

1 [Planning Code, Zoning Map - Establishing the Fillmore Street Neighborhood Commercial
2 District]

3 **Ordinance amending the Planning Code to establish the Fillmore Street Neighborhood**
4 **Commercial District along Fillmore Street between Bush and McAllister Streets;**
5 **amending various other Code sections to make conforming and other technical**
6 **changes; amending the Zoning Map to add the Fillmore Street NCD; affirming the**
7 **Planning Department's California Environmental Quality Act determination; and making**
8 **findings of consistency with the General Plan, and the eight priority policies of**
9 **Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Ariel font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strike-through italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Ariel font.
14 **Board amendment deletions** are in ~~strikethrough Ariel font~~.
15 **Asterisks (* * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

18 Section 1. Findings.

19 (a) The Planning Department has determined that the actions contemplated in this
20 ordinance comply with the California Environmental Quality Act (California Public Resources
21 Code Section 21000 et seq.). The Board of Supervisors hereby affirms this determination.
22 Said determination is on file with the Clerk of the Board of Supervisors in File No. 120814 and
23 is incorporated herein by reference.

24 (b) On June 13, 2013, the Planning Commission, in Resolution No. 18907, adopted
25 findings that the actions contemplated in this ordinance are consistent, on balance, with the
City's General Plan and the priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. 120814.

3
4 Section 2. The Planning Code is hereby amended by adding Section 747.1 and the
5 accompanying Zoning Control Table, to read as follows:

6 **SEC. 747.1. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

7 The Fillmore Street Neighborhood Commercial District (“Fillmore Street NCD”) extends along
8 Fillmore Street between Bush and McAllister Streets. Fillmore Street's dense mixed-use character
9 consists of buildings with residential units above ground-story commercial use. Buildings range in
10 height from one-story commercial buildings to high-rise towers. Fillmore Street and Geary Boulevard
11 are important public transit corridors. The commercial district provides convenience goods and
12 services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that
13 attract visitors from near and far.

14 The Fillmore Street NCD controls are designed to encourage and promote development that
15 enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Rear yard
16 requirements at residential levels preserve open space corridors of interior blocks. Housing
17 development in new buildings is encouraged above the ground story. Existing residential units are
18 protected by limitations on demolition and upper-story conversions.

19 Consistent with Fillmore Street’s existing mixed-use character, new commercial development is
20 permitted at the ground and second stories. Most neighborhood- and visitor-serving businesses are
21 strongly encouraged. Controls on new Formula Retail uses are consistent with Citywide policy for
22 Neighborhood Commercial Districts; Eating and Drinking and entertainment uses are confined to the
23 ground story. The second story may be used by some retail stores, personal services, and medical,
24 business, and professional offices. Parking and hotels are monitored at all stories. Limits on drive-up
25

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

3 **SEC. 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING**

4 **CONTROL TABLE**

			<u>Fillmore Street</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>			
747.10	<u>Height and Bulk Limit</u>	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271	<u>Generally, 65-X, and 40-X south of Oak Street; see Zoning Map. Height Sculpting on Alleys; § 261.1. Additional 5 feet in height allowed for parcels in the 40-X and 50-X height district with active uses; see § 263.20</u>
747.11	<u>Lot Size</u> [Per Development]	§§ 790.56, 121.1	<u>P up to 9,999 sq. ft.; C 10,000 sq. ft. & above</u>
747.12	<u>Rear Yard</u>	§§ 130, 134, 136	<u>Required at residential levels § 134(a) and (e)</u>
747.13	<u>Street Frontage</u>	§ 145.1	<u>Required</u>
747.13a	<u>Street Frontage, Above Grade</u> <u>Parking Setback and Active Uses</u>	§ 145.1	<u>Maximum 25 feet on ground floor, 15 feet on floors above</u>
747.13b	<u>Street Frontage, Required</u>	§ 145.4	<u>Required along Fillmore</u>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

	<u>Ground Floor Commercial</u>		<u>Street from Bush Street to McAllister Street</u>
<u>747.14</u>	<u>Awning</u>	<u>§ 136.1(a)</u>	<u>P</u>
<u>747.15</u>	<u>Canopy</u>	<u>§ 136.1(b)</u>	<u>P</u>
<u>747.16</u>	<u>Marquee</u>	<u>§ 136.1(c)</u>	<u>P</u>
<u>747.17</u>	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</u>			
<u>747.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>3.6 to 1</u> <u>§ 124(a) and (b)</u>
<u>747.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130, § 121.2</u>	<u>P up to 5,999 sq. ft.;</u> <u>C 6,000 sq. ft. & above</u>
<u>747.22</u>	<u>Off-Street Parking, Non-residential</u>	<u>§§ 145.1, 150, 151.1, 153 - 157, 159 - 160, 204.5</u>	<u>None required. Maximum permitted as set forth in Section 151.1</u>
<u>747.23</u>	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 204.5, 152, 161(b)</u>	<u>Generally, none required if gross floor area is less than 10,000 sq. ft.</u>
<u>747.24</u>	<u>Outdoor Activity Area</u>	<u>§§ 790.70, 145.2(a)</u>	<u>P if located in front; C if</u>

1			<i>located elsewhere</i>		
2	<u>747.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>		
3	<u>747.26</u>	<u>Walk-Up Facility</u>	<u>§§ 790.140, 145.2(b)</u>		
4			<i>P if recessed 3 ft.;</i>		
			<i>C if not recessed</i>		
5	<u>747.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>		
6	<u>747.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608,</u>		
7			<u>609</u>		
8	<u>747.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604,</u>		
9			<u>607.1(f)(2), 608, 609</u>		
10	<u>747.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604,</u>		
11			<u>607.1(c), (d), and (g),</u>		
12			<u>608, 609</u>		
13			<u>Fillmore Street</u>		
14	<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>		
15			<u>Controls by Story</u>		
			<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>
16	<u>747.36</u>	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>
17	<u>747.37</u>	<u>Residential Demolition</u>	<u>§ 317</u>	<u>P</u>	<u>C</u>
18	<u>747.38</u>	<u>Residential Division</u>	<u>§ 207.8</u>	<u>P</u>	<u>P</u>
19	<u>747.39</u>	<u>Residential Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>
20					
21	<u>Retail Sales and Services</u>				
22	<u>747.40</u>	<u>Other Retail Sales and Services</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>
23		<u>[Not Listed Below]</u>			
24	<u>747.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>	<u>P</u>
25	<u>747.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P</u>	<u>P</u>

1	<u>747.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P</u>	<u>P</u>	
2	<u>747.45</u>	<u>Liquor Store</u>	<u>§ 790.55</u>			
3	<u>747.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>	<u>P</u>	
4	<u>747.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>	<u>C</u>	<u>C</u>	
5	<u>747.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>	<u>P</u>	
6	<u>747.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P</u>	<u>P</u>	
7	<u>747.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P</u>	<u>P</u>	
8	<u>747.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	<u>P</u>
9	<u>747.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
10	<u>747.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>747.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u>	<u>C</u>	<u>C</u>	
12			<u>§§29.1 – 29.32 Health</u>			
13			<u>Code</u>			
14	<u>747.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>747.56</u>	<u>Automobile Parking</u>	<u>§§ 790.8, 145.1, 156, 160</u>	<u>C</u>		
16	<u>747.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
17	<u>747.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
18	<u>747.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>	<u>C</u>	
19	<u>747.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>	<u>C</u>		
20	<u>747.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>	<u>C</u>		
21	<u>747.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
22	<u>747.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>	<u>C</u>		
23	<u>747.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>747.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>747.66</u>	<u>Storage</u>	<u>§ 790.117</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>747.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>NP #</u>		
3	<u>747.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
4		<u>Establishments</u>				
5	<u>747.69B</u>	<u>Amusement Game Arcade</u>	<u>§ 790.4</u>	<u>C</u>		
6		<u>(Mechanical Amusement Devices)</u>				
7	<u>747.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>747.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Institutions and Non-Retail Sales and Services</u>					
10	<u>747.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>747.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>747.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>747.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>747.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>747.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P #</u>		
16	<u>747.85</u>	<u>Philanthropic Administrative</u>	<u>§ 790.107</u>		<u>P</u>	
17		<u>Service</u>				
18	<u>RESIDENTIAL STANDARDS AND USES</u>					
19	<u>747.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>747.91</u>	<u>Residential Density, Dwelling</u>	<u>§§ 207, 207.1, 207.4,</u>	<u>Generally, 1 unit per 600 sq.</u>		
21		<u>Units</u>	<u>790.88(a)</u>	<u>ft. lot area</u>		
22	<u>747.92</u>	<u>Residential Density, Group</u>	<u>§§ 207.1, 208, 790.88(b)</u>	<u>Generally, 1 bedroom per 210</u>		
23		<u>Housing</u>		<u>sq. ft. lot area</u>		
24	<u>747.93</u>	<u>Usable Open Space</u>	<u>§§ 135, 136</u>	<u>Generally, either 80 sq. ft. if</u>		
25						

	<i>[Per Residential Unit]</i>		<i>private, or 100 sq. ft. if common § 135(d)</i>		
<u>747.94</u>	<i>Off-Street Parking, Residential</i>	<i>§§ 150, 151.1, 153 - 157, 159 - 160</i>	<i>None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above</i>		
<u>747.95</u>	<i>Community Residential Parking</i>	<i>§ 790.10</i>	<u>C</u>	<u>C</u>	<u>C</u>

SPECIFIC PROVISIONS FOR THE FILLMORE STREET

NEIGHBORHOOD COMMERCIAL DISTRICT

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
<u>§ 747.68</u>	<u>§ 249.35</u>	<p><u>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</u></p> <p><i>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within the Fillmore Street NCD.</i></p> <p><i>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</i></p>
<u>§ 747.84</u>	<u>§ 790.141</u> <i>Health Code § 3308</i>	<i>Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>

Section 3. The Planning Code is hereby amended by revising Table 151.1 and Sections 151.1, 201, 249.35, 607.1, and 702.1, to read as follows:

SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN SPECIFIED DISTRICTS.

(a) **Applicability.** This subsection shall apply only to ~~DTR~~, NCT, RC, RCD, ~~Upper Market Street NCD~~, RTO, ~~Eastern Neighborhood~~ Mixed Use, ~~South of Market Mixed Use~~, M-1, PDR-1-D, and PDR-1-G, C-M, and ~~or~~ C-3 Districts, and to the Broadway, Divisadero Street, Fillmore Street, Excelsior Outer Mission Street, North Beach, and Upper Market Neighborhood Commercial Districts.

* * * *

Table 151.1

OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street Car Parking Spaces or Space Devoted to Off-Street Car Parking Permitted
<p>* * * *</p> <p>Dwelling units and SRO units in NCT, <u>RC</u>, C-M, RSD, and SLR Districts, <u>and Chinatown Mixed Use Districts, and the Broadway, Divisadero Street, Fillmore Street, North Beach, and the Upper Market NCD Neighborhood Commercial Districts</u>, except as specified below.</p>	<p>P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each dwelling unit.</p>
<p>Dwelling units in the <u>Glen Park and Ocean Avenue NCT Districts</u> and <u>the Excelsior Outer Mission Street Neighborhood Commercial Glen Park NCT District</u></p>	<p>P up to one car for each unit; NP above.</p>
<p>Dwelling units in the Folsom Street NCT and RCD</p>	<p>P up to one car for each two dwelling units; up to</p>

<p>1 <i>Districts</i></p> <p>2</p> <p>3</p>	<p><i>0.75 cars for each dwelling unit, subject to the</i></p> <p><i>criteria and procedures of Section 151.1(g); NP</i></p> <p><i>above 0.75 cars for each dwelling unit.</i></p>
---	--

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

5 In order to carry out the purposes and provisions of this Code, the City is hereby

6 divided into the following classes of use districts:

7 * * * *

<p>8 Named Neighborhood Commercial Districts</p> <p>9 (Defined in Sec. 702.1)</p>
<p>10 Broadway Neighborhood Commercial District (Defined in Sec. 714.1)</p>
<p>11 Castro Street Neighborhood Commercial District (Defined in Sec. 715.1)</p>
<p>12 Inner Clement Street Neighborhood Commercial District (Defined in Sec. 716.1)</p>
<p>13 Outer Clement Street Neighborhood Commercial District (Defined in Sec. 717.1)</p>
<p>14 <u>Divisadero Street Neighborhood Commercial District (Defined in Sec. 746.1)</u></p>
<p>15 <i>Excelsior Outer Mission Neighborhood Commercial District (Defined in Sec. 745.1)</i></p>
<p>16 <u>Fillmore Street Neighborhood Commercial District (Defined in Sec. 747.1)</u></p>
<p>17 Upper Fillmore Street Neighborhood Commercial District (Defined in Sec. 718.1)</p>
<p>18 Haight Street Neighborhood Commercial District (Defined in Sec. 719.1)</p>
<p>19 <i>Inner Sunset Neighborhood Commercial District (Defined in Sec. 730.1)</i></p>
<p>20 <u>Irving Street Neighborhood Commercial District (Defined in 740.1)</u></p>
<p>21 <u>Judah Street Neighborhood Commercial District (Defined in Sec. 742.1)</u></p>
<p>22 Upper Market Street Neighborhood Commercial District (Defined in Sec. 721.1)</p>
<p>23 <u>Noriega Street Neighborhood Commercial District (Defined in Sec. 739.1)</u></p>
<p>24 North Beach Neighborhood Commercial District (Defined in Sec. 722.1)</p> <p>25</p>

1	Pacific Avenue Neighborhood Commercial District (Defined in Sec. 732.1)
2	Polk Street Neighborhood Commercial District (Defined in Sec. 723.1)
3	<i>Regional Commercial District (Defined in Sec. 744)</i>
4	Sacramento Street Neighborhood Commercial District (Defined in Sec. 724.1)
5	<i>Inner Sunset Neighborhood Commercial District (Defined in Sec. 730.1)</i>
6	<i>Taraval Street Neighborhood Commercial District (Defined in 741.1)</i>
7	<i>24th Street-Noe Valley Neighborhood Commercial District (Defined in Sec. 728.1)</i>
8	Union Street Neighborhood Commercial District (Defined in Sec. 725.1)
9	<i>24th Street-Noe Valley Neighborhood Commercial District (Defined in Sec. 728.1)</i>
10	West Portal Avenue Neighborhood Commercial District (Defined in Sec. 729.1)
11	<i>Noriega Street Neighborhood Commercial District (Defined in Sec. 739.1)</i>
12	<i>Irving Street Neighborhood Commercial District (Defined in 740.1)</i>
13	<i>Taraval Street Neighborhood Commercial District (Defined in 741.1)</i>
14	Judah Street Neighborhood Commercial District (Defined in Sec. 742.1)
15	<i>Regional Commercial District (Defined in Sec. 744)</i>
16	<i>Excelsior Outer Mission Neighborhood Commercial District (Defined in Sec. 745.1)</i>
17	* * * *
18	

19 **SEC. 249.35. FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT.**

20 * * * *

21 (b) **Establishment of the Fringe Financial Service Restricted Use District.** In order
 22 to preserve the residential character and the neighborhood-serving commercial uses of the
 23 following defined areas, a noncontiguous Fringe Financial Service Restricted Use District
 24 (Fringe Financial Service RUD) is hereby established for the following properties:
 25

1 (1) Properties in the Mission Alcoholic Beverage Special Use District, as
2 described in Section ~~249.60~~ 781.8 of this Code and as designated on ~~Zoning~~ Sectional Maps
3 ~~Numbers~~ SU07 and SU08 of the Zoning Map of the City and County of San Francisco;

4 (2) Properties in the North of Market Residential Special Use District, as
5 described in Section 249.5 of this Code and as designated on ~~Zoning~~ Sectional Maps ~~Numbers~~
6 SU01 and SU02 of the Zoning Map of the City and County of San Francisco;

7 (3) Properties in NC-1 and NCT-3 Districts, and in the Broadway (Sec. 714), Castro
8 Street (Sec. 715), Inner Clement Street (Sec. 716), Outer Clement Street (Sec. 717), Divisadero Street
9 (Sec. 746) Alcohol Restricted Use District, as described in 783 of this Code and as designated on
10 Zoning Maps Numbers SU02 and SU07 of the Zoning Map of the City and County of San Francisco
11 and the Excelsior Outer Mission Street (Sec. 745), Fillmore Street (Sec. 747), Upper Fillmore
12 Street (Sec. 718), Fillmore Street (Sec. 747), Haight Street (Sec. 719), Upper Market Street (Sec.
13 721), Upper Market Street NCT (Sec. 733), Mission Street (Sec. 736), North Beach (Sec. 722), Pacific
14 Avenue (Sec. 732), Sacramento Street (Sec. 724), Inner Sunset (Sec. 730), 24th Street - Mission (Sec.
15 727), 24th Street - Noe Valley (Sec. 728), Union Street (Sec. 725), Valencia Street (Sec. 726), and West
16 Portal Avenue (Sec. 729) Neighborhood Commercial Districts, as described in Section 745 of this
17 Code and as designated on Zoning Map ZN08 of the Zoning Map of the City and County of San
18 Francisco;

19 (4) Properties in the Third Street Alcohol Restricted Use District, as described in
20 Section ~~249.62~~ 782 of this Code and as designated on ~~Zoning~~ Sectional Map ~~Number~~ SU10 of
21 the Zoning Map of the City and County of San Francisco; and

22 (5) Properties in the Haight Street Alcohol Restricted Use Subdistrict, as
23 described in Section 781.9 of this Code and as designated on ~~Zoning~~ Sectional Maps ~~Numbers~~
24 SU06 and SU07 of the Zoning Map of the City and County of San Francisco.

1 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**
2 **DISTRICTS.**

3 * * *

4 (e) **General Advertising Signs.** General advertising signs, as defined in Section
5 602.7, shall, where permitted by the zoning controls for the individual NC districts, conform to the
6 requirements of this subsection ~~be permitted in Neighborhood Commercial Districts, except in the~~
7 ~~Inner Sunset Neighborhood Commercial District where they are not permitted, as provided for below.~~

8 In NC Districts where such signs are permitted, general advertising signs may be either a wall
9 sign or freestanding, provided that the surface of any freestanding sign shall be parallel to and
10 within three feet of an adjacent building wall. In either case, the building wall shall form a
11 complete backdrop for the sign, as the sign is viewed from all points from a street or alley from
12 which it is legible. No general advertising sign shall be permitted to cover part or all of any
13 windows. Any extension of the copy beyond the rectangular perimeter of the sign shall be
14 included in the calculation of the sign, as defined in Section 602.1(a) of this Code.

15 (1) NC-2, NCT-2, ~~and~~ NC-S, and named NC and NCT Districts. No more than one
16 general advertising sign shall be permitted per lot or in NC-S Districts, per district. Such sign
17 shall not exceed 72 square feet in area nor exceed 12 feet in height. Such sign may be either
18 nonilluminated or indirectly illuminated.

19 (2) NC-3; and NCT-3; ~~and Broadway~~ Districts. No more than one general
20 advertising sign not exceeding 300 square feet or two general advertising signs of 72 square
21 feet each shall be permitted per lot. The height of any such sign shall not exceed 24 feet, or
22 the height of the wall to which it is attached, or the height of the lowest of any residential
23 windowsills on the wall to which it is attached, whichever is lower, if a wall sign, or the
24 adjacent wall or the top of the adjacent wall if a freestanding sign, whichever is lower.

1 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in
2 all Neighborhood Commercial and Residential-Commercial Districts subject to the limits set
3 forth below.

4 * * * *

5 (2) RC, NC-2, NCT-2, NC-S, Broadway, Castro Street, Inner Clement Street,
6 Outer Clement Street, Divisadero Street, Excelsior Outer Mission Street, Fillmore Street, Upper
7 Fillmore Street, Folsom Street, Glen Park, Inner Sunset, Irving Street, Haight Street, Hayes-
8 Gough, Judah Street, Upper Market Street, ~~Excelsior Outer Mission Street~~, Noriega Street,
9 North Beach, Ocean Avenue, Pacific Avenue, Polk Street, Regional Commercial District,
10 Sacramento Street, SoMa, Taraval Street, Union Street, Valencia Street, 24th Street -
11 Mission, 24th Street - Noe Valley, and West Portal Avenue, ~~Glen Park, RCD, and Folsom Street~~
12 Neighborhood Commercial Districts.

13 (A) **Window Signs.** The total area of all window signs, as defined in
14 Section 602.1(b), shall not exceed 1/3 the area of the window on or in which the signs are
15 located. Such signs may be nonilluminated, indirectly illuminated, or directly illuminated.

16 (B) **Wall Signs.** The area of all wall signs shall not exceed two square
17 feet per foot of street frontage occupied by the use measured along the wall to which the
18 signs are attached, or 100 square feet for each street frontage, whichever is less. The height
19 of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the
20 height of the lowest of any residential windowsill on the wall to which the sign is attached,
21 whichever is lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

22 (C) **Projecting Signs.** The number of projecting signs shall not exceed
23 one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24
24 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which
25 it is attached, or the height of the lowest of any residential windowsill on the wall to which the

1 sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of
2 the horizontal distance from the street property line to the curblineline, or six feet six inches,
3 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during
4 business hours, may be directly illuminated.

5 (D) **Signs on Awnings and Marquees.** Sign copy may be located on
6 permitted awnings or marquees in lieu of projecting signs. The area of such sign copy as
7 defined in Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be
8 nonilluminated or indirectly illuminated; except that sign copy on marquees for movie theaters
9 or places of entertainment may be directly illuminated during business hours.

10 (E) **Freestanding Signs and Sign Towers.** With the exception of
11 automotive gas and service stations, which are regulated under Paragraph 607.1(f)(4), one
12 freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the
13 building or buildings are recessed from the street property line. The existence of a
14 freestanding business sign shall preclude the erection of a freestanding identifying sign on the
15 same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a),
16 shall not exceed 20 square feet nor shall the height of the sign exceed 24 feet. No part of the
17 sign shall project more than 75 percent of the horizontal distance from the street property line
18 to the curblineline, or six feet, whichever is less. Such signs may be nonilluminated or indirectly
19 illuminated; or during business hours, may be directly illuminated.

20 * * * *

21 **SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.**

22 (a) The following districts are established for the purpose of implementing the
23 Commerce and Industry element and other elements of the General Plan, according to the
24 objective and policies stated therein. Description and Purpose Statements outline the main
25

1 functions of each Neighborhood Commercial (NC) District in the Zoning Plan for San
 2 Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

3 The description and purpose statements and land use controls applicable to each
 4 of the general and individual area districts are set forth in this Code for each district class. The
 5 boundaries of the various Neighborhood Commercial Districts are shown on the Zoning Map
 6 referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

7

8	* * * *	
9	Named Neighborhood Commercial Districts	Section Number
10	Broadway Neighborhood Commercial District	§ 714
11	Castro Street Neighborhood Commercial District	§ 715
12	Inner Clement Street Neighborhood Commercial District	§ 716
13	Outer Clement Street Neighborhood Commercial District	§ 717
14	<u>Divisadero Street Neighborhood Commercial District</u>	<u>§ 746</u>
15	<i><u>Excelsior Outer Mission Street Neighborhood Commercial District</u></i>	<u>§ 745</u>
16	<i><u>Fillmore Street Neighborhood Commercial District</u></i>	<u>§ 747</u>
17	Upper Fillmore Street Neighborhood Commercial District	§ 718
18	Haight Street Neighborhood Commercial District	§ 719
19	<u>Irving Street Neighborhood Commercial District</u>	<u>§ 740</u>
20	<u>Judah Street Neighborhood Commercial District</u>	<u>§ 742</u>
21	Upper Market Street Neighborhood Commercial District	§ 721
22	<u>Noriega Street Neighborhood Commercial District</u>	<u>§ 739</u>
23	North Beach Neighborhood Commercial District	§ 722
24		
25		

1	<u>Pacific Avenue Neighborhood Commercial District</u>	<u>§ 732</u>
2	Polk Street Neighborhood Commercial District	§ 723
3	<u>Regional Commercial District</u>	<u>§ 744</u>
4	Sacramento Street Neighborhood Commercial District	§ 724
5	<u>Inner Sunset Neighborhood Commercial District</u>	<u>§ 730</u>
6	<u>Taraval Street Neighborhood Commercial District</u>	<u>§ 741.1</u>
7	<u>24th Street-Noe Valley Neighborhood Commercial District</u>	<u>§ 728</u>
8	Union Street Neighborhood Commercial District	§ 725
9	24th Street-Noe Valley Neighborhood Commercial District	§ 728
10	West Portal Avenue Neighborhood Commercial District	§ 729
11	Inner Sunset Neighborhood Commercial District	§ 730
12	Glen Park Neighborhood Commercial Transit District	§ 738.1
13	Noriega Street Neighborhood Commercial District	§ 739.1
14	Irving Street Neighborhood Commercial District	§ 740.1
15	Taraval Street Neighborhood Commercial District	§ 741.1
16	Judah Street Neighborhood Commercial District	§ 742.1
17	Folsom Street Neighborhood Commercial Transit District	§ 743.1
18	Regional Commercial District	§ 744.1
19	Excelsior Outer Mission Street Neighborhood Commercial District	§ 745.1
20	* * * *	
21		
22		
23	<u>Folsom Street Neighborhood Commercial Transit District</u>	<u>§ 743.1</u>
24		
25		

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<i><u>Glen Park Neighborhood Commercial Transit District</u></i>	<u>§ 743.1</u>
Hayes-Gough Neighborhood Commercial Transit District	§ 720
<i><u>Valencia Street Neighborhood Commercial Transit District</u></i>	<u>§ 726</u>
<i><u>24th Street Mission Neighborhood Commercial Transit District</u></i>	<u>§ 727</u>
Upper Market Street Neighborhood Commercial Transit District	<u>§ 732</u>
<i><u>SoMa Neighborhood Commercial Transit District</u></i>	<u>§ 735</u>
Mission Street Neighborhood Commercial Transit District	§ 736
Ocean Avenue Neighborhood Commercial Transit District	§ 737
<i><u>Glen Park Neighborhood Commercial Transit District</u></i>	<u>§ 738</u>
<i><u>Folsom Street Neighborhood Commercial Transit District</u></i>	<u>§ 743.1</u>
<i><u>SoMa Neighborhood Commercial Transit District</u></i>	<u>§ 735</u>
<i><u>24th Street-Mission Neighborhood Commercial Transit District</u></i>	<u>§ 727</u>
<i><u>Valencia Street Neighborhood Commercial Transit District</u></i>	<u>§ 726</u>
* * * *	

1 Section 4. Sheets ZN02 and ZN07 of the Zoning Map of the City and County of San
2 Francisco are hereby amended, as follows:

<u>Description of Property</u>	<u>Use District to be Superseded</u>	<u>Use District Hereby Approved</u>
All parcels zoned NC-3 on Blocks 0677, 0678, 0683, 0684, 0702, 0707, 0708, 0725, 0726, 0731, 0732, 0749, 0750, 0755, 0756, and 0774;	NC-3	Fillmore Street Neighborhood Commercial District

10 Section 5. Effective Date. This ordinance shall become effective 30 days after
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
13 of Supervisors overrides the Mayor's veto of the ordinance.

14 Section 6. Scope of Ordinance. In enacting this ordinance, the Board intends to
15 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
16 punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that
17 are explicitly shown in this ordinance as additions, deletions, Board amendment additions,
18 and Board amendment deletions in accordance with the "Note" that appears under the official
19 title of the legislation.

20
21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 JUDITH A. BOYAJIAN
25 Deputy City Attorney

n:\legana\as2014\1200576\00966673.docx