1(c)
725.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)

1				P up to 2,499 sq. ft.; C
2	725.21	Use Size <i>[Non-Residential]</i>	§ 790.130	2,500 sq. ft. & above §
3				121.2
4				Generally, none required
5	725.22	Off-Street Parking,	§§ 150, 153--157,	if occupied floor area is
6		Commercial/Institutional	159--160, 204.5	less than 5,000 sq. ft. §§
7				151, 161(g)
8				Generally, none required
9				if gross floor area is less
10	725.23	Off-Street Freight Loading	§§ 150, 153--155,	than 10,000 sq. ft. §§
11			204.5	152, 161(b)
12				
13	725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if
14				located elsewhere §
15				145.2(a)
16	725.25	Drive-Up Facility	§ 790.30	
17				
18	725.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if
19				not recessed § 145.2(b)
20				
21	725.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2
22				a.m.--6 a.m.
23	725.30	General Advertising Sign	§§ 262, 602--604,	
24			608, 609	
25	725.31	Business Sign	§§ 262, 602--604,	P § 607.1(f) 2

		608, 609	
725.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	Union Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
725.38	Residential Conversion	§ 790.84	P	C	C
725.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
725.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
725.41	Bar	§ 790.22			
725.42	Full-Service Restaurant	§ 790.92			
725.43	Large Fast Food Restaurant	§ 790.90			
725.44	Small Self-Service Restaurant	§ 790.91			

1	725.45	Liquor Store	§ 790.55	C		
2	725.46	Movie Theater	§ 790.64	P		
3	725.47	Adult Entertainment	§ 790.36			
4	725.48	Other Entertainment	§ 790.38	C		
5	725.49	Financial Service	§ 790.110	C	C	
6	725.50	Limited Financial Service	§ 790.112	P		
7	725.51	Medical Service	§ 790.114	P	P	C
8	725.52	Personal Service	§ 790.116	P	P	C
9	725.53	Business or Professional Service	§ 790.108	P	P	C
10	725.54	Massage Establishment	§ 790.60, § 1900 Health Code			
11	725.55	Tourist Hotel	§ 790.46	C	C	<b>C</b>
12	725.56	Automobile Parking	§§ 790.8, 156, 160	C	C	<b>C</b>
13	725.57	Automotive Gas Station	§ 790.14			
14	725.58	Automotive Service Station	§ 790.17			
15	725.59	Automotive Repair	§ 790.15			

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1	725.60	Automotive Wash	§ 790.18			
2	725.61	Automobile Sale or Rental	§ 790.12			
3						
4	725.62	Animal Hospital	§ 790.6	C		
5	725.63	Ambulance Service	§ 790.2			
6	725.64	Mortuary	§ 790.62			
7	725.65	Trade Shop	§ 790.124	P	C	
8	725.66	Storage	§ 790.117			
9	725.67	Video Store	§ 790.135	C	C	
10	725.68	Fringe Financial Service	§ 790.111			
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12						
13	Institutions and Non-Retail Sales and Services					
14	725.70	Administrative Service	§ 790.106			
15	725.80	Hospital or Medical Center	§ 790.44			
16	725.81	Other Institutions, Large	§ 790.50	P	C	C
17	725.82	Other Institutions, Small	§ 790.51	P	P	P
18	725.83	Public Use	§ 790.80	C	C	C
19	725.84	Medical Cannabis	§ 790.141	P		
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1		Dispensary				
2	RESIDENTIAL STANDARDS AND USES					
3	725.90	Residential Use	§ 790.88	P	P	P
4	725.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
5	725.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
6	725.93	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)		
7	725.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8	725.95	Community Residential Parking	§ 790.10	C	C	C

18 Section 20. The San Francisco Planning Code is hereby amended by amending  
19 Section 726.1, to read as follows:

20 **SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

21 The Valencia Street Commercial District is located near the center of San Francisco in  
22 the Mission District. It lies along Valencia Street between 14th and Army Street, and includes  
23 a portion of 16th Street extending west towards Dolores Street. The commercial area provides  
24



1 a limited selection of convenience goods for the residents of sections of the Mission and  
2 Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale  
3 home furnishings and appliance outlets. The commercial district also has several automobile-  
4 related businesses and large light manufacturing operations. Eating and drinking  
5 establishments contribute to the street's mixed-use character and activity in the evening  
6 hours. A number of upper-story professional and business offices are located in the district,  
7 some in converted residential units.

8 The Valencia Street District has a pattern of large lots and businesses, as well as a  
9 sizable number of upper-story residential units. Controls are designed to permit moderate-  
10 scale buildings and uses, protecting rear yards above the ground story and at residential  
11 levels. New neighborhood-serving commercial development is encouraged mainly at the  
12 ground story. While offices and general retail sales uses may locate at the second story of  
13 new buildings under certain circumstances, most commercial uses are prohibited above the  
14 second story. In order to protect the balance and variety of retail uses and the livability of  
15 adjacent uses and areas, most eating and drinking and entertainment uses at the ground  
16 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some  
17 automobile uses, and new nonretail commercial uses.

18 Housing development in new buildings is encouraged above the ground story. Existing  
19 residential units are protected by prohibitions on upper-story conversions and limitations on  
20 demolitions.

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22 SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

23  
24 ZONING CONTROL TABLE

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			Valencia Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 50-X See Zoning Map
726.11	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
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
726.13	Street Frontage		Required § 145.1
726.14	Awning	§ 790.20	P§ 136.1(a)
726.15	Canopy	§ 790.26	P § 136.1(b)
726.16	Marquee	§ 790.58	P § 136.1(c)
726.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
726.20	Floor Area Ratio	§§ 102.9, 102.11,	2.5 to 1 § 124(a) (b)

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726.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
726.22	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)
726.23	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)
726.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
726.25	Drive-Up Facility	§ 790.30	
726.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
726.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
726.30	General Advertising Sign	§§ 262, 602--604, 608, 609	

1	726.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
2	726.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

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6 TABLE INSET:

7 8 9 10 11 12 13	No.	Zoning Category	§ References	Valencia Street		
				Controls by Story		
			§ 790.118	1st	2nd	3rd+
14	726.38	Residential Conversion	§ 790.84	P		
15	726.39	Residential Demolition	§ 790.86	P	C	C
16	Retail Sales and Services					
17	726.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
18	726.41	Bar	§ 790.22	C		
19	726.42	Full-Service Restaurant	§ 790.92	P		
20	726.43	Large Fast Food Restaurant	§ 790.90	C		
21	726.44	Small Self-Service Restaurant	§ 790.91	P		

1	726.45	Liquor Store	§ 790.55			
2	726.46	Movie Theater	§ 790.64	P		
3	726.47	Adult Entertainment	§ 790.36			
4	726.48	Other Entertainment	§ 790.38	C		
5	726.49	Financial Service	§ 790.110	P		
7	726.50	Limited Financial Service	§ 790.112	P		
9	726.51	Medical Service	§ 790.114	P	C	
10	726.52	Personal Service	§ 790.116	P	C	
11	726.53	Business or Professional Service	§ 790.108	P	C	
13	726.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
16	726.55	Tourist Hotel	§ 790.46	C	C	
17	726.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
19	726.57	Automotive Gas Station	§ 790.14			
21	726.58	Automotive Service Station	§ 790.17			
23	726.59	Automotive Repair	§ 790.15	C		

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1	726.60	Automotive Wash	§ 790.18			
2	726.61	Automobile Sale or Rental	§ 790.12			
3						
4	726.62	Animal Hospital	§ 790.6	C		
5	726.63	Ambulance Service	§ 790.2			
6	726.64	Mortuary	§ 790.62	C	C	
7	726.65	Trade Shop	§ 790.124	P	C	
8	726.66	Storage	§ 790.117			
9	726.67	Video Store	§ 790.135	C	C	
10	726.68	Fringe Financial Service	§ 790.111	#	#	#
11						
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13	Institutions and Non-Retail Sales and Services					
14						
15	726.70	Administrative Service	§ 790.106			
16	726.80	Hospital or Medical Center	§ 790.44			
17						
18	726.81	Other Institutions, Large	§ 790.50	P	C	C
19						
20	726.82	Other Institutions, Small	§ 790.51	P	P	P
21						
22	726.83	Public Use	§ 790.80	C	C	C
23	726.84	Medical Cannabis	§ 790.141	P		
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1		Dispensary				
2	<b>RESIDENTIAL STANDARDS AND USES</b>					
3	726.90	Residential Use	§ 790.88	P	P	P
4	726.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
5	726.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
6	726.93	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)		
7	726.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8	726.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT**

TABLE INSET:

21	Article 7	Other Code Section	Zoning Controls
22	Code		
23	Section		

§ 726.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
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Section 21. The San Francisco Planning Code is hereby amended by amending Section 727.1, to read as follows:

**SEC. 727.1. 24TH STREET -- MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.**

The 24th Street -- Mission Neighborhood Commercial District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open during the day while the district's bars, restaurants, and movie theater are also active in the evening. Dwelling units are frequently located above the ground-story commercial uses.

The 24th Street -- Mission District controls are designed to provide potential for new development consistent with the existing scale and character. Small-scale buildings and



1 neighborhood-serving uses are encouraged, and rear yard corridors above the ground story  
 2 and at residential levels are protected. Most commercial uses are encouraged at the ground  
 3 story, while service uses are permitted with some limitations at the second story. Special  
 4 controls are necessary to preserve the unique mix of convenience and specialty commercial  
 5 uses. In order to maintain convenience stores and protect adjacent livability, new bars and  
 6 fast-food restaurants are prohibited, and limitations apply to the development and operation of  
 7 ground-story full-service restaurants, take-out food and entertainment uses. Continuous retail  
 8 frontage is maintained and encouraged by prohibiting most automobile and drive-up uses.

9 Housing development in new buildings is encouraged above the ground story. Existing  
 10 housing units are protected by prohibitions on upper-story conversions and limitations on  
 11 demolitions.

12  
 13 SEC. 727. 24TH STREET -- MISSION NEIGHBORHOOD COMMERCIAL DISTRICT

14  
 15 ZONING CONTROL TABLE

16 TABLE INSET:

			24th Street -- Mission
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 50-X, 105-E See Zoning Map

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727.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
727.13	Street Frontage		Required § 145.1
727.14	Awning	§ 790.20	P § 136.1(a)
727.15	Canopy	§ 790.26	P § 136.1(b)
727.16	Marquee	§ 790.58	P § 136.1(c)
727.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
727.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
727.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
727.22	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)

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727.23	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)
727.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
727.25	Drive-Up Facility	§ 790.30	
727.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2 (b)
727.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
727.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
727.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
727.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	24th Street-- Mission
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1			Controls by Story		
2		§ 790.118	1st	2nd	3rd+
3	727.38	Residential Conversion	§ 790.84	P	
4	727.39	Residential Demolition	§ 790.86	P	C C
5	Retail Sales and Services				
6	Retail Sales and Services				
7		Other Retail Sales and			
8	727.40	Services <i>[Not Listed</i>	§ 790.102	P	
9		<i>Below]</i>			
10	727.41	Bar	§ 790.22		
11		Full-Service Restaurant			
12	727.42		§ 790.92	C	
13		Large Fast Food			
14	727.43	Restaurant	§ 790.90		
15		Small Self-Service			
16	727.44	Restaurant	§ 790.91	C	
17		Liquor Store			
18	727.45		§ 790.55		
19	727.46	Movie Theater	§ 790.64	P	
20		Adult Entertainment			
21	727.47		§ 790.36		
22	727.48	Other Entertainment	§ 790.38	C	
23	727.49	Financial Service	§ 790.110	P	
24	727.50	Limited Financial	§ 790.112	P	

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1		Service				
2	727.51	Medical Service	§ 790.114	P	C	
3	727.52	Personal Service	§ 790.116	P	C	
4	727.53	Business or Professional Service	§ 790.108	P	C	
5						
6	727.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
7						
8	727.55	Tourist Hotel	§ 790.46	C	C	
9						
10	727.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
11						
12	727.57	Automotive Gas Station	§ 790.14			
13						
14	727.58	Automotive Service Station	§ 790.17			
15						
16	727.59	Automotive Repair	§ 790.15	C		
17						
18	727.60	Automotive Wash	§ 790.18			
19						
20	727.61	Automobile Sale or Rental	§ 790.12			
21						
22	727.62	Animal Hospital	§ 790.6	C		
23						
24	727.63	Ambulance Service	§ 790.2			
25						
	727.64	Mortuary	§ 790.62			

1	727.65	Trade Shop	§ 790.124	P		
2	727.66	Storage	§ 790.117			
3	727.67	Video Store	§ 790.135	C		
4	727.68	Fringe Financial Service	§ 790.111	#	#	#
5	Institutions and Non-Retail Sales and Services					
6	Institutions and Non-Retail Sales and Services					
7	727.70	Administrative Service	§ 790.106			
8	727.80	Hospital or Medical Center	§ 790.44			
9	727.81	Other Institutions, Large	§ 790.50	P	C	C
10	727.82	Other Institutions, Small	§ 790.51	P	P	P
11	727.83	Public Use	§ 790.80	C	C	C
12	727.84	Medical Cannabis Dispensary	§ 790.141	P		
13	RESIDENTIAL STANDARDS AND USES					
14	727.90	Residential Use	§ 790.88	P	P	P
15	727.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
16	727.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
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1 2 3	727.93	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)		
4 5 6	727.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
7 8 9	727.95	Community Residential Parking	§ 790.10	C	C	<b>C</b>

10 **SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT**

11 TABLE INSET:

14 15 16	Article 7 Code Section	Other Code Section	Zoning Controls
17 18 19 20 21 22 23 24	§ 727.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

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Section 22. The San Francisco Planning Code is hereby amended by amending Section 728.1, to read as follows:

**SEC. 728.1. 24TH STREET -- NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

The 24th Street -- Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street -- Noe Valley District controls are designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. The small scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-night activity, certain potentially troublesome commercial uses are regulated. Additional eating and drinking establishments are prohibited, and ground-story entertainment and financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and parking congestion.





1	728.14	Awning	§ 790.20	P § 136.1(a)
2	728.15	Canopy	§ 790.26	P § 136.1(b)
3	728.16	Marquee	§ 790.58	P § 136.1(c)
4	728.17	Street Trees		Required § 143
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6				
7	728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
8				
9	728.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
10				
11				
12	728.22	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)
13				
14				
15				
16	728.23	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)
17				
18				
19				
20	728.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
21				
22				
23	728.25	Drive-Up Facility	§ 790.30	
24				

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1				P if recessed 3 ft.; C if
2	728.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
3				
4	728.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2
5				a.m.--6 a.m.
6	728.30	General Advertising Sign	§§ 262, 602--604,	
7			608, 609	
8	728.31	Business Sign	§§ 262, 602--604,	P § 607.1(f)2
9			608, 609	
10	728.32	Other Signs	§§ 262, 602--604,	P § 607.1(c) (d) (g)
11			608, 609	
12				

13 TABLE INSET:

14				24th Street-- Noe Valley		
15	No.	Zoning Category	§ References	Controls by Story		
16			§ 790.118	1st	2nd	3rd+
17	728.38	Residential Conversion	§ 790.84	P		
18	728.39	Residential Demolition	§ 790.86	P	C	C
19	Retail Sales and Services					
20	728.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	C#	
21						
22						
23						
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1	728.41	Bar	§ 790.22	C#		
2	728.42	Full-Service Restaurant	§ 790.92	C#		
3						
4	728.43	Large Fast Food Restaurant	§ 790.90			
5						
6	728.44	Small Self-Service Restaurant	§ 790.91			
7						
8	728.45	Liquor Store	§ 790.55	C		
9						
10	728.46	Movie Theater	§ 790.64	P		
11	728.47	Adult Entertainment	§ 790.36			
12	728.48	Other Entertainment	§ 790.38	C		
13	728.49	Financial Service	§ 790.110	C		
14						
15	728.50	Limited Financial Service	§ 790.112	C		
16						
17	728.51	Medical Service	§ 790.114	P	C	
18	728.52	Personal Service	§ 790.116	P	C	
19	728.53	Business or Professional Service	§ 790.108	P	C	
20						
21	728.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
22						
23	728.55	Tourist Hotel	§ 790.46	C	C	
24						
25						

1	728.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
2						
3	728.57	Automotive Gas Station	§ 790.14			
4						
5	728.58	Automotive Service Station	§ 790.17			
6						
7	728.59	Automotive Repair	§ 790.15			
8						
9	728.60	Automotive Wash	§ 790.18			
10						
11	728.61	Automobile Sale or Rental	§ 790.12			
12						
13	728.62	Animal Hospital	§ 790.6	C		
14						
15	728.63	Ambulance Service	§ 790.2			
16						
17	728.64	Mortuary	§ 790.62			
18						
19	728.65	Trade Shop	§ 790.124	P	C	
20						
21	728.66	Storage	§ 790.117			
22						
23	728.67	Video Store	§ 790.135	C	C	
24						
25	728.68	Fringe Financial Service	§ 790.111	#	#	#
	Institutions and Non-Retail Sales and Services					
	728.70	Administrative Service	§ 790.106			
	728.80	Hospital or Medical	§ 790.44			

1		Center				
2	728.81	Other Institutions, Large	§ 790.50	P	C	C
3						
4	728.82	Other Institutions, Small	§ 790.51	P	P	P
5						
6	728.83	Public Use	§ 790.80	C	C	C
7						
8	728.84	Medical Cannabis Dispensary	§ 790.141	P		
9						
10	RESIDENTIAL STANDARDS AND USES					
11	728.90	Residential Use	§ 790.88	P	P	P
12	728.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
13						
14	728.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
15						
16	728.93	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)		
17						
18	728.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19						
20	728.95	Community Residential Parking	§ 790.10	C	C	C
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1                                   **SPECIFIC PROVISIONS FOR THE 24TH STREET--NOE VALLEY**

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3                   **NEIGHBORHOOD COMMERCIAL DISTRICT**

4           TABLE INSET:

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Article 7 Code Section	Other Code Section	Zoning Controls
§ 728.40	§ 790.102(b) and (n) § 703.2(b)(1)(C)	24TH STREET -- NOE VALLEY SPECIALTY RETAIL USES Boundaries: Only the area within the 24th Street -- Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within 1/4 mile of this District asset forth in Code §§ 710.10 and 186. Controls: Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in Code § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).
§ 728.41	§ 790.22	24th STREET--NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District

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		<p>Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and</p> <p>(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 728.42	§ 790.92	24th STREET - NOE VALLEY FULL-SERVICE



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		<p><b>RESTAURANTS</b></p> <p>Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District</p> <p>Controls: (a) A full-service restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The full-service restaurant does not occupy space that has been occupied by a basic neighborhood service since the effective date of this Section. For the purposes of this Section, a 'basic neighborhood service' shall be considered to include, but not necessarily be limited to, the following: hardware stores, shoe repair facilities, bookstores, and grocery stores that sell a wide variety of staple goods and collect less than 50% of gross receipts from the sale of alcoholic beverages;</p> <p>(2) Should the full-service restaurant seek the use of public sidewalk space through the Department of Public Works or another City agency, such use is conducted in a manner consistent with: (A) nearby commercial and residential uses and structures, and (B) the width of the sidewalk along the subject property and adjacent properties. New, expanded, or</p>
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		<p>intensified use of public sidewalk space for a full-service restaurant authorized under this Section shall require a new conditional use authorization pursuant to Section 303;</p> <p>(3) The Planning Commission has approved no more than a total of three (3) full-service restaurants in accordance with this Section. Should a full-service restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant in accordance with the terms of this Section; and</p> <p>(4) No more than 60 months have elapsed from the effective date of this Section.</p>
<p>§ 728.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection</p>

		249.35(c)(3).
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3 Section 23. The San Francisco Planning Code is hereby amended by amending  
4 Section 729.1, to read as follows:

5 **SEC. 729.1. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL**  
6 **DISTRICT.**

7 Located in the southwestern part of the City, the West Portal Avenue Neighborhood  
8 Commercial District stretches for three long blocks along West Portal Avenue from Ulloa  
9 Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks  
10 Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods  
11 and services for customers coming mainly from the surrounding west of Twin Peaks and  
12 Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is  
13 interrupted at several locations by large-scale financial institutions which take up a large  
14 amount of commercial ground-story frontage. More than half of the number of medical,  
15 professional and business offices are located at the ground level. Except for one three-movie  
16 theater complex, West Portal offers no entertainment uses and its restaurants are mainly  
17 family-oriented.

18  
19 The West Portal Avenue District controls are designed to preserve the existing family-  
20 oriented, village character of West Portal Avenue. The building standards limit building heights  
21 to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level  
22 and above. The height, bulk and design of new development, especially on large lots, should  
23 respect the small-scale character of the district and its surrounding residential neighborhoods.  
24 Lot mergers creating large lots are discouraged. Individual nonresidential uses require  
25

1 conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an  
2 absolute limit to conform with the existing small use sizes in the district.

3 Special controls on commercial uses are designed to protect the existing mix of  
4 ground-story retail uses and prevent further intensification and congestion in the district. No  
5 new financial services are permitted. Because the district and surrounding neighborhoods are  
6 well served by the existing number of eating and drinking establishments, new bars,  
7 restaurants and take-out food generally are discouraged: any proposed new establishment  
8 should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented,  
9 and will not involve high-volume take-out food or generate traffic, parking, or litter problems.  
10 Large fast-food restaurants and small self-service restaurants are prohibited. Medical,  
11 business or professional services are permitted at the first two stories, but additional ground-  
12 story locations are to be closely monitored to ensure that the current balance between retail  
13 and office uses is maintained. Existing service stations are encouraged to continue operating,  
14 but changes in their size, operation, or location are subject to review. Other automotive uses  
15 are prohibited. The neighborhood-oriented, retail character of the district is further protected  
16 by prohibiting hotels and nonretail uses. The daytime orientation of the district is maintained  
17 by prohibitions of entertainment uses and late-night commercial operating hours.

18 Housing development is limited. Existing residential units are protected by limitations  
19 on demolition and prohibition of upper-story conversions; new construction is to be carefully  
20 reviewed to ensure appropriate scale, design and compatibility with adjacent development.

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22 SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

23  
24 ZONING CONTROL TABLE  
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1 TABLE INSET:

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			West Portal Avenue
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	26-X
729.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
729.13	Street Frontage		Required § 145.1
729.14	Awning	§ 790.20	P § 136.1(a)
729.15	Canopy	§ 790.26	P § 136.1(b)
729.16	Marquee	§ 790.58	P § 136.1(c)
729.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
729.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)

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729.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
729.22	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)
729.23	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)
729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
729.25	Drive-Up Facility	§ 790.30	
729.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
729.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.
729.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
729.31	Business Sign	§§ 262, 602--604,	P § 607.1(f)2

		608, 609	
729.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	West Portal Avenue		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
729.38	Residential Conversion	§ 790.84	P		
729.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
729.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	P	
729.41	Bar	§ 790.22	C		
729.42	Full-Service Restaurant	§ 790.92	C		
729.43	Large Fast Food Restaurant	§ 790.90			
729.44	Small Self-Service Restaurant	§ 790.91			

1	729.45	Liquor Store	§ 790.55	P		
2	729.46	Movie Theater	§ 790.64			
3	729.47	Adult Entertainment	§ 790.36			
4	729.48	Other Entertainment	§ 790.38			
5	729.49	Financial Service	§ 790.110			
7	729.50	Limited Financial Service	§ 790.112	C		
8						
9	729.51	Medical Service	§ 790.114	C	P	
10	729.52	Personal Service	§ 790.116	P	P	
11						
12	729.53	Business or Professional Service	§ 790.108	C #	P	
13						
14	729.54	Massage Establishment	§ 790.60, § 1900 Health Code			
15						
16	729.55	Tourist Hotel	§ 790.46			
17						
18	729.56	Automobile Parking	§§ 790.8, 156, 160			
19						
20	729.57	Automotive Gas Station	§ 790.14			
21						
22	729.58	Automotive Service Station	§ 790.17	C		
23						
24	729.59	Automotive Repair	§ 790.15			

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1	729.60	Automotive Wash	§ 790.18			
2	729.61	Automobile Sale or	§ 790.12			
3		Rental				
4	729.62	Animal Hospital	§ 790.6	C		
5	729.63	Ambulance Service	§ 790.2			
6	729.64	Mortuary	§ 790.62			
7	729.65	Trade Shop	§ 790.124	P		
8	729.66	Storage	§ 790.117			
9	729.67	Video Store	§ 790.135	C	C	
10	729.68	Fringe Financial Service	§ 790.111			
11						
12	Institutions and Non-Retail Sales and Services					
13	729.70	Administrative Service	§ 790.106			
14	729.80	Hospital or Medical	§ 790.44			
15		Center				
16	729.81	Other Institutions, Large	§ 790.50	C	C	
17	729.82	Other Institutions, Small	§ 790.51	P	P	
18	729.83	Public Use	§ 790.80	C	C	
19	729.84	Medical Cannabis	§ 790.141	C		
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Section		
§ 729.40	§ 790.102	<p>Boundaries: The entire West Portal Neighborhood Commercial District Controls: A retail coffee store or other non-alcoholic beverage store as defined by Subsection 790.102(n) may be granted a conditional use to be exempt from the prohibition described in that subsection of cooking devices and on-site food preparation not connected with beverage preparation, provided that the cooking device allowed shall be limited to one small device for warming sandwich ingredients and provided that all other provisions of Subsection 790.102(n) are met.</p>
§ 729.53		<p>Boundaries: The entire West Portal Neighborhood Commercial District Controls: Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial services and/or stock brokerages in the district, stock brokerages shall not be permitted.</p>

Section 24. The San Francisco Planning Code is hereby amended by amending Section 730.1, to read as follows:

**SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**

1           The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset  
2 neighborhood, consisting of the NC-2 district bounded by Lincoln Way on the north, Fifth  
3 Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The  
4 shopping area provides convenience goods and services to local Inner Sunset residents, as  
5 well as comparison shopping goods and services to a larger market area. The commercial  
6 district is also frequented by users of Golden Gate Park on weekends and by City residents  
7 for its eating, drinking, and entertainment places. Numerous housing units establish the  
8 district's mixed residential-commercial character.

9           The Inner Sunset District controls are designed to protect the existing building scale  
10 and promote new mixed-use development which is in character with adjacent buildings. The  
11 building standards regulate large-lot and use development and protect rear yards above the  
12 ground story and at residential levels. To promote the prevailing mixed use character, most  
13 commercial uses are directed primarily to the ground story with some upper-story restrictions  
14 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving  
15 commercial uses and regulate the more intensive commercial uses which can generate  
16 congestion and nuisance problems, special controls prohibit additional eating and drinking  
17 uses, restrict expansion and intensification of existing eating and drinking establishments, and  
18 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses  
19 protect the district's continuous retail frontage.

20           Housing development in new buildings is encouraged above the ground story. Existing  
21 residential units are protected by prohibition of upper-story conversions and limitations on  
22 demolitions.

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24                           **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT**  
25

ZONING CONTROL TABLE

TABLE INSET:

			Inner Sunset
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
730.1	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
730.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	Street Frontage		Required § 145.1
730.14	Awning	§ 790.20	P § 136.1(a)
730.15	Canopy	§ 790.26	P § 136.1(b)
730.16	Marquee	§ 790.58	P § 136.1(c)
730.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
730.2	Floor Area Ratio	§§ 102.9, 102.11,	1.8 to 1 § 124(a) (b)

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730.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
730.22	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)
730.23	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)
730.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
730.25	Drive-Up Facility	§ 790.30	
730.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
730.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
730.30	General Advertising Sign	§§ 262, 602, 604, 608, 609	

1	730.31	Business Sign	§§ 262, 602, 604, 608, 609	P § 607.1(f)2
2				
3	730.32	Other Signs	§§ 262, 602, 604, 608, 609	P § 607.1(c) (d) (g)
4				

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6 TABLE INSET:

7 8 9 10 11 12 13	No.	Zoning Category	§ References	Inner Sunset		
				Controls by Story		
			§ 790.118	1st	2nd	3rd+
14	730.38	Residential Conversion	§ 790.84	P		
15	730.39	Residential Demolition	§ 790.86	P	C	C
16	Retail Sales and Services					
17	730.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
18	730.41	Bar	§ 790.22	C #		
19	730.42	Full-Service Restaurant	§ 790.92	C #		
20	730.43	Large Fast Food Restaurant	§ 790.90			
21	730.44	Small Self-Service Restaurant	§ 790.91	C		
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1	730.45	Liquor Store	§ 790.55			
2	730.46	Movie Theater	§ 790.64	P		
3	730.47	Adult Entertainment	§ 790.36			
4	730.48	Other Entertainment	§ 790.38	C		
5	730.49	Financial Service	§ 790.110	P		
7	730.50	Limited Financial Service	§ 790.112	P		
9	730.51	Medical Service	§ 790.114	C	C	
10	730.52	Personal Service	§ 790.116	P	C	
11	730.53	Business or Professional Service	§ 790.108	P	C	
13	730.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
16	730.55	Tourist Hotel	§ 790.46	C	C	
17	730.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
19	730.57	Automotive Gas Station	§ 790.14			
21	730.58	Automotive Service Station	§ 790.17			
23	730.59	Automotive Repair	§ 790.15	C		

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1	730.60	Automotive Wash	§ 790.18			
2	730.61	Automobile Sale or Rental	§ 790.12			
3						
4	730.62	Animal Hospital	§ 790.6	C		
5	730.63	Ambulance Service	§ 790.2			
6	730.64	Mortuary	§ 790.62			
7	730.65	Trade Shop	§ 790.124	P		
8	730.66	Storage	§ 790.117			
9	730.67	Video Store	§ 790.135	C		
10	730.68	Fringe Financial Service	§ 790.111	P#		
11						
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13	Institutions and Non-Retail Sales and Services					
14						
15	730.7	Administrative Service	§ 790.106			
16	730.8	Hospital or Medical Center	§ 790.44			
17						
18	730.81	Other Institutions, Large	§ 790.50	P	C	C
19						
20	730.82	Other Institutions, Small	§ 790.51	P	P	P
21						
22	730.83	Public Use	§ 790.80	C	C	
23	730.84	Medical Cannabis	§ 790.141	P		
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1		Dispensary				
2	<b>RESIDENTIAL STANDARDS AND USES</b>					
3	730.9	Residential Use	§ 790.88	P	P	P
4	730.91	Residential Density,	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
5		Dwelling Units				
6	730.92	Residential Density,	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
7		Group Housing				
8	730.93	Usable Open Space	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
9		<i>[Per Residential Unit]</i>				
10	730.94	Off-Street Parking,	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
11		Residential				
12	730.95	Community Residential	§ 790.10	C	C	C
13		Parking				

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18 **SPECIFIC PROVISIONS FOR THE INNER SUNSET**

19

20 **NEIGHBORHOODCOMMERCIAL DISTRICT**

21 TABLE INSET:

22

23	Article 7	Other Code	Zoning Controls
24	Code Section	Section	

25

§ 730.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

Section 25. The San Francisco Planning Code is hereby amended by amending Section 732.1, to read as follows:

**SEC. 732.1. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience goods to the adjacent neighborhoods.

The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor.

(Added by Ord. 167-07, File. No. 070681, App. 7/20/2007)



1	732.15	Canopy	§ 790.26	P
2				§ 136.1(b)
3	732.16	Marquee	§ 790.58	P
4				§ 136.1(c)
5	732.17	Street Trees		Required
6				§ 143
7	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
8	732.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
9	732.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. & above
10				§ 121.2
11	732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)
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19 TABLE INSET:

			Pacific Avenue NCD
21	No.	Zoning Category	§ References
22			Controls
23	732.23	Off-Street Freight	§§ 150, 153-155,
24			Generally, none required if gross
25			

1		Loading	204.5	floor area is less than 10,000 sq. ft.
2				§§ 152, 161(b)
3	732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
4				
5	732.25	Drive-Up Facility	§ 790.30	
6				
7	732.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
8				
9	732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
10				
11	732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
12				
13	732.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
14				
15	732.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)
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TABLE INSET:

No.	Zoning Category	§ References	Pacific Avenue NCD		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
732.38	Residential Conversion	§ 790.84	C		

1	732.39	Residential Demolition	§ 790.86	C		
2						
3	Retail Sales and Services					
4	732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
5						
6						
7	732.41	Bar	§ 790.22			
8						
9	732.42	Full-Service Restaurant	§ 790.92	C		
10						
11	732.43	Large Fast Food Restaurant	§ 790.90			
12						
13	732.44	Small Self-Service Restaurant	§ 790.91			
14						
15	732.45	Liquor Store	§ 790.55			
16						
17	732.46	Movie Theater	§ 790.64			
18						
19	732.47	Adult Entertainment	§ 790.36			
20						
21	732.48	Other Entertainment	§ 790.38			
22						
23	732.49	Financial Service	§ 790.110	C		
24						
25	732.50	Limited Financial Service	§ 790.112	P		
	732.51	Medical Service	§ 790.114	C	C	
	732.52	Personal Service	§ 790.116	P	C	

1	732.53	Business or Professional Service	§ 790.108	P	C	
2						
3	732.54	Massage Establishment	§ 790.60, § 2700 Police Code			
4						
5	732.55	Tourist Hotel	§ 790.46			
6						
7	732.56	Automobile Parking	§§ 790.8, 156, 160	C		
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9	732.57	Automotive Gas Station	§ 790.14			
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11	732.58	Automotive Service Station	§ 790.17			
12						
13	732.59	Automotive Repair	§ 790.15	C		
14	732.60	Automotive Wash	§ 790.18			
15						
16	732.61	Automobile Sale or Rental	§ 790.12			
17						
18	732.62	Animal Hospital	§ 790.6			
19	732.63	Ambulance Service	§ 790.2			
20	732.64	Mortuary	§ 790.62			
21	732.65	Trade Shop	§ 790.124	C		
22	732.66	Storage	§ 790.117			
23	732.67	Video Store	§ 790.135	C		
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Institutions and Non-Retail Sales and Services					
732.70	Administrative Service	§ 790.106			
732.80	Hospital or Medical Center	§ 790.44			
732.81	Other Institutions, Large	§ 790.50			
732.82	Other Institutions, Small	§ 790.51	C		
732.83	Public Use	§ 790.80	C		
RESIDENTIAL STANDARDS AND USES					
732.90	Residential Use	§ 790.88	P	P	P
732.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 1,000 sq. ft. lot area § 207.4		
732.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
732.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
732.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		

1	732.95	Community Residential			
2		Parking	§ 790.10	C	

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

By: ANDREA RUIZ-ESQUIDE  
Deputy City Attorney