

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

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

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

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

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

12 Section 1. Findings.

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

18 (b) On January 9, 2020, the Planning Commission, in Resolution No. 20611, adopted  
19 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
20 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board  
21 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
22 Board of Supervisors in File No. 191260, and is incorporated herein by reference

23 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
24 amendment will serve the public necessity, convenience, and welfare for the reasons set forth

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1 in Planning Commission Resolution No. 20611, and the Board incorporates such reasons  
2 herein by reference.

3  
4 Section 2. The Planning Code is hereby amended by amending Sections 201 and  
5 781.5, and adding Sections 727, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744 and 745, to  
6 read as follows:

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

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

10 \* \* \* \*

<b>Named Neighborhood Commercial Districts</b> (Defined in Sec. 702(a)(1))
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<i>Lakeside Village NCD (Defined in Sec. 727)</i>
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<i>Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)</i>
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<i>Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)</i>
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<i>Bayview Neighborhood Commercial District (Defined in Sec. 737)</i>
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<i>Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)</i>
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<i>Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)</i>
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<i>Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)</i>
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<i>San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)</i>
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<i>Cole Valley Neighborhood Commercial District (Defined in Sec. 742)</i>
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<i>Lower Haight Street Neighborhood Commercial District (Defined in Sec. 743)</i>
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<i>Lower Polk Street Neighborhood Commercial District (Defined in Sec. 744)</i>
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<i>Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)</i>
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1 **SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The Lakeside Village Neighborhood Commercial District is located in the southwestern part of  
3 the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a  
4 neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has  
5 small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

6 Building controls for the Lakeside Village Neighborhood Commercial District promote low-  
7 intensity development which is compatible with the existing scale and character of the District.  
8 Commercial development is limited to one story. Rear yard requirements at all levels preserve existing  
9 backyard space.

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

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

20 **Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

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		<b><u>Lakeside Village NCD</u></b>
		<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		

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**Massing and Setbacks**

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 26-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>

**Street Frontage and Public Realm**

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>

**Miscellaneous**

<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>

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

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

**Development Standards**

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151.1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>

**Use Characteristics**

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

**Residential Uses**

**Controls by Story**

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

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

15					
16	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>		
17	<b><u>NON-RESIDENTIAL STANDARDS</u></b>				

18	<b><u>Development Standards</u></b>				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
20	<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>		
21	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</u>		

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
3	<b><u>Commercial Use Characteristics</u></b>				
4	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>		
7	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
8	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
9	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
11	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<b><u>Agricultural Use Category</u></b>				
14	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<b><u>Automotive Use Category</u></b>				
19	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				



1	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<b><u>Industrial Use Category</u></b>				
8	<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<b><u>Institutional Use Category</u></b>				
10	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<b><u>Sales and Service Use Category</u></b>				
18	<b><u>Retail Sales and Service Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				

<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(1)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

\* Not listed below

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

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

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

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

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

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

Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

**Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
**ZONING CONTROL TABLE**

<b><u>Inner Balboa Street NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and</u>

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

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

<b><u>Development Standards</u></b>		
<i>Usable Open Space [Per Dwelling Unit]</i>	<i>§§ 135, 136</i>	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</i>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</i>
<i>Dwelling Unit Mix</i>	<i>§§ 207.6, 207.7</i>	<i>Not required</i>

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

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

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



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

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

11 *\* Not listed below*

12

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

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

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

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

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

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

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

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

		<b><u>Outer Balboa Street NCD</u></b>
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>

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

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

<b><u>Development Standards</u></b>			
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>	
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>	
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>	
<b><u>Use Characteristics</u></b>			
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>	
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>	
<u>Residential Uses</u>		<u>Controls by Story</u>	
		<u>1st</u>	<u>2nd</u>
			<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>	
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>	
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>	
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>	
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>	

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

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

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

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

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



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

19 \* Not listed below

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

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

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

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

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

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

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

**Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT**  
**ZONING CONTROL TABLE**

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

1 2 3	<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
6 7	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
8 9	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>			
10 11 12	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
13 14 15	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
16 17	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
18 19	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>			
20 21	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
22	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
23	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
24 25	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>

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

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

<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

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

15	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
16 17	<u>NON-RESIDENTIAL STANDARDS</u>				

18	<u>Development Standards</u>				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
20 21	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
22 23 24 25	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
3	<b><u>Commercial Use Characteristics</u></b>				
4	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
7	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
8	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
9	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
11	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<b><u>Agricultural Use Category</u></b>				
14	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<b><u>Automotive Use Category</u></b>				
19	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
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1	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				
6	<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<b><u>Industrial Use Category</u></b>				
14	<b><u>Industrial Uses</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<b><u>Institutional Use Category</u></b>				
16	<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<b><u>Sales and Service Use Category</u></b>				
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<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P(2)</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>



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

9  
10 \* Not listed below

11 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

12 **Boundaries:** Applicable to the Bayview NCD

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

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

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

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

17 (2) THIRD STREET SPECIAL USE DISTRICT

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

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

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

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

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

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

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

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

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

20 **Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**  
21 **ZONING CONTROL TABLE**

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

**Massing and Setbacks**

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>

**Street Frontage and Public Realm**

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>

**Miscellaneous**

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

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

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

<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>

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

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

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

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

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

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



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

4  
5 *\* Not listed below*

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

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

9  
10 **SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

24 *Housing development in new buildings is encouraged above the second story. Existing*  
25 *residential units are protected by limitations on demolitions and upper-story conversions. Accessory*

Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

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

<b><u>Geary Boulevard NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS</u></b>		
<b><u>Development Standards</u></b>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>

1	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
2	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
4	<b><u>Commercial Use Characteristics</u></b>				
5	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
6	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
7	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
8	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
9	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
10	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
11	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
12	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<b><u>Agricultural Use Category</u></b>				
15	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<b><u>Automotive Use Category</u></b>				
19	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

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

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

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

14 \* Not listed below

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

17 (2) THIRD FLOOR RESIDENTIAL CONVERSION:

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

**ZONING CONTROL TABLE**

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

<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>

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

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>NON-RESIDENTIAL STANDARDS</u></b>		
<b><u>Development Standards</u></b>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>

1	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
2	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
4	<b><u>Commercial Use Characteristics</u></b>				
5	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
6	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
7	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
8	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
9	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
10	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
11	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
12	<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<b><u>Agricultural Use Category</u></b>				
15	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<b><u>Automotive Use Category</u></b>				
19	<b><u>Automotive Uses*</u></b>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
25					

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

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

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

10  
11 \* Not listed below

12 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

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

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

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

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

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

18 (2) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT

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

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

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

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



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

2 The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue  
 3 between Hale and Olmstead Streets. The District is a small-scale linear shopping street which provides  
 4 convenience goods and services to the surrounding neighborhood as well as limited comparison  
 5 shopping goods for a wider market.

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

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

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

19 **Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**

20 **ZONING CONTROL TABLE**

		<u>San Bruno Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		

1 2 3	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
6 7	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit; 25% of lot depth, but in no case less than 15 feet</u>
8 9	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>			
10 11 12	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
13 14 15	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
16 17	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
18 19	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>			
20 21	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
22 23	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
24 25	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>

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

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

<b><u>Development Standards</u></b>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>		
<b><u>Use Characteristics</u></b>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<b><u>Residential Uses</u></b>		<b><u>Controls by Story</u></b>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

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

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

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

1	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
2	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
3	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
4	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
5	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
6	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
7	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
8	<b><u>NON-RESIDENTIAL USES</u></b>	<b><u>Controls by Story</u></b>			
9		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>	
10	<b><u>Agricultural Use Category</u></b>				
11	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<b><u>Automotive Use Category</u></b>				
15	<b><u>Automotive Uses*</u></b>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<b><u>Entertainment, Arts and Recreation Use Category</u></b>				

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

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

\* Not listed below

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

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

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

7 The Cole Valley Neighborhood Commercial District is located along Cole Street from  
8 Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It  
9 is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit  
10 line.

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

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

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

25 **Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**



Cole Valley NCD

Controls

**BUILDING STANDARDS**

**Massing and Setbacks**

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>

**Street Frontage and Public Realm**

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>

**Miscellaneous**

<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
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<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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<b><u>RESIDENTIAL STANDARDS AND USES</u></b>				
<b><u>Development Standards</u></b>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151.1. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>		
<b><u>Use Characteristics</u></b>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<b><u>Residential Uses</u></b>	<b><u>Controls by Story</u></b>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		

1	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4					
5	<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
6					
7	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
8					
9					
10					
11	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14					
15	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16					

17					
18	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
19	<u>NON-RESIDENTIAL STANDARDS</u>				

20	<u>Development Standards</u>				
21	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
22	<u>Use Size</u>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>		
23					
24	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section</u>		
25					

		<i>155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</i>		
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
<b><u>Commercial Use Characteristics</u></b>				
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>		
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>		
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</i>		
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>		
<i>Open Air Sales</i>	<i>§§ 102, 703(b)</i>	<i>See § 703(b)</i>		
<i>Outdoor Activity Area</i>	<i>§ 102, 145.2</i>	<i>P if located in front of building; C if located elsewhere</i>		
<i>Walk-up Facility</i>	<i>§ 102</i>	<i>P</i>		
<b><u>NON-RESIDENTIAL USES</u></b>		<b><u>Controls by Story</u></b>		
		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
<b><u>Agricultural Use Category</u></b>				
<i>Agriculture, Industrial</i>	<i>§§ 102, 202.2(c)</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Agriculture, Large Scale Urban</i>	<i>§§ 102, 202.2(c)</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Agriculture, Neighborhood</i>	<i>§§ 102, 202.2(c)</i>	<i>P</i>	<i>P</i>	<i>P</i>
<b><u>Automotive Use Category</u></b>				
<i>Automotive Uses*</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Parking Garage, Private</i>	<i>§ 102</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Parking Garage, Public</i>	<i>§ 102</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Parking Lot, Private</i>	<i>§§ 102, 142, 156</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Parking Lot, Public</i>	<i>§§ 102, 142, 156</i>	<i>C</i>	<i>NP</i>	<i>NP</i>

**Entertainment, Arts and Recreation Use Category**

<b><u>Entertainment, Arts and Recreation Uses*</u></b>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>

**Industrial Use Category**

<b><u>Industrial Uses</u></b>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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**Institutional Use Category**

<b><u>Institutional Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

**Sales and Service Use Category**

<b><u>Retail Sales and Service Uses*</u></b>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

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

**Utility and Infrastructure Use Category**

<b><u>Utility and Infrastructure*</u></b>	<u>§ 102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

\* Not listed below

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

**SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

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

**Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

<b><u>Lower Haight Street NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>



1	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
2	<b><u>Miscellaneous</u></b>		
3	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
4	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
5	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
6	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
7	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
8	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

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

<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

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

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

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

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

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

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

9  
10 *\* Not listed below*

11  
12 *(1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).*

13  
14 *(2) C if a Macro WTS Facility; P if a Micro WTS Facility.*

15  
16 **SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

18  
19  
20 *The District is located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.*

21  
22  
23  
24 *The building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.*

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

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

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

<b><u>Lower Polk Street NCD</u></b>		
<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<b><u>Height and Bulk Limits</u></b>	<b><u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u></b>	<b><u>Varies, but generally 130-E. See Height and Bulk Map Sheet HT02 more information. Height sculpting required on Alleys per § 261.1.</u></b>
<b><u>5 Foot Height Bonus for Active Ground Floor Uses</u></b>	<b><u>§ 263.20</u></b>	<b><u>P in some districts</u></b>
<b><u>Rear Yard</u></b>	<b><u>§§ 130, 134, 134(a)(e), 136</u></b>	<b><u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u></b>

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

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



1	<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>		
2					
3	<u>Off-Street Parking</u> <u>Requirements</u>	<u>§§ 145.1, 150, 151,</u> <u>153 - 156, 161, 166,</u> <u>204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>		
4					
5	<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>		
6	<b><u>Use Characteristics</u></b>				
7	<u>Single Room</u> <u>Occupancy</u>	<u>§ 102</u>	<u>P</u>		
8	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
9			<b><u>Controls by Story</u></b>		
10	<b><u>Residential Uses</u></b>		<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Accessory Dwelling</u> <u>Unit Density</u>	<u>§§ 102, 207(c)(4),</u> <u>207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
13					
14	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
15					
16	<u>Group Housing</u> <u>Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
17					
18	<u>Homeless Shelter</u> <u>Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
19					
20	<u>Senior Housing</u> <u>Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
21					
22					
23					
24	<b><u>Loss of Dwelling Units</u></b>		<b><u>Controls by Story</u></b>		
25			<b><u>1st</u></b>	<b><u>2nd</u></b>	<b><u>3rd+</u></b>

1	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
2	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

**Development Standards**

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

**Commercial Use Characteristics**

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

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

**Agricultural Use Category**

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

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

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

\* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

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

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

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

- 1 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and  
2 (c) No legally residing residential tenants will be displaced.

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

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

8 **SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

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



<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<b><u>Miscellaneous</u></b>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

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

<b><u>Development Standards</u></b>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§§ 207.6, 207.7</u>	<u>Not required</u>
<b><u>Use Characteristics</u></b>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>



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

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

**Development Standards**

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

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

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

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

9 \* Not listed below

10  
11 (1) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable for the Taraval Street NCD between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

12  
13 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT. Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

14  
15 (3) C if a Macro WTS Facility; P if a Micro WTS Facility.

16  
17 **SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.**

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

24 (b) **Controls.** The following provisions shall apply within such Subdistrict:  
25

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

3 (2) The provisions of Sections 180 through 186.1 of this Code shall govern  
 4 Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective  
 5 date of this Code in this Subdistrict.  
 6

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

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

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

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1545027	NC-2	Inner Balboa Street NCD	ZN03
1546017	NC-2	Inner Balboa Street NCD	ZN03
1546018	NC-2	Inner Balboa Street NCD	ZN03
1546018A	NC-2	Inner Balboa Street NCD	ZN03
1546018B	NC-2	Inner Balboa Street NCD	ZN03
1546018C	NC-2	Inner Balboa Street NCD	ZN03
1546019	NC-2	Inner Balboa Street NCD	ZN03
1546020	NC-2	Inner Balboa Street NCD	ZN03
1547024	NC-2	Inner Balboa Street NCD	ZN03
1547025	NC-2	Inner Balboa Street NCD	ZN03
1547026	NC-2	Inner Balboa Street NCD	ZN03
1547027	NC-2	Inner Balboa Street NCD	ZN03
1548023	NC-2	Inner Balboa Street NCD	ZN03
1548025	NC-2	Inner Balboa Street NCD	ZN03
1548026	NC-2	Inner Balboa Street NCD	ZN03
1548027	NC-2	Inner Balboa Street NCD	ZN03
1549018	NC-2	Inner Balboa Street NCD	ZN03
1549019	NC-2	Inner Balboa Street NCD	ZN03
1549020	NC-2	Inner Balboa Street NCD	ZN03
1549022	NC-2	Inner Balboa Street NCD	ZN03
1549023	NC-2	Inner Balboa Street NCD	ZN03
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Section 5. Sheet ZN04 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1575018	NC-2	Outer Balboa Street NCD	ZN04
1576007	NC-2	Outer Balboa Street NCD	ZN04
1576008	NC-2	Outer Balboa Street NCD	ZN04
1576009	NC-2	Outer Balboa Street NCD	ZN04
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	1520040	NC-3	Geary Boulevard NCD	ZN04
19	1520043	NC-3	Geary Boulevard NCD	ZN04
	1521001	NC-3	Geary Boulevard NCD	ZN04
20	1521033	NC-3	Geary Boulevard NCD	ZN04
	1521034	NC-3	Geary Boulevard NCD	ZN04
21	1521034A	NC-3	Geary Boulevard NCD	ZN04
	1521034B	NC-3	Geary Boulevard NCD	ZN04
22	1521035	NC-3	Geary Boulevard NCD	ZN04
	1521036	NC-3	Geary Boulevard NCD	ZN04
23	1522001	NC-3	Geary Boulevard NCD	ZN04
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1	1522034B	NC-3	Geary Boulevard NCD	ZN04
	1522034D	NC-3	Geary Boulevard NCD	ZN04
2	1522035	NC-3	Geary Boulevard NCD	ZN04
	1522036	NC-3	Geary Boulevard NCD	ZN04
3	1522037	NC-3	Geary Boulevard NCD	ZN04
	1522038	NC-3	Geary Boulevard NCD	ZN04
4	1523001	NC-3	Geary Boulevard NCD	ZN04
	1523046	NC-3	Geary Boulevard NCD	ZN04
5	1523046A	NC-3	Geary Boulevard NCD	ZN04
	1523046B	NC-3	Geary Boulevard NCD	ZN04
6	1523047	NC-3	Geary Boulevard NCD	ZN04
	1523048	NC-3	Geary Boulevard NCD	ZN04
7	1523049	NC-3	Geary Boulevard NCD	ZN04
	1524001	NC-3	Geary Boulevard NCD	ZN04
8	1524036	NC-3	Geary Boulevard NCD	ZN04
	1524037	NC-3	Geary Boulevard NCD	ZN04
9	1524039	NC-3	Geary Boulevard NCD	ZN04
	1524040	NC-3	Geary Boulevard NCD	ZN04
10	1525001	NC-3	Geary Boulevard NCD	ZN04
	1525040B	NC-3	Geary Boulevard NCD	ZN04
11	1525040C	NC-3	Geary Boulevard NCD	ZN04
	1525040D	NC-3	Geary Boulevard NCD	ZN04
12	1525041	NC-3	Geary Boulevard NCD	ZN04
	1525042	NC-3	Geary Boulevard NCD	ZN04
13	1525043	NC-3	Geary Boulevard NCD	ZN04
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15 Section 6. Sheet ZN06 of the Zoning Map of the City and County of San Francisco is  
16 hereby amended, as follows:

17	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
18	1271025	NC-1	Cole Valley NCD	ZN06
	1272002	NC-1	Cole Valley NCD	ZN06
19	1268028	NC-1	Cole Valley NCD	ZN06
	1268057	NC-1	Cole Valley NCD	ZN06
20	1272001	NC-1	Cole Valley NCD	ZN06
	1267009	NC-1	Cole Valley NCD	ZN06
21	1271024	NC-1	Cole Valley NCD	ZN06
	1271026	NC-1	Cole Valley NCD	ZN06
22	1278022	NC-1	Cole Valley NCD	ZN06
	1272003	NC-1	Cole Valley NCD	ZN06
23	1272004	NC-1	Cole Valley NCD	ZN06
	1268056	NC-1	Cole Valley NCD	ZN06
24	1271024A	NC-1	Cole Valley NCD	ZN06
	1271024B	NC-1	Cole Valley NCD	ZN06
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1	1268055	NC-1	Cole Valley NCD	ZN06
	1272005	NC-1	Cole Valley NCD	ZN06
2	1268026	NC-1	Cole Valley NCD	ZN06
	1268029	NC-1	Cole Valley NCD	ZN06
3	2341014	NC-2	Inner Taraval NCD	ZN06
	2341015	NC-2	Inner Taraval NCD	ZN06
4	2341017	NC-2	Inner Taraval NCD	ZN06
	2341018	NC-2	Inner Taraval NCD	ZN06
5	2341040	NC-2	Inner Taraval NCD	ZN06
	2341041	NC-2	Inner Taraval NCD	ZN06
6	2341042	NC-2	Inner Taraval NCD	ZN06
	2341043	NC-2	Inner Taraval NCD	ZN06
7	2342016A	NC-2	Inner Taraval NCD	ZN06
	2342017	NC-2	Inner Taraval NCD	ZN06
8	2342018	NC-2	Inner Taraval NCD	ZN06
	2342019	NC-2	Inner Taraval NCD	ZN06
9	2342020	NC-2	Inner Taraval NCD	ZN06
	2342021	NC-2	Inner Taraval NCD	ZN06
10	2342022	NC-2	Inner Taraval NCD	ZN06
	2343017	NC-2	Inner Taraval NCD	ZN06
11	2343018	NC-2	Inner Taraval NCD	ZN06
	2343019	NC-2	Inner Taraval NCD	ZN06
12	2343019A	NC-2	Inner Taraval NCD	ZN06
	2343020	NC-2	Inner Taraval NCD	ZN06
13	2343021	NC-2	Inner Taraval NCD	ZN06
	2343040	NC-2	Inner Taraval NCD	ZN06
14	2343041	NC-2	Inner Taraval NCD	ZN06
	2343042	NC-2	Inner Taraval NCD	ZN06
15	2344A018	NC-2	Inner Taraval NCD	ZN06
	2344A018A	NC-2	Inner Taraval NCD	ZN06
16	2344A018B	NC-2	Inner Taraval NCD	ZN06
	2344A018C	NC-2	Inner Taraval NCD	ZN06
17	2344A018D	NC-2	Inner Taraval NCD	ZN06
	2344A019A	NC-2	Inner Taraval NCD	ZN06
18	2344A019B	NC-2	Inner Taraval NCD	ZN06
	2344A019C	NC-2	Inner Taraval NCD	ZN06
19	2344A019D	NC-2	Inner Taraval NCD	ZN06
	2344A038	NC-2	Inner Taraval NCD	ZN06
20	2345A018	NC-2	Inner Taraval NCD	ZN06
	2345A019	NC-2	Inner Taraval NCD	ZN06
21	2345A020	NC-2	Inner Taraval NCD	ZN06
	2345A021	NC-2	Inner Taraval NCD	ZN06
22	2345A022	NC-2	Inner Taraval NCD	ZN06
	2345A023	NC-2	Inner Taraval NCD	ZN06
23	2345A024	NC-2	Inner Taraval NCD	ZN06
24				
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1	2345A025	NC-2	Inner Taraval NCD	ZN06
	2345A026	NC-2	Inner Taraval NCD	ZN06
2	2346009	NC-2	Inner Taraval NCD	ZN06
	2346010	NC-2	Inner Taraval NCD	ZN06
3	2346014	NC-2	Inner Taraval NCD	ZN06
	2347009A	NC-2	Inner Taraval NCD	ZN06
4	2347010	NC-2	Inner Taraval NCD	ZN06
	2347011	NC-2	Inner Taraval NCD	ZN06
5	2347028	NC-2	Inner Taraval NCD	ZN06
	2347029	NC-2	Inner Taraval NCD	ZN06
6	2347030	NC-2	Inner Taraval NCD	ZN06
	2347031	NC-2	Inner Taraval NCD	ZN06
7	2407001	NC-2	Inner Taraval NCD	ZN06
	2407028A	NC-2	Inner Taraval NCD	ZN06
8	2407029	NC-2	Inner Taraval NCD	ZN06
	2407033	NC-2	Inner Taraval NCD	ZN06
9	2407040	NC-2	Inner Taraval NCD	ZN06
	2407041	NC-2	Inner Taraval NCD	ZN06
10	2407042	NC-2	Inner Taraval NCD	ZN06
	2407043	NC-2	Inner Taraval NCD	ZN06
11	2407044	NC-2	Inner Taraval NCD	ZN06
	2407045	NC-2	Inner Taraval NCD	ZN06
12	2407046	NC-2	Inner Taraval NCD	ZN06
	2408001	NC-2	Inner Taraval NCD	ZN06
13	2408041	NC-2	Inner Taraval NCD	ZN06
	2408044	NC-2	Inner Taraval NCD	ZN06
14	2408047	NC-2	Inner Taraval NCD	ZN06
	2408048	NC-2	Inner Taraval NCD	ZN06
15	2408051	NC-2	Inner Taraval NCD	ZN06
	2408052	NC-2	Inner Taraval NCD	ZN06
16	2408053	NC-2	Inner Taraval NCD	ZN06
	2408054	NC-2	Inner Taraval NCD	ZN06
17	2408055	NC-2	Inner Taraval NCD	ZN06
	2408056	NC-2	Inner Taraval NCD	ZN06
18	2408057	NC-2	Inner Taraval NCD	ZN06
	2408058	NC-2	Inner Taraval NCD	ZN06
19	2409001	NC-2	Inner Taraval NCD	ZN06
	2409036	NC-2	Inner Taraval NCD	ZN06
20	2409037	NC-2	Inner Taraval NCD	ZN06
	2409038	NC-2	Inner Taraval NCD	ZN06
21	2409041	NC-2	Inner Taraval NCD	ZN06
	2409042	NC-2	Inner Taraval NCD	ZN06
22	2409043	NC-2	Inner Taraval NCD	ZN06
	2409061	NC-2	Inner Taraval NCD	ZN06
23	2410027	NC-2	Inner Taraval NCD	ZN06
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2410029	NC-2	Inner Taraval NCD	ZN06
2410029A	NC-2	Inner Taraval NCD	ZN06
2410029B	NC-2	Inner Taraval NCD	ZN06
2410029C	NC-2	Inner Taraval NCD	ZN06
2410031	NC-2	Inner Taraval NCD	ZN06
2410041	NC-2	Inner Taraval NCD	ZN06
2410042	NC-2	Inner Taraval NCD	ZN06
2411001	NC-2	Inner Taraval NCD	ZN06
2411021M	NC-2	Inner Taraval NCD	ZN06
2411022	NC-2	Inner Taraval NCD	ZN06
2411023	NC-2	Inner Taraval NCD	ZN06
2412034	NC-2	Inner Taraval NCD	ZN06
2412036	NC-2	Inner Taraval NCD	ZN06
2412037	NC-2	Inner Taraval NCD	ZN06
2412038	NC-2	Inner Taraval NCD	ZN06
2412039	NC-2	Inner Taraval NCD	ZN06
2413014	NC-2	Inner Taraval NCD	ZN06
2413038	NC-2	Inner Taraval NCD	ZN06

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

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5501034	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5501044	NC-3	Mission Bernal NCD	ZN07
5501044A	NC-3	Mission Bernal NCD	ZN07
5501045	NC-3	Mission Bernal NCD	ZN07
5501046	NC-3	Mission Bernal NCD	ZN07
5501047	NC-3	Mission Bernal NCD	ZN07
5501048	NC-3	Mission Bernal NCD	ZN07
5501050	NC-3	Mission Bernal NCD	ZN07
5501051	NC-3	Mission Bernal NCD	ZN07
5501079	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5501082	NC-3	Mission Bernal NCD	ZN07
5501083	NC-3	Mission Bernal NCD	ZN07
5501084	NC-3	Mission Bernal NCD	ZN07
5518016	NC-3	Mission Bernal NCD	ZN07
5518017	NC-3	Mission Bernal NCD	ZN07
5518018	NC-3	Mission Bernal NCD	ZN07
5518019	NC-3	Mission Bernal NCD	ZN07
5518031	NC-3	Mission Bernal NCD	ZN07
5518032	NC-3	Mission Bernal NCD	ZN07
5518033	NC-3	Mission Bernal NCD	ZN07

1	5518034	NC-3	Mission Bernal NCD	ZN07
	5518035	NC-3	Mission Bernal NCD	ZN07
2	5518036	NC-3	Mission Bernal NCD	ZN07
	5518037	NC-3	Mission Bernal NCD	ZN07
3	5518038	NC-3	Mission Bernal NCD	ZN07
	5518039	NC-3	Mission Bernal NCD	ZN07
4	5518040	NC-3	Mission Bernal NCD	ZN07
	5518041	NC-3	Mission Bernal NCD	ZN07
5	5518042	NC-3	Mission Bernal NCD	ZN07
	5518043	NC-3	Mission Bernal NCD	ZN07
6	5518044	NC-3	Mission Bernal NCD	ZN07
	5518045	NC-3	Mission Bernal NCD	ZN07
7	5518046	NC-3	Mission Bernal NCD	ZN07
	5609012	NC-3	Mission Bernal NCD	ZN07
8	5609015	NC-3	Mission Bernal NCD	ZN07
	5609016	NC-3	Mission Bernal NCD	ZN07
9	5609017	NC-3	Mission Bernal NCD	ZN07
	5609028	NC-3	Mission Bernal NCD	ZN07
10	5609029	NC-3	Mission Bernal NCD	ZN07
	5615028	NC-3	Mission Bernal NCD	ZN07
11	5615033	NC-3	Mission Bernal NCD	ZN07
	5615034	NC-3	Mission Bernal NCD	ZN07
12	5615035	NC-3	Mission Bernal NCD	ZN07
	5615036	NC-3	Mission Bernal NCD	ZN07
13	5615036A	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615037	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
14	5615038	NC-3	Mission Bernal NCD	ZN07
	5615039	NC-3	Mission Bernal NCD	ZN07
15	5615040	NC-3	Mission Bernal NCD	ZN07
	5615041	NC-3	Mission Bernal NCD	ZN07
16	5615042	NC-3	Mission Bernal NCD	ZN07
	5615045	NC-3	Mission Bernal NCD	ZN07
17	5615049	NC-3	Mission Bernal NCD	ZN07
	5615050	NC-3	Mission Bernal NCD	ZN07
18	5615051	NC-3	Mission Bernal NCD	ZN07
	5615052	NC-3	Mission Bernal NCD	ZN07
19	5615070	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615071	NC-3	Mission Bernal NCD	ZN07
20	5615073	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615078	NC-3	Mission Bernal NCD	ZN07
21	5615079	NC-3	Mission Bernal NCD	ZN07
	5615080	NC-3	Mission Bernal NCD	ZN07
22	5615082	NC-3	Mission Bernal NCD	ZN07
	5615083	NC-3	Mission Bernal NCD	ZN07
23	5615084	NC-3	Mission Bernal NCD	ZN07
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5615085	NC-3	Mission Bernal NCD	ZN07
5615086	NC-3	Mission Bernal NCD	ZN07
5615087	NC-3	Mission Bernal NCD	ZN07
5615088	NC-3	Mission Bernal NCD	ZN07
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5615090	NC-3	Mission Bernal NCD	ZN07
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5615092	NC-3	Mission Bernal NCD	ZN07
5615093	NC-3	Mission Bernal NCD	ZN07
5615094	NC-3	Mission Bernal NCD	ZN07
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5615096	NC-3	Mission Bernal NCD	ZN07
5615097	NC-3	Mission Bernal NCD	ZN07
5615098	NC-3	Mission Bernal NCD	ZN07
5615099	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615100	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615101	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615102	NC-3	Mission Bernal NCD	ZN07
5615103	NC-3	Mission Bernal NCD	ZN07
5615104	NC-3	Mission Bernal NCD	ZN07
5615105	NC-3	Mission Bernal NCD	ZN07
5615106	NC-3	Mission Bernal NCD	ZN07
5615107	NC-3	Mission Bernal NCD	ZN07
5615108	NC-3	Mission Bernal NCD	ZN07
5615109	NC-3	Mission Bernal NCD	ZN07
5615110	NC-3	Mission Bernal NCD	ZN07
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6574012	NC-3	Mission Bernal NCD	ZN07
6574013	NC-3	Mission Bernal NCD	ZN07
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6574017	NC-3	Mission Bernal NCD	ZN07
6574018	NC-3	Mission Bernal NCD	ZN07
6574019	NC-3	Mission Bernal NCD	ZN07
6574020	NC-3	Mission Bernal NCD	ZN07
6574021	NC-3	Mission Bernal NCD	ZN07
6574022	NC-3	Mission Bernal NCD	ZN07

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6574023	NC-3	Mission Bernal NCD	ZN07
6574031	NC-3	Mission Bernal NCD	ZN07
6574032	NC-3	Mission Bernal NCD	ZN07
6574033	NC-3	Mission Bernal NCD	ZN07
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6574068	NC-3	Mission Bernal NCD	ZN07
6574069	NC-3	Mission Bernal NCD	ZN07
6596001	NC-3	Mission Bernal NCD	ZN07
6596001A	NC-3	Mission Bernal NCD	ZN07
6596001B	NC-3	Mission Bernal NCD	ZN07
6596002	NC-3	Mission Bernal NCD	ZN07
6596002A	NC-3	Mission Bernal NCD	ZN07
6596003	NC-3	Mission Bernal NCD	ZN07

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	6596005	NC-3	Mission Bernal NCD	ZN07
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	6596007	NC-3	Mission Bernal NCD	ZN07
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	6596056	NC-3	Mission Bernal NCD	ZN07
23	6596057	NC-3	Mission Bernal NCD	ZN07
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1	6596058	NC-3	Mission Bernal NCD	ZN07
	6596059	NC-3	Mission Bernal NCD	ZN07
2	6596060	NC-3	Mission Bernal NCD	ZN07
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	6596063	NC-3	Mission Bernal NCD	ZN07
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5	6597047	NC-3	Mission Bernal NCD	ZN07
	6597048	NC-3	Mission Bernal NCD	ZN07
6	6635001	NC-3	Mission Bernal NCD	ZN07
	6635003	NC-3	Mission Bernal NCD	ZN07
7	6635004	NC-3	Mission Bernal NCD	ZN07
	6635005	NC-3	Mission Bernal NCD	ZN07
8	6635016	NC-3	Mission Bernal NCD	ZN07
	6635017	NC-3	Mission Bernal NCD	ZN07
9	6635018	NC-3	Mission Bernal NCD	ZN07
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	0848024	NC-2	Lower Haight Street NCD	ZN07
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17 Section 8. Sectional Map ZN10 of the Zoning Map of the City and County of San  
18 Francisco is hereby amended, as follows:

19	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
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6	5981012A	NC-2	San Bruno Avenue NCD	ZN10
	5981031	NC-2	San Bruno Avenue NCD	ZN10
7	5981032	NC-2	San Bruno Avenue NCD	ZN10
	5981033	NC-2	San Bruno Avenue NCD	ZN10
8	5981034	NC-2	San Bruno Avenue NCD	ZN10
	5981035	NC-2	San Bruno Avenue NCD	ZN10
9	5981036	NC-2	San Bruno Avenue NCD	ZN10
10	5981037	NC-2	San Bruno Avenue NCD	ZN10
	5981038	NC-2	San Bruno Avenue NCD	ZN10
11	5982001	NC-2	San Bruno Avenue NCD	ZN10
	5982002	NC-2	San Bruno Avenue NCD	ZN10
12	5982002B	NC-2	San Bruno Avenue NCD	ZN10
	5982002C	NC-2	San Bruno Avenue NCD	ZN10
13	5982003	NC-2	San Bruno Avenue NCD	ZN10
	5982003A	NC-2	San Bruno Avenue NCD	ZN10
14	5982004	NC-2	San Bruno Avenue NCD	ZN10
	5982004A	NC-2	San Bruno Avenue NCD	ZN10
15	5982004B	NC-2	San Bruno Avenue NCD	ZN10
	5982004C	NC-2	San Bruno Avenue NCD	ZN10
16	5982009	NC-2	San Bruno Avenue NCD	ZN10
17	6048001	NC-2	San Bruno Avenue NCD	ZN10
	6048001A	NC-2	San Bruno Avenue NCD	ZN10
18	6048001B	NC-2	San Bruno Avenue NCD	ZN10
	6048001C	NC-2	San Bruno Avenue NCD	ZN10
19	6048002	NC-2	San Bruno Avenue NCD	ZN10
	6048005	NC-2	San Bruno Avenue NCD	ZN10
20	6048006	NC-2	San Bruno Avenue NCD	ZN10
	6048010	NC-2	San Bruno Avenue NCD	ZN10
21	6048011	NC-2	San Bruno Avenue NCD	ZN10
	6048012	NC-2	San Bruno Avenue NCD	ZN10
22	6048013	NC-2	San Bruno Avenue NCD	ZN10
	6048014	NC-2	San Bruno Avenue NCD	ZN10
23	6048032	NC-2	San Bruno Avenue NCD	ZN10
	6048036	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
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1	6048037	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
2	6049001	NC-2	San Bruno Avenue NCD	ZN10
3	6049002	NC-2	San Bruno Avenue NCD	ZN10
4	6049002A	NC-2	San Bruno Avenue NCD	ZN10
5	6049003	NC-2	San Bruno Avenue NCD	ZN10
6	6049004	NC-2	San Bruno Avenue NCD	ZN10
7	6049005	NC-2	San Bruno Avenue NCD	ZN10
8	6049006	NC-2	San Bruno Avenue NCD	ZN10
9	6049007	NC-2	San Bruno Avenue NCD	ZN10
10	6049008	NC-2	San Bruno Avenue NCD	ZN10
11	6049009	NC-2	San Bruno Avenue NCD	ZN10
12	6049010	NC-2	San Bruno Avenue NCD	ZN10
13	6049011	NC-2	San Bruno Avenue NCD	ZN10
14	6049012	NC-2	San Bruno Avenue NCD	ZN10
15	6049013	NC-2	San Bruno Avenue NCD	ZN10
16	6049031	NC-2	San Bruno Avenue NCD	ZN10
17	6121009A	NC-2	San Bruno Avenue NCD	ZN10
18	6121010A	NC-2	San Bruno Avenue NCD	ZN10
19	6121026	NC-2	San Bruno Avenue NCD	ZN10
20	6122001	NC-2	San Bruno Avenue NCD	ZN10
21	6122022	NC-2	San Bruno Avenue NCD	ZN10

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

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5659017A	NC-2	Cortland Avenue NCD	ZN11
5660016	NC-2	Cortland Avenue NCD	ZN11
5660017	NC-2	Cortland Avenue NCD	ZN11
5660018	NC-2	Cortland Avenue NCD	ZN11
5660019	NC-2	Cortland Avenue NCD	ZN11
5660020	NC-2	Cortland Avenue NCD	ZN11
5660038	NC-2	Cortland Avenue NCD	ZN11
5660039	NC-2	Cortland Avenue NCD	ZN11
5660040	NC-2	Cortland Avenue NCD	ZN11
5661017	NC-2	Cortland Avenue NCD	ZN11
5661018	NC-2	Cortland Avenue NCD	ZN11
5661019	NC-2	Cortland Avenue NCD	ZN11
5661020	NC-2	Cortland Avenue NCD	ZN11
5661021	NC-2	Cortland Avenue NCD	ZN11
5661022	NC-2	Cortland Avenue NCD	ZN11
5662017	NC-2	Cortland Avenue NCD	ZN11

1	5662017A	NC-2	Cortland Avenue NCD	ZN11
	5662017B	NC-2	Cortland Avenue NCD	ZN11
2	5663017	NC-2	Cortland Avenue NCD	ZN11
	5663017A	NC-2	Cortland Avenue NCD	ZN11
3	5663019	NC-2	Cortland Avenue NCD	ZN11
	5663019A	NC-2	Cortland Avenue NCD	ZN11
4	5663038	NC-2	Cortland Avenue NCD	ZN11
	5664016	NC-2	Cortland Avenue NCD	ZN11
5	5664017	NC-2	Cortland Avenue NCD	ZN11
	5664018	NC-2	Cortland Avenue NCD	ZN11
6	5664019	NC-2	Cortland Avenue NCD	ZN11
	5665016	NC-2	Cortland Avenue NCD	ZN11
7	5665017	NC-2	Cortland Avenue NCD	ZN11
	5665018	NC-2	Cortland Avenue NCD	ZN11
8	5665019	NC-2	Cortland Avenue NCD	ZN11
	5665020	NC-2	Cortland Avenue NCD	ZN11
9	5665021	NC-2	Cortland Avenue NCD	ZN11
10	5666016	NC-2	Cortland Avenue NCD	ZN11
	5666017	NC-2	Cortland Avenue NCD	ZN11
11	5666018	NC-2	Cortland Avenue NCD	ZN11
	5666033	NC-2	Cortland Avenue NCD	ZN11
12	5666034	NC-2	Cortland Avenue NCD	ZN11
	5667013	NC-2	Cortland Avenue NCD	ZN11
13	5667014	NC-2	Cortland Avenue NCD	ZN11
	5667015	NC-2	Cortland Avenue NCD	ZN11
14	5667016	NC-2	Cortland Avenue NCD	ZN11
	5667017	NC-2	Cortland Avenue NCD	ZN11
15	5667018	NC-2	Cortland Avenue NCD	ZN11
	5668017	NC-2	Cortland Avenue NCD	ZN11
16	5668018	NC-2	Cortland Avenue NCD	ZN11
	5668019	NC-2	Cortland Avenue NCD	ZN11
17	5668020	NC-2	Cortland Avenue NCD	ZN11
	5669014	NC-2	Cortland Avenue NCD	ZN11
18	5677001	NC-2	Cortland Avenue NCD	ZN11
	5677031	NC-2	Cortland Avenue NCD	ZN11
19	5677032	NC-2	Cortland Avenue NCD	ZN11
	5677033	NC-2	Cortland Avenue NCD	ZN11
20	5678001	NC-2	Cortland Avenue NCD	ZN11
	5678022	NC-2	Cortland Avenue NCD	ZN11
21	5678023	NC-2	Cortland Avenue NCD	ZN11
	5678024	NC-2	Cortland Avenue NCD	ZN11
22	5678025	NC-2	Cortland Avenue NCD	ZN11
	5678026	NC-2	Cortland Avenue NCD	ZN11
23	5678027	NC-2	Cortland Avenue NCD	ZN11
	5678028	NC-2	Cortland Avenue NCD	ZN11

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5678029	NC-2	Cortland Avenue NCD	ZN11
5678030	NC-2	Cortland Avenue NCD	ZN11
5678031	NC-2	Cortland Avenue NCD	ZN11
5680001	NC-2	Cortland Avenue NCD	ZN11
5680006A	NC-2	Cortland Avenue NCD	ZN11
5680008	NC-2	Cortland Avenue NCD	ZN11
5680009	NC-2	Cortland Avenue NCD	ZN11
5680010	NC-2	Cortland Avenue NCD	ZN11
5682001	NC-2	Cortland Avenue NCD	ZN11
5682002	NC-2	Cortland Avenue NCD	ZN11
5682009	NC-2	Cortland Avenue NCD	ZN11
5682011	NC-2	Cortland Avenue NCD	ZN11
5683001	NC-2	Cortland Avenue NCD	ZN11
5683001A	NC-2	Cortland Avenue NCD	ZN11
5683010	NC-2	Cortland Avenue NCD	ZN11
5683011	NC-2	Cortland Avenue NCD	ZN11
5683021	NC-2	Cortland Avenue NCD	ZN11
5683022	NC-2	Cortland Avenue NCD	ZN11
5684018	NC-2	Cortland Avenue NCD	ZN11
5642020	NC-3	Mission Bernal NCD	ZN11
5642027	NC-3	Mission Bernal NCD	ZN11
5642028	NC-3	Mission Bernal NCD	ZN11
5642049	NC-3	Mission Bernal NCD	ZN11
5642050	NC-3	Mission Bernal NCD	ZN11
5642063	NC-3	Mission Bernal NCD	ZN11
5642064	NC-3	Mission Bernal NCD	ZN11
5642065	NC-3	Mission Bernal NCD	ZN11
5673018	NC-3	Mission Bernal NCD	ZN11
5673019	NC-3	Mission Bernal NCD	ZN11
5673020	NC-3	Mission Bernal NCD	ZN11
5673021	NC-3	Mission Bernal NCD	ZN11
5673022	NC-3	Mission Bernal NCD	ZN11
5673023	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
5673024	NC-3	Mission Bernal NCD	ZN11
5673025	NC-3	Mission Bernal NCD	ZN11
5673039	NC-3	Mission Bernal NCD	ZN11
5673040	NC-3	Mission Bernal NCD	ZN11
5673041	NC-3	Mission Bernal NCD	ZN11
5673051	NC-3	Mission Bernal NCD	ZN11
5673052	NC-3	Mission Bernal NCD	ZN11
5673053	NC-3	Mission Bernal NCD	ZN11
5673054	NC-3	Mission Bernal NCD	ZN11
5673055	NC-3	Mission Bernal NCD	ZN11
5674020	NC-3	Mission Bernal NCD	ZN11
5674021	NC-3	Mission Bernal NCD	ZN11

1	5674022	NC-3	Mission Bernal NCD	ZN11
2	5674023	NC-3	Mission Bernal NCD	ZN11
3	5712045	NC-3	Mission Bernal NCD	ZN11
4	6660011	NC-3	Mission Bernal NCD	ZN11
5	6660005	NC-3	Mission Bernal NCD	ZN11
6	6660006	NC-3	Mission Bernal NCD	ZN11
7	6660007	NC-3	Mission Bernal NCD	ZN11
8	6660008	NC-3	Mission Bernal NCD	ZN11
9	6660009	NC-3	Mission Bernal NCD	ZN11
10	6660010	NC-3	Mission Bernal NCD	ZN11
11	6660012	NC-3	Mission Bernal NCD	ZN11
12	6660013	NC-3	Mission Bernal NCD	ZN11
13	6660015	NC-3	Mission Bernal NCD	ZN11
14	6660016	NC-3	Mission Bernal NCD	ZN11
15	6660023	NC-3	Mission Bernal NCD	ZN11
16	6660024	NC-3	Mission Bernal NCD	ZN11
17	6660025	NC-3	Mission Bernal NCD	ZN11
18	6660026	NC-3	Mission Bernal NCD	ZN11
19	6660028A	NC-3	Mission Bernal NCD	ZN11
20	6660028B	NC-3	Mission Bernal NCD	ZN11
21	6660050	NC-3	Mission Bernal NCD	ZN11
22	6660055	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
23	6660058	NC-3	Mission Bernal NCD	ZN11
24	6660059	NC-3	Mission Bernal NCD	ZN11
25	6660060	NC-3	Mission Bernal NCD	ZN11
	6660061	NC-3	Mission Bernal NCD	ZN11

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

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
7226021C	NC-1	Lakeside Village NCD	ZN12
7226021	NC-1	Lakeside Village NCD	ZN12
7226019	NC-1	Lakeside Village NCD	ZN12
7226020	NC-1	Lakeside Village NCD	ZN12
7225013	NC-1	Lakeside Village NCD	ZN12
7224002	NC-1	Lakeside Village NCD	ZN12
7226021A	NC-1	Lakeside Village NCD	ZN12
7225014A	NC-1	Lakeside Village NCD	ZN12
7225014	NC-1	Lakeside Village NCD	ZN12
7226021B	NC-1	Lakeside Village NCD	ZN12
7223003	NC-1	Lakeside Village NCD	ZN12
7224002A	NC-1	Lakeside Village NCD	ZN12

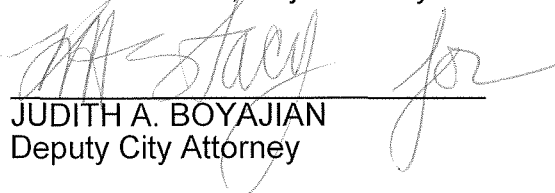
7220003	NC-1	Lakeside Village NCD	ZN12
7224002B	NC-1	Lakeside Village NCD	ZN12
7226019A	NC-1	Lakeside Village NCD	ZN12
7225014C	NC-1	Lakeside Village NCD	ZN12
7220003A	NC-1	Lakeside Village NCD	ZN12
7223003A	NC-1	Lakeside Village NCD	ZN12
7226022	NC-1	Lakeside Village NCD	ZN12
7223004	NC-1	Lakeside Village NCD	ZN12
7226023	NC-1	Lakeside Village NCD	ZN12
7226017	NC-1	Lakeside Village NCD	ZN12

Section 11. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

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

By:

  
JUDITH A. BOYAJIAN  
Deputy City Attorney

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# City and County of San Francisco

## Tails Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 191260

**Date Passed:** January 21, 2020

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

January 13, 2020 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

January 13, 2020 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

January 14, 2020 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Safai, Stefani, Walton and Yee  
Excused: 1 - Ronen

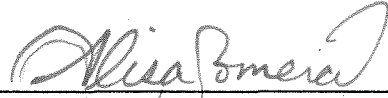
January 21, 2020 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Safai, Stefani, Walton and Yee  
Excused: 1 - Ronen

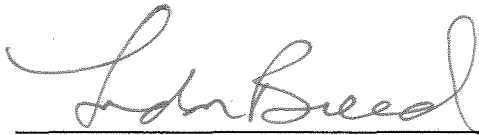


File No. 191260

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 1/21/2020 by the Board of Supervisors of the City and County of San Francisco.



+ Angela Calvillo  
Clerk of the Board



London N. Breed  
Mayor



Date Approved