AMENDED IN COMMITTEE 11/17/2025

[Planning, Business and Tax Regulations Codes - Family Zoning Plan]

FILE NO. 250701

1

ORDINANCE NO.

2	
3	Ordinance amending the Planning Code to: 1) create the Housing Choice-San
4	Francisco Program to incent housing development through a local bonus program and
5	by adopting a Housing Sustainability District, 2) modify height and bulk limits to
6	provide for additional capacity in well-resourced neighborhoods, and to allow
7	additional height and bulk for projects using the local bonus program, 3) require only
8	buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4)
9	make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and
10	RC (Residential-Commercial) District zoning tables to reflect the changes to density
11	controls, and parking requirements made in this ordinance, 5) create the RTO-C
12	(Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan
13	Transportation Commission's Transit-Oriented Communities Policy by making changes
14	to parking requirements, minimum residential densities, and minimum office
15	intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and
16	curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal
17	Transportation Agency Sites Special Use District, 9) permit businesses displaced by
18	new construction to relocate without a conditional use authorization and waive
19	development impact fees for those businesses, 10) make technical amendments to the
20	Code to implement the above changes, 11) make conforming changes to zoning tables
21	in various Districts, including the Neighborhood Commercial District and Mixed Use
22	Districts, and 12) reduce usable open space and bicycle parking requirements for
23	senior housing; amending the Business and Tax Regulations Code regarding the
24	Board of Appeals' review of permits in the Housing Choice Program Housing

1	Sustainability District; also, amending the Local Coastal Program to implement the
2	Housing Choice-San Francisco Program and other associated changes in the City's
3	Coastal Zone, and directing the Planning Director to transmit the ordinance to the
4	Coastal Commission upon enactment; affirming the Planning Department's
5	determination under the California Environmental Quality Act; making findings of
6	consistency with the General Plan, and the eight priority policies of Planning Code,
7	Section 101.1; and making public necessity, convenience, and welfare findings under
8	Planning Code, Section 302.

NOTE: Unchanged Code text and uncodified text are in plain Arial font.

Additions to Codes are in <u>single-underline italics Times New Roman font</u>.

Deletions to Codes are in <u>strikethrough italics Times New Roman font</u>.

Board amendment additions are in <u>double-underlined Arial font</u>.

Board amendment deletions are in <u>strikethrough Arial font</u>.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental and Land Use Findings

- (a) On November 17, 2022, the Planning Commission, in Motion M-21206 certified the Final Environmental Impact Report (EIR) for the 2022 Housing Element of the San Francisco General Plan (Housing Element EIR), as in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq), the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. Copies of the Planning Commission Motion M-21206 and Housing Element EIR are on file with the Clerk of the Board of Supervisors in File No. 230001.
 - (b) On December 15, 2022, at a duly noticed public hearing, the Planning Commission

- adopted findings under CEQA regarding the 2022 Housing Element's environmental impacts, the disposition of mitigation measures, and project alternatives, as well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation monitoring reporting program (MMRP), by Resolution 21220.
 - (c) The Planning Commission then adopted the proposed 2022 Housing Element in Resolution 21221, finding in accordance with Planning Code Section 340 that the public necessity, convenience, and general welfare required the proposed amendments to the General Plan.
 - (d) On January 31, 2023, in Ordinance 010-23, the Board of Supervisors, adopted the 2022 Housing Element. That ordinance confirmed the certification of the Housing Element EIR and made certain environmental findings, including adoption of the MMRP and a Statement of Overriding Considerations.
 - (e). On September 3, 2025, the Planning Department published an addendum to the Housing Element EIR, which concluded that no supplemental or subsequent environmental review is required for the Family Housing Rezoning Program, because the environmental impacts of these amendments were adequately identified and analyzed under CEQA in the Housing Element EIR, and the proposed amendments would not result in any new or more severe environmental impacts than were identified previously.
 - (f) The Board of Supervisors has reviewed and considered the Housing Element EIR and the Addendum, and concurs with the Planning Department's analysis and conclusions, finding that the addendum adequately identified and analyzed the environmental impacts of the Family Housing Rezoning Program, and that no additional environmental review is required under CEQA Section 21166 and CEQA Guideline Sections 15162-15164 for the following reasons:
 - (1) the Family Housing Rezoning Program would not involve new significant

- environmental effects or a substantial increase in the severity of significant effects previously identified in the Housing Element EIR;
 - (2) no substantial changes have occurred that would require major revisions to the Final EIR due to the involvement of new environmental effects or a substantial increase in the severity of effects identified in the Housing Element EIR; and
 - (3) no new information of substantial importance has become available which would indicate that (i) the Family Housing Rezoning Program will have significant effects not discussed in the Final EIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measure or alternatives found not feasible that would reduce one or more significant effects have become feasible, or (iv) mitigation measures or alternatives that are considerably different from those in the Housing Element EIR would substantially reduce one or more significant effects on the environment. The Addendum is on file with the Clerk of the Board of Supervisors in File No. 250701.
 - (g) The Planning Department has determined that the amendments to the Local Coastal Program are exempt from CEQA review under Public Resources Code Sections 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is on file with the Clerk of the Board of Supervisors in File No. 250701. The Board affirms this determination and incorporates the determination by reference.
 - (h) On September 11, 2025, the Planning Commission, in Resolution No. 21810, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 250701, and is incorporated herein by reference.
 - (i) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set

forth in Planning Commission Resolution No. 21810, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 250701 and is incorporated herein by reference.

Section 2. Additional Findings.

- (a) This ordinance shall be known as the San Francisco Family Zoning Plan.
- (b) California faces a severe crisis of housing affordability and availability, which has prompted the Legislature to declare, in Section 65589.5 of the Government Code, that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of a chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives."
- (c) Numerous factors have contributed to the high cost of housing in most of California's coastal cities and suburbs, including the dwindling supply and high cost of available land, and zoning regulations that restrict residential density, limit efficient land use, and create and reinforce inequitable patterns of discrimination and segregation.
- (d) This crisis of housing affordability and availability is particularly severe in San Francisco. The City has seen dramatic increases in both rent prices and home sale prices over recent years.
- (e) Limits on residential density can also contribute to the housing crisis by restricting the number of units per lot. The origins of density limits in San Francisco date back to the Cubic Air Ordinance, an 1870 anti-Chinese ordinance requiring 500 cubic feet of space for every person residing in a lodging. The City's first zoning law was passed in 1921 and largely reproduced the City's existing development pattern, limiting density in areas of the City that

- were already low-density. In the 1960s, the City underwent a rezoning process, though the existing development patterns were largely maintained, with the exception of downtown and neighborhoods significantly impacted by City planning redevelopment plans.
- (f) Starting in 1980, the Board of Supervisors, the Planning Commission, and the Planning Department responded to community concerns about neighborhood character by establishing and refining a set of new districts covering many of the City's neighborhood commercial streets. These districts imposed highly-detailed controls tailored to the specific character of each neighborhood. The 1987 Neighborhood Commercial Districts were based on the then-relatively new idea that the City should be more selective in its pursuit of economic growth. All of these Neighborhood Commercial District plans included numerical density limits for residential development.
- (g) By removing these numerical density limits from Neighborhood Commercial Districts and replacing them with form-based density, which allows the density to be determined by the buildable area of a building, this ordinance aims to increase housing supply and reduce the factors that have contributed to the lack of housing in San Francisco.
- (h) Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units in the next eight years. Because San Francisco does not currently have sufficient capacity to accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by January 31, 2026. Additional capacity will be created through amendments to the Planning Code and Zoning Maps. This ordinance implements commitments made in the City's 2022 Housing Element Update. The ordinance modifies zoning policies primarily in the well-resourced neighborhoods, which are sometimes referred to as Housing Opportunity Areas, are neighborhoods or areas with existing infrastructure, transit, businesses, well-performing public schools and lower levels of environmental pollution. The ordinance also aims to

- increase capacity for multi-family housing. The ordinance satisfies the City's obligation to rezone and address the RHNA shortfall of 36,200 housing units.
- (i) This ordinance, in Section 3, creates the Housing Choice-San Francisco (HC-SF) program which includes a local residential bonus program (Local Program), and a Housing Sustainability District (HSD). The bonus program is similar to state law programs (such as the State Density Bonus law), in that it allows additional residential development opportunities in certain circumstances. The HC-SF Program offers certain benefits compared to State Density Bonus law projects, however, by including more diverse affordable housing types and more predictable urban form.
- (j) State law allows local jurisdictions to create HSDs to encourage housing production on infill sites near public transportation. Housing projects that are compliant with applicable general plan and zoning standards are eligible for streamlined approval by the City. There must be an approved Environmental Impact Report (EIR) in the area to establish an HSD, and HSD projects must adopt and implement any applicable mitigation measures. The City certified the 2022 Housing Element Update EIR on December 15, 2022. As of May 2025, the City has one HSD, the Central SoMa Housing Sustainability District, codified in Planning Code 343. This ordinance creates the Housing Choice-San Francisco (HC-SF) HSD that would work in conjunction with the HC-SF Program described above.
- (k) This ordinance, in Section 4, makes changes to San Francisco's height and bulk requirements in the well-resourced neighborhoods, located primarily on the north and west sides of the City, which will create capacity to meet the City's RHNA obligation. The ordinance also creates a new R-4 Height and Bulk District, which will provide for form-based density, and increased height limits for projects using the HC-SF Program. The HC-SF HSD, mentioned above, would apply within the boundaries of the R-4 Height and Bulk District, except that it would not apply to any parcels zoned as Residential House (RH), or Residential

Mixed (RM).

- (I) This ordinance, in Section 5, modifies the Planning Code's wind reduction obligations by creating a new objective standard for projects greater than 85 feet in the C-3, Van Ness SUD, Folsom and Main Residential/Commercial SUD, Downtown Residential, and Central SoMa SUD.
- (m) This ordinance, in Section 6, makes conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) Districts and Zoning Tables. The changes implement the changes reflected in other parts of this ordinance.
- (n) This ordinance, in Section 7, makes changes to the Residential Transit Oriented (RTO) zoning districts. RTO districts are composed of multi-family moderate-density areas, primarily areas that are well served within short walking distance of transit and neighborhood commercial areas. The Planning Code currently identifies two types of RTO zoning districts: RTO and RTO-M (Mission) districts. This ordinance creates a third type of RTO district: RTO-C (Commercial), which is an RTO district where a greater number of ground floor non-residential uses are permitted to provide goods and services to residents and visitors, especially adjacent to existing NC districts and along transit corridors, though ground floor commercial uses are not required. In addition, the ordinance refers to the three types of RTO zoning districts individually as RTO-1, RTO-M, and RTO-C, and collectively, as RTO zoning districts.
- (o) This ordinance, in Section 8, makes changes to implement the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy, and Housing Element law. The MTC endorsed the TOC Policy in MTC Resolution 4530 in September 2022, to support the region's transit investments by creating communities around transit stations and along transit corridors that not only enable transit ridership, but also are places where Bay Area residents of all abilities, income levels, and racial and ethnic

- backgrounds can live, work, and access services. The TOC Policy applies to the half-mile area around existing and planned fixed-guideway transit stops and stations (i.e., regional rail, commuter rail, light-rail transit, bus rapid transit, and ferries). MTC has indicated that subsequent One Bay Area Grant (OBAG) funding cycles will consider prioritizing investments in transit station areas that are subject to and compliant with the TOC Policy.
 - (p) The TOC Policy requirements consist of four elements: (1) minimum required and allowed residential and/or commercial office densities for new development; (2) policies focused on housing production, preservation and protection, and commercial anti-displacement and stabilization policies; (3) parking management; and (4) transit station access and circulation.
 - (q) Consistent with the TOC Policy, Planning Code Section 155.2 already requires one secure bike parking spot per Dwelling Unit, and one secure bike parking spot per 5,000 square feet of Occupied Floor Area for Office uses. This ordinance also creates minimum required and allowed residential densities and commercial development intensities for areas subject to the TOC Policy, and Housing Element law. Housing Element law (Government Code Section 65583.2(c) and (h)) requires cities to identify sites that were previously identified as appropriate for housing in prior Housing Element cycles, and sites that are appropriate to accommodate 100% of the City's allocation of lower-income housing. Lists of those sites are on file with the Clerk of the Board in File No. 250701. It also modifies the parking requirements be consistent with the TOC Policy.
 - (r) The ordinance also specifies that projects proposing the demolition, merger, or reduction in number of Dwelling Units are subject to a maximum Dwelling Unit size of 4,000 square feet of Gross Floor Area, but allows projects to seek a conditional use authorization to exceed this objective standard.
 - (s) This ordinance, in Section 9, makes changes to off-street parking and curb cut

requirements to clarify and simplify the requirements.

- (t) This ordinance, in Section 10, creates the San Francisco Municipal Transportation Agency (SFMTA) Non-Contiguous Sites Special Use District (SUD) consistent with the SFMTA's Joint Development Program, approved by the SFMTA's Board of Directors on February 4, 2025 in Resolution No. 250204-010. The SUD is comprised of parcels owned by the SFMTA, most of which are currently used as parking lots. The SUD allows development of market-rate and affordable housing consistent with each parcel's surrounding zoning district, as well as other zoning modifications specific to the SUD.
- (u) Increased residential development could result in displacement of existing businesses. The City's Legacy Business program, in Administrative Code Section 2A.242, offers certain benefits for qualifying businesses. This ordinance, in Section 11, makes changes to the Planning Code that permit Displaced Businesses to relocate within the City without having to obtain a conditional use authorization or pay development impact fees.
- (v) This ordinance, in Section 12, includes miscellaneous definitional and other changes that are appurtenant to the rezoning program.
- (w) This ordinance, in Section 13, amends the Neighborhood Commercial District and Mixed-Use District tables to conform to the amendments in Sections 3-12. Section 13 also implements other changes contemplated in the Housing Element, such as eliminating numeric density controls in zoning districts that are located in well-resourced areas.
- (x) This ordinance, In Section 14, amends the Business and Tax Regulations Code to include the new HC-HSD streamlining requirements.
- (y) The Board of Supervisors finds that the Planning Code amendments in this ordinance constitute amendments to the City's Local Coastal Program ("LCP"). The Board of Supervisors finds that the LCP amendment conforms with the applicable provisions of the Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out

1	the provisions of the City's certified LCP Land Use Plan—the Western Shoreline Area Plan.
2	The Board further finds that the amendments will be implemented in full conformance with the
3	Coastal Act's provisions, and acknowledges that the amendments in the Western Shoreline
4	Area Plan are consistent with San Francisco's Housing Element's housing goals.
5	(z) The Board of Supervisors finds that promoting higher-density housing opportunities
6	in the Coastal Zone is consistent with the Coastal Act's goal of providing "new affordable
7	housing opportunities for persons of low and moderate income in the coastal zone." (Cal.
8	Pub. Resources Code, § 30604(g).) Further, providing these opportunities in the Coastal
9	Zone is consistent with the Housing Element's goal of creating new housing in well-resourced
10	neighborhoods. To that end, this ordinance amends the Implementation Program of the City's
11	certified LCP, including updating the use and development controls in the RH, RM, RTO-C,
12	NC-1, and NC-2 use districts that comprise the Coastal Zone. These amendments are
13	necessary to ensure housing opportunities in the Coastal Zone, and the City's approval of
14	these amendments satisfies California Government Code Section 65583.
15	
16	Section 3. Housing Choice – San Francisco Program. Articles 2 and 3 of the Planning
17	Code are hereby amended by adding Sections 206.10, 334, and 344, to read, as follows:
18	SEC. 206.10 HOUSING CHOICE-SAN FRANCISCO PROGRAM.
19	(a) Purpose. This Section 206.10 sets forth the Housing Choice-San Francisco Program
20	(HC-SF Program). The HC-SF Program provides additional residential development capacity,
21	additional options for complying with the Inclusionary Housing Ordinance, modifications to certain
22	Planning Code and design standards, and an administrative or discretionary review process for
23	eligible residential projects that comply with the program. Except as provided in this Section
24	206.10, all HC-SF projects shall comply with Article 4 of the Planning Code.

(b) Applicability. An HC-SF Project under this Section 206.10 shall be a project that

1	complies with all of the following requirements:
2	(1) consists of new construction, an addition to an existing structure, or a conversion of
3	an existing structure, and results in a net increase in the number of Dwelling Units or Group Housing
4	<u>bedrooms;</u>
5	(2) contains two or more Dwelling Units or Group Housing bedrooms. Accessory
6	Dwelling Units shall not count towards the minimum number of required Dwelling Units, but an HC-
7	SF Project may contain ADUs;
8	(3) is located on a Lot in the R-4 Height and Bulk District;
9	(4) does not demolish a building that is designated as a landmark under Article 10, is
10	listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory
11	Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the
12	National Register of Historic Places;
13	(5) does not receive any density or development bonuses or relief from applicable
14	Planning Code standards in any other State or local law or program, including but not limited to
15	California Government Code Sections 65915 et seq., Government Code sections 65912.113(e),
16	65912.114(f)(1), 65912.123(b), (c), (d), (e), (i), (j)(1), and (j)(3) and 65912.124(f), and Sections
17	65852.28(b)(2), 65913.4.5, and 66499.41, as may be updated from time to time; and Planning Code
18	Section 124(f), Section 202.2(f), Sections 206.3 to 206.9, inclusive, Section 207(c), Section 304, and
19	Section 328;
20	(6) complies with Objective Standards, except as otherwise modified by the HC-SF
21	Program in this Section 206.10, or through the modification process in Section 334;
22	(7) is a project in which at least two-thirds of the new or converted square footage is
23	designated for Residential Uses; or, a project with at least 50% new or converted square footage for
24	Residential Uses if the project converts an existing Non-Residential Use and does not expand that use
25	by more than 25%. Basements shall not count in the calculation of square footage. For additions to

1	existing structures or conversions of existing buildings, only the net new or converted space shall be
2	considered in the calculation of square footage; and,
3	(8) is not located in a Special Use District that implements a Development Agreement
4	adopted under California Government Code 65864 et seq and/or Administrative Code Chapter 56-;
5	and
6	(9) is not located on a site containing more than two residential units where the
7	project would require the demolition of residential uses that are subject to the rent increase
8	limitations set forth in Chapter 37 of the Administrative Code; and
9	(10) does not demolish or convert any portion of a Hotel.
10	(c) Inclusionary Housing Ordinance Alternatives. HC-SF Projects of 10 or more units shall
11	comply with Section 415 et seq., and if applicable Section 419 et seq., except as allowed by this
12	subsection (c). Projects that elect the off-site alternative in Section 415.5(g)(1)(B) or the Land
13	Dedication Alternative in Section 419.5(a)(2) allowed in subsection (c)(2), shall provide the required
14	units within the R-4 Height and Bulk District, or within one-half mile of the project. In addition to the
15	alternatives set forth in Section 415.3(g), HC-SF Projects may satisfy the requirements of Section 415
16	et seq. by choosing one of the following options:
17	(1) if the project is a Rental Project with 24 or fewer units, including any additional
18	units allowed by this Section 206.10, a project sponsor shall subject all units in the project to the San
19	Francisco Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) for
20	the Life of the Project; or
21	(2) applicants shall comply with the Land Dedication Alternative requirements of
22	Section 419.5(a)(2), regardless of project location.
23	(d) Modified Development Standards. Notwithstanding any contrary provisions found in the
24	Planning Code, including any provision in a Special Use District not implementing a Development
25	Agreement adopted under California Government Code 65864 et seq. and/or Administrative Code

1	Chapter 56, or in any adopted Design Standard, the following development standards apply to eligible
2	HC-SF Projects. Projects may also seek additional modifications under Section 334.
3	(1) Standards Applicable to All Projects: All HC-SF Projects shall receive the
4	following zoning modifications:
5	(A) Form-Based Residential Density. An HC-SF Project shall be subject to
6	Form-Based Density limits. Floor Area Ratio requirements or limitations shall not apply to the
7	Residential Uses in an HC-SF Project.
8	(B) Dwelling Unit Mix. Section 207.6 and Section 207.7 shall not apply. HC-
9	SF Projects of four units or more shall comply with the following:
10	(i) a project with four dwelling units shall contain at least one unit with
11	two or more bedrooms;
12	(ii) for a project with between five and nine dwelling units, inclusive, at
13	least 25% of its units shall contain two or more bedrooms, including at least one unit with three or
14	more bedrooms; and
15	(iii) for a project with ten or more dwelling units, at least 25% of its
16	units shall contain two or more bedrooms, including at least 5% of its units containing three or more
17	<u>bedrooms.</u>
18	(iv) The Dwelling Unit mix requirement in this subsection (d)(1)(B) shall
19	not apply to 100% Affordable Housing projects or Residential Uses listed in Section 207.7(b)(2). The
20	Dwelling Unit mix requirement may be modified pursuant to Section 334.
21	(C) Additional Height. The applicable height limit for an HC-SF Project shall
22	be the height pursuant to Section 263.19(b). Planning Code Section 261 shall not apply.
23	Notwithstanding any lower height limit in this Code, including Section 263.19, the height limit of an
24	HC-SF Project located on a Corner Lot or a Lot larger than 8,000 square feet shall be 65 feet, unless a
25	higher height limit is provided elsewhere in the Code.

1	(D) Ground Floor Setbacks on 19th Avenue. Projects on a lot with frontage on
2	19th Avenue may reduce the setback required under Section 131 and 132 if the proposed project
3	expands the publicly available sidewalk into the subject property and the resulting overall sidewalk
4	width is not less than 15 feet. In such cases, the setback and sidewalk shall have a minimum vertical
5	clearance of not less than 25 feet from grade, and the property owner shall record a Notice of Special
6	Restrictions allowing for public access to the expanded sidewalk for the life of the project.
7	(E) Rear Yard and Lot Coverage. The rear yard requirements of Section 134
8	may be modified as follows:
9	(i) Except for large lots subject to Section 134(d)(6), or lots in
10	Residential Districts other than the Residential Transit Oriented-Commercial (RTO-C) district, the rea
11	yard shall be equal to at least 18% of the total depth of the lot, or 15 feet, whichever is greater;
12	(ii) Except for large lots subject to the lot coverage limits of Section
13	134(d)(6), in Neighborhood Commercial, Named Neighborhood Commercial, Commercial Districts,
14	Residential-Commercial (RC) and Residential Transit Oriented-Commercial (RTO-C) Districts, no
15	rear yard is required at the ground floor;
16	(iii) On Corner Lots, or Lots at the intersection of a Street and an Alley
17	of at least 25 feet in width, where a rear yard can meet the requirements of Section 134(h), the area of
18	the required open area shall be equal to 18% of the depth of the lot and a minimum of 15 feet in every
19	horizontal direction.
20	(iv) In C districts, other than on large lots subject to Section 134(d)(6),
21	lot coverage is limited to 82% at all levels containing Residential Uses. All other provisions of Section
22	134(d)(6) shall apply.
23	(F) Open Space. The open space requirements of Section 135 shall not apply.
24	(G) Dwelling Unit Exposure. The dwelling unit exposure requirements of
25	Section 140 shall not apply.

1	(H) Non-Residential Use Size Limits. Non-Residential Uses may exceed the
2	non-residential use size limits in Section 121.2 without the need for a Conditional Use authorization.
3	(I) Height Limits for Vertical Non-Habitable Architectural Elements. Vertical
4	Non-Habitable Architectural Elements may exceed height limits consistent with the requirements in
5	<u>Section 263.21(c).</u>
6	(J) Development of Large Lots in Residential Transit Oriented Commercial
7	(RTO-C) Districts. Sections 121.1 and 303(r) shall not apply to HC-SF Projects on large lots in the
8	RTO-C Zoning District.
9	(K) Ground Floor Ceiling Heights For Nine-Story Projects. The ground floor
10	ceiling height requirements in Section 145.1(c)(4) shall not apply to HC-SF Projects proposing nine
11	stories in a district with a height limit of 85 feet.
12	(L) Maximum Dwelling Unit Size. Notwithstanding any other provision of this
13	Code, Section 207.10 shall apply.
14	(M) Reduction of Quantitative Objective Standards. Any quantitative Objective
15	Standard may be modified by up to 15% of the standard except for the following: standards set forth in
16	subsection $(d)(1)(A)$ through $(d)(1)(L)$ inclusive, standards set forth in subsection (e), rear yard or lot
17	coverage standards, standards ineligible for Major Modifications under Section 334(d)(3), and
18	maximum average floor plate requirements in Section 270(i).
19	(2) Standards Applicable to 100% Affordable Projects.
20	(A) Definitions. A 100% Affordable HC-SF Housing Project shall be an eligible
21	HC-SF Project where all Residential Uses, except a manager's unit, are comprised solely of Dwelling
22	Units or Group Housing bedrooms that are restricted for the Life of the Project as "Affordable Units,"
23	as defined in Section 401, and meet the requirements in Section 406(b)(1)(A) and (C).
24	(B) Additional Planning Code Modifications. In addition to the modifications
25	in subsection (d)(1), 100% Affordable HC-SF Housing Projects are entitled to the following Planning

1	Code modifications:
2	(i) Ground-floor ceiling height. Ground floor ceiling height
3	requirements in Section 145.1(c)(4) shall not apply.
4	(ii) Active use requirement. Active use requirements in Section
5	145.1(c)(3) shall be reduced by 20% of all the required dimensions.
6	(iii) Curb cuts. Curb cut restrictions in Section 155(r) shall not apply.
7	However, where a site has two or more frontages, frontages with the fewest restrictions under Section
8	155(r) shall be prioritized for vehicular and loading access.
9	(iv) Height Limit. The height limit shall be 20 feet greater than the HC-
10	SF height limit set forth in Section 263.19(b), and in subsection (d)(1)(C), and maybe be supplemented
11	by any height bonus pursuant to subsection (e).
12	(3) Authorization. HC-SF Projects under this Section 206.10 shall be reviewed and
13	approved under the provisions set forth in Section 334, and any other required entitlement except for
14	Section 309 and Section 329. Approval procedures under Section 309 and Section 329 shall not apply.
15	(4) Exclusions. In no event shall this Section 206.10 be interpreted as
16	relieving a HC-SF project from complying with: Article 4 of the Planning Code other than as
17	specified in this subsection (d); Section 202.17; any tenant protections contained elsewhere in
18	the Planning Code, including Section 317 et seq.; or Chapter 37 of the Administrative Code.
19	(e) Additional Height, Square Footage, and Other Bonuses. HC-SF Projects that contain
20	certain uses, amenities, or other building features are eligible for additional bonuses and code
21	modifications, as described below.
22	(1) Micro-Retail and/or Community Benefit Uses. For projects that include, at or
23	above grade, (A) one or more Micro-Retail spaces, which shall mean space for a Retail Use measuring
24	no less than 100 gross square feet and no greater than 1,000 gross square feet; and/or (B) one or more
25	Community Benefit Uses, shall receive additional square footage and height as set forth below. For the

1	purposes of this subsection, Community Benefit Uses means: Child Care Facility, Community Facility,
2	Job Training, Public Facilities, Social Service or Philanthropic Facility, Laundromat, Trade School,
3	Grocery (General or Specialty), and/or any Displaced Business, as that term is defined in Section
4	202.17. Notwithstanding any other provision of this Code, all such Community Benefit Uses shall be
5	principally permitted without limit on use size. The following provisions apply to projects providing
6	Micro-Retail space(s) and/or on-site Community Benefit Use(s):
7	(A) For every square foot of Community Benefit Use(s), or every 1.5 square feet
8	of Micro-Retail, the Project shall be permitted to include an additional:
9	(i) up to two square feet for other project use(s); and
10	(ii) up to a maximum of 10 feet total above the permitted height limit to
11	accommodate the additional square footage.
12	(B) On-site Community Benefits Use(s) and Micro-Retail space(s) must be
13	included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and
14	the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Community
15	Benefits Use(s) is discontinued, it must be replaced with another Community Benefits Use(s). If the
16	Micro-Retail space(s) is reconfigured, the new resulting space(s) must meet the definition of a Micro-
17	Retail space and the cumulative square footage must not decrease in size.
18	(2) Warm Retail Shells. For the purposes of this subsection (e)(2), "Warm Retail
19	Shell" means a ground floor retail space in a "warm shell" condition suitable for food service use,
20	with the improvements described in this subsection (e)(2) as a Food Service Warm Shell or a
21	General Warm Shell. which space A Food Service Warm Shell shall contains all of the
22	following: a concrete floor slab, exterior walls, roof, stforefront, restroom(s) designed to meeting
23	ADA accessibility requirements, electrical panel with breakers and outlets, fire sprinklers and alarm
24	system that meet shell satisfy building code, HVAC unit, Type 1 grease exhaust hood with
25	appropriate ductwork, water meter(s), distribution piping for domestic water (hot/cold), and waste

1	water plumbing, including floor drains. A General Warm Shell shall contain all of the following: a
2	finished concrete floor, exterior walls, sheet rock on walls, roof, restroom(s) satisfying ADA
3	accessibility requirements, electrical panel with breakers and outlets, fire sprinklers and alarm
4	system that satisfy building code, and basic lighting. The following provisions apply to projects
5	providing Warm Retail Shells.
6	(A) For every square foot of Warm Retail Shell(s), the Project shall be permitted
7	to include an additional:
8	(i) up to three square feet for other project use(s) for a Food Service
9	Warm Shell; and
10	(ii) up to 2.5 square feet for other project use(s) for a General
11	Warm Shell; and
12	(iii) up to a maximum of 10 feet total above the permitted height limit to
13	accommodate the additional square footage.
14	(B) The Warm Retail Shell shall be included in the project for a minimum of 30
15	years, or the life of the project, whichever is shorter, and the requirement shall be recorded in a Notice
16	of Special Restrictions. If the space is modified within this period such that it no longer meets the
17	definition of a Warm Retail Shell, it must be replaced with a qualifying Community Benefit Use or a
18	Micro-Retail use per subsection (e)(1) above. No Temporary or Final Certificate of Occupancy shall be
19	issued unless the Planning Department, in consultation with the Department of Building Inspection,
20	determines that the requirements of this subsection (e)(2) have been completed.
21	(3) Family-Friendly Amenities. In Residential Districts, projects that provide certain
22	Family Friendly Amenities, as defined below, shall be permitted to include an additional:
23	(A) up to two square feet for project uses for each square foot of any one or more
24	Family Friendly Amenity; and
25	(B) horizontal addition to the permitted building volume to accommodate this

1	extra square footage through any combination of the following:
2	(i) reducing the required rear yard above the ground floor (Section 134)
3	to 25% or 20 feet, whichever is greater;
4	(ii) reducing the required ground floor rear yard (Section 134) to 18%
5	or 15 feet, whichever is greater;
6	(iii) reducing the required side yard (Section 133) to 0 feet, and/or
7	(iv) reducing the required upper-story setback to 10 feet for additions to
8	Historic Buildings.
9	(C) Family Friendly Amenities shall be defined as the following:
10	(i) an indoor common recreational room of not less than 150 square feet
11	that is directly accessible to an adjacent outdoor common open space of at least 150 square feet;
12	(ii) a common shared kitchen of not less than 150 square feet, equipped
13	at minimum with a refrigerator, oven, stovetop, sink, dishwasher, and countertops for food
14	preparation;
15	(iii) an overnight suite with a bedroom and bathroom, but that is not a
16	Dwelling Unit and has no cooking facilities, that is a common building amenity and reservable
17	exclusively by residents for overnight guests;
18	(iv) secured storage space for residents, that is external to individual
19	residential units, intended for large objects, and located on the ground floor or below or accessed from
20	within a garage or loading area;
21	(v) bicycle parking space or storage area intended to accommodate
22	cargo bicycles as shall be described in specifications published by the Zoning Administrator; and
23	(vi) an in-home childcare unit that meets the requirements of Section
24	414A.6(a)(2), (3), and (5). Projects that construct an in-home childcare unit shall receive a waiver of
25	the requirements of Section 414A.

1	(D) Family-Friendly Amenities shall be included in the project for a minimum of
2	30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be
3	recorded in a Notice of Special Restrictions. If the Family-Friendly Amenity is discontinued, it must be
4	replaced with another Family-Friendly Amenity.
5	(4) Units With Two Three or More Bedrooms. Projects that contain units with two three or
6	more bedrooms shall be permitted to include additional square footage, as set forth below:
7	(A) 250 square feet for every two-bedroom unit provided in excess of the
8	number of two-bedroom units required by subsection (d)(1)(B); and
9	(B) 250 square feet for every three-bedroom unit provided, including any three-
10	bedroom units required pursuant to subsection $(d)(1)(B)$; and
11	(BC) 400 square feet for every unit provided that contains four or more
12	bedrooms, including any such units required pursuant to subsection (d)(1)(B); and
13	(<u>CD</u>) horizontal additions to accommodate the extra square footage described
14	in subsection (e)(4)(A)-($\underbrace{B\underline{C}}$) through any combination of the following:
15	(i) reducing the required rear yard above the ground floor (Section 134)
16	to 25% or 20 feet, whichever is greater; and
17	(ii) reducing the required ground floor rear yard (Section 134) to 18%
18	or 15 feet, whichever is greater;
19	(iii) reducing the required side yard (Section 133) to zero feet, and/or
20	(iv) reducing the required upper-story setback to 10 feet for additions to
21	Historic Buildings; and
22	(\underline{DE}) in all districts except Residential districts, vertical additions not to exceed
23	10 feet total above the Housing Choice-SF height limit (Section 263.19) to accommodate the extra
24	square footage described in subsections (e)(4)(A) $\frac{BC}{a}$.
25	(<u>EF</u>) The units containing two three or more bedrooms shall be included in the

1	project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space
2	requirement shall be recorded in a Notice of Special Restrictions.
3	(5) Replacement of Commercial Space. In districts other than Residential
4	districts, projects proposing the alteration or demolition of a building with existing Commercial
5	Uses shall be permitted to include additional square footage, as set forth below. For the
6	purposes of this subsection (e)(5), a "Replacement Commercial Space" shall satisfy all of the
7	following for each Commercial Use: (1) the space(s) contains between 90% to 110% of the
8	gross floor area of the existing Commercial Use(s); (2) the storefront(s) occupies between 90
9	to 110% of the length of the street frontage occupied by the existing Commercial Use(s).
10	except that if the street frontage for the existing Commercial Use is 50 feet or less, up to 10
11	feet of frontage can be used for a lobby; and if the street frontage for the existing Commercial
12	Use is greater than 50 feet, up to 15 feet of the frontage can be used for a lobby; and (3) the
13	space contains a Warm Retail Shell, as that term is defined in subsection (e)(2), provided that
14	if the existing Commercial Use involves food service, the project must provide a Food Service
15	Warm Shell.
16	(A) up to 1.5 square feet for project uses for each square foot of
17	Replacement Commercial Space; and
18	(B) up to a maximum of 10 feet total above the permitted height limit to
19	accommodate the additional square footage.
20	(C) A project providing Replacement Commercial Space is also eligible
21	for the Warm Retail Shell bonuses in subsection (e)(2).
22	(D) The Replacement Commercial Space shall be included in the project
23	for a minimum of 30 years, or the life of the project, whichever is shorter, and the use
24	requirement shall be recorded in a Notice of Special Restrictions.
25	(6) Preservation of Historic Buildings. In districts other than Residential districts, projects

1	proposing an alteration to a Historic Building and/or constructing new buildings on sites that contain a
2	Historic Building shall be permitted to include additional square footage, as provided below:
3	(A) up to 1.5 times the gross floor area foregone by retaining the Historic
4	Building and complying with Objective Standards pertaining to Historic Buildings, including through
5	setting back building additions and/or new construction in relation to the Historic Building. For the
6	purposes of this subsection (e)(56)(A), the foregone gross floor area shall be equal to the gross floor
7	area within the volume that would otherwise be permitted under the Planning Code and all applicable
8	Objective Standards, inclusive of modifications allowed pursuant to this Section 206.10, but is not
9	being constructed in order to accommodate a reduced building mass above or around a Historic
10	Building and that complies with or exceeds the setbacks or mass reductions required by the Objective
11	Standards pertaining to Historic Buildings. The Zoning Administrator may publish further guidance on
12	the calculation of foregone gross floor area; and
13	(B) for Historic Buildings with storefronts that contain character-defining
14	features, an additional 0.25 square feet for every square foot of space in the storefront,
15	provided that the project preserves the storefront in compliance with Objective Standards
16	pertaining to Historic Buildings; and
17	(C) horizontal or vertical additions to accommodate this extra square footage,
18	except that any such additions shall not:
19	(i) exceed 20 feet above the Housing Choice-SF height limit (Section
20	<u>263.19); or</u>
21	(ii) reduce the required rear yard above the ground floor to less than 15
22	feet where the site abuts the rear yard of adjacent parcels containing residential uses.
23	(CD) The Historic Building and/or historic storefront shall be maintained in
24	compliance with the Preservation Design Standards for the life of the project, and the requirement
25	shall be recorded in a Notice of Special Restrictions.

1	(67) Limits on Bonuses. Except as provided below, Aan HC-SF Project can
2	combine the heights, square footage, and additional bonuses in subsections (e)(1) through (e)(56), as
3	provided below:
4	(1) Height. A project may combine the bonuses in subsections (e)(1) through
5	(e)(45) provided that any height bonus is limited to 10 feet above the Housing Choice-SF height limit.
6	A project may combine the bonuses in subsections (e)(1) through (e)($\frac{56}{6}$) provided that any height
7	bonus is limited to 30 feet above the Housing Choice-SF height limit.
8	(2) Rear Yard. A project cannot reduce the required rear yard beyond the
9	lowest of the limits set forth in subsections $(e)(3)$ - $(e)(56)$.
10	
11	SEC. 334. HOUSING CHOICE-SAN FRANCISCO PROJECT AUTHORIZATION.
12	(a) Purpose and Applicability. The purpose of this Section 334 is to provide for the review and
13	approval of a Housing Choice San Francisco (HC-SF) project, as defined in Section 206.10.
14	(b) General Process.
15	(1) Application. An HC-SF Project shall apply through the Planning Department's
16	procedures for Development Applications and review. An HC-SF project application shall be submitted
17	with and processed concurrently with all other applications. The HC-SF project application shall be
18	submitted on a form prescribed by the Department, and shall include all of the following information:
19	(i) A full plan set, including a site plan, elevations, sections, and floor plans,
20	showing total number of units, and the number of and location of affordable units as applicable; and a
21	draft Regulatory Agreement, if the project elects to subject units to the Rent Stabilization Ordinance
22	under Section 206.10(c)(1);
23	(ii) Except as noted in subsection (iii), demonstration of compliance with the
24	Planning Code and provisions of the HC-SF Program, including any permitted zoning modifications;
25	(iii) Requested Major Modifications under subsection (d).

1	(2) Procedures. The review of an HC-SF Project shall be conducted as part of, and
2	incorporated into, a Development Application. Where there is a conflict, the provisions of Section
3	206.10 shall govern. Unless modified by Section 206.10, if a project requires a conditional use
4	authorization, or any other entitlement that requires a public hearing before the Planning Commission
5	and/or the Historic Preservation Commission, the HC-SF Project shall be reviewed by the Planning
6	Commission and/or the Historic Preservation Commission, as applicable.
7	(3) Discretionary Review. As long as the Planning Commission has delegated its
8	authority to the Planning Department to review applications for an HC-SF Project, the Planning
9	Commission shall not hold a public hearing for discretionary review of an HC-SF that is subject to this
10	Section 334.
11	(4) Regulatory Agreement for Projects Using Section 206.10(c)(1).
12	(A) Sponsors of HC-SF Projects that elect to comply with the provisions of
13	Section 206.10(c)(1) shall enter into a regulatory agreement with the City subjecting all units, except
14	for any units required to be Affordable Units as defined in Planning Code Section 401, to the
15	Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code), as a
16	condition of approval ("Regulatory Agreement").
17	(B) The property owner and the Planning Director, or the Director's designee,
18	on behalf of the City, will execute the Regulatory Agreement, which is subject to review and approval
19	by the City Attorney's Office. The Regulatory Agreement shall be executed prior to the City's issuance
20	of the First Construction Document for the project, as defined in Section 107A.13.1 of the Building
21	Code. Following execution of the Regulatory Agreement by all parties and approval by the City
22	Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded in the title records in
23	the Office of the Assessor-Recorder against the property and shall be binding on all future owners and
24	successors in interest.
25	(C) At a minimum, the Regulatory Agreement shall contain the following:

1	(i) A description of the total number of Dwelling Units approved,
2	including the number of units subject to the Rent Stabilization and Arbitration Ordinance and other
3	restricted units, if any, and the location, square footage of Dwelling Units, and number of bedrooms in
4	each unit;
5	(ii) A statement that the Dwelling Units are not subject to the Costa-
6	Hawkins Rental Housing Act (California Civil Code Section 1954.50 et seq.). Further, that under
7	Section 1954.52(b), the property owner has entered into and agreed to the terms of the agreement with
8	the City in consideration for an exception from residential density limits, or other direct financial
9	contribution or other forms of assistance specified in California Government Code Section 65915 et
10	<u>seq.;</u>
11	(iii) A description of the residential density exception or other direct
12	financial contribution or forms of assistance provided to the property owner; and
13	(iv) A description of the remedies for breach of the agreement and other
14	provisions to ensure implementation and compliance with the agreement; and,
15	(v) An agreement that any lease, sublease, or other agreement regarding
16	tenancy of units not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections
17	1954.50 et seq.) shall include the following text: "This unit is a rental unit subject to the San Francisco
18	Residential Rent Stabilization and Arbitration Ordinance."
19	(5) Other Agreements. HC-SF Projects that provide on-site affordable units under
20	Section 415 et seq. or other state or local program that requires or allows the provision of on-site
21	affordable units, shall comply with any applicable recording or regulatory agreement requirement of
22	that state or local program.
23	(6) Timeline of Review. Unless the Environmental Review Officer determines that
24	compliance with the California Environmental Quality Act would take more than 180 days, review of
25	an HC-SF Project not seeking a Major Modification under this Section 334 shall be completed within

1	180 days of submittal of a complete Development Application. Unless the Environmental Review
2	Officer determines that compliance with the California Environmental Quality Act would take more
3	than 180 days, the Planning Commission shall hold a public hearing for projects seeking a Major
4	Modification within 180 days of submittal of a complete project application.
5	(c) Administrative Review. The Planning Department shall administratively review an HC-SF
6	Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF
7	Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding
8	an HC-SF Project under this subsection (c) shall not be appealable. Nothing in this Section 334
9	abrogates permit, license, or other requirements codified outside the Planning Code.
10	(d) Projects Seeking Major Modifications to Standards and Requirements. An HC-SF
11	Project may seek a Major Modification using the process in this subsection (d).
12	(1) Definition. A "Major Modification" means any deviation from any quantitative
13	standard in the Planning Code or any applicable Objective Standard not otherwise provided in Section
14	206.10(d) through (e). A project seeking a Major Modification to an Objective Standard shall not be
15	considered code compliant.
16	(2) Additional Modifications. HC-SF Projects seeking Major Modifications pursuant
17	to this subsection (d) may also pursue additional modifications that are not Major Modifications under
18	the provisions elsewhere in this Code.
19	(3) Exclusions. In no case may an HC-SF Project receive a Major Modification or
20	other exception under any provision of this Code to the following requirements: maximum building
21	height; maximum permitted accessory off-street parking amounts; wind standards; minimum density
22	requirements; Floor Area Ratio limits; any standard set forth in Articles 1.7, 3, 3.5, 4, 10, and 11 of the
23	Planning Code; definitions; permitted land uses; the Transportation Demand Management Program
24	under Section 169; and any standard or provision adopted by the voters.
25	(4) Required Findings for Major Modifications. To grant a Major Modification, the

1	Planning Commission shall find: (a) that the proposed modification achieves equal or superior design
2	quality, and (b) the project would provide a significant community benefit by producing housing near
3	transit, or otherwise promote the general welfare.
4	(5) Conditions of Approval. The Planning Commission may adopt conditions of
5	approval for granted modification(s). Such conditions shall be limited to addressing the potential
6	impact of such granted modification(s).
7	(6) Process for Applicants Seeking Major Modifications.
8	(A) Decision. The Planning Commission, at a noticed public hearing, shall
9	review, and approve, disapprove, or approve with conditions, a request for a Major Modification. The
10	Planning Commission shall find that the proposed Major Modification(s) meet the criteria in
11	subsection (d)(4). As part of its review and decision, the Planning Commission may impose additional
12	conditions, requirements, modifications, and limitations on a proposed project in order to mitigate the
13	effect of the requested modification(s) and thereby achieve the objectives, policies, and intent of the
14	General Plan and/or applicable Objective Standards.
15	(B) Notification. Notice of a hearing required by subsection (6)(A) shall be
16	provided in accordance with Planning Code Section 333.
17	(e) Notification and Record of Decision. Notification and record of decision of an HC-SF
18	Project shall be provided as set forth in the Planning Department procedures for review and approva
19	of Development Applications.
20	(f) Change of Conditions. Once a project is approved, a change in any condition previously
21	imposed by the Planning Commission shall require approval by the Planning Commission subject to
22	the procedures set forth in this Section 334.
23	
24	SEC. 344. HOUSING CHOICE HOUSING SUSTAINABILITY DISTRICT.
25	(a) Purpose. This Section 344 establishes the Housing Choice - San Francisco Housing

1	Sustainability District ("HSD") under California Government Code Sections 66200 et seq. The
2	purpose of the HSD is to encourage the development of on-site affordable housing in new residential
3	and mixed-use projects by providing a streamlined, ministerial approval process for such projects. This
4	Section 344 sets forth eligibility criteria, design review standards, and entitlement and approval
5	procedures for projects seeking approval pursuant to the HSD.
6	(b) Geography. The HSD shall be comprised of all parcels, other than those zoned as RH or
7	RM, in the R-4 Height and Bulk District.
8	(c) Relationship to Other Planning Code Provisions. Except as otherwise provided in this
9	Section 344, the Planning Code shall apply to projects approved pursuant to this Section 344. In the
10	event of a conflict between other provisions of the Planning Code and this Section 344, this Section
11	shall control.
12	(d) Eligibility. Projects seeking approval pursuant to this Section 344 shall meet all of the
13	following requirements:
14	(1) The project is located in a zoning district where Residential uses are principally
15	permitted.
16	(2) For Dwelling Unit projects, the project's residential density is no less than 50
17	Dwelling Units per acre, and no more than 1,000 Dwelling Units per acre.
18	(3) At least one-half of the project's Gross Floor Area is designated for Residential
19	uses. All proposed Non-Residential uses must be principally permitted in the underlying zoning district
20	and any applicable SUD(s). The project shall not include more than 24,999 square feet of Gross Floor
21	Area of Office use that would be subject to the annual limit on office development set forth in Sections
22	<u>321 et seq.</u>
23	(4) The project does not demolish or substantially alter a historic resource that is:
24	designated as a landmark or listed as a contributor to or located within a historic district under
25	Article 10; listed as a Significant or Contributory Building under Article 11; listed in the

1	California Register of Historical Resources or the National Register of Historic Places;
2	identified in an adopted survey or historic context statement as potentially eligible for
3	individual listing in the California Register of Historical Resources or the National Register of
4	Historic Places; or, located within an historic district that is listed in, or identified in an adopted
5	survey or historic context statement as potentially eligible for listing in, the California Register
6	of Historical Resources or the National Register of Historic Places a building that is designated
7	as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is
8	listed as a Significant or Contributory Building under Article 11, is listed in the California
9	Register of Historical Resources, or is listed on the National Register of Historic Places.
10	(5) Consistent with California Government Code Section 66201(f), the project shall
11	provide no less than 10% of dwelling units as units affordable to very low or low income households. A
12	project subject to Section 415 may apply any such affordable units towards its compliance with Section
13	415. Projects not subject to Section 415 shall enter into a regulatory agreement with the City to
14	restrict the affordability of any such units for no less than 55 years.
15	(6) The project does not demolish, remove, or convert to another use any existing
16	Dwelling Unit(s), or Residential Flat.
17	(7) The project complies with all applicable Planning Code requirements and any
18	adopted Objective Standards. Projects seeking approval pursuant to this Section 344 may not seek any
19	exceptions to height and bulk limits pursuant to Section 309(a)(17).
20	(8) The project sponsor complies with all applicable mitigation measures in the
21	Housing Element 2022 Update Environmental Impact Report ("Housing Element EIR").
22	(9) The project sponsor certifies that the project will comply with all applicable
23	requirements of California Government Code Section 66201(f)(4).
24	(10) The project complies with the requirement of Government Code Section
25	<u>66201(f)(5).</u>

1	(11) The project provides relocation assistance to any displaced residential tenants.
2	(12) A project is not deemed to be for residential use if it is infeasible for actual use as
3	a single or multifamily residence.
4	(13) The project does not demolish or convert any portion of a Hotel.
5	(e) Approving Authority. The Planning Department is the approving authority designated to
6	review permit applications for compliance with this Section 344.
7	(f) Application. In addition to any requirements under other provisions of this Code for
8	submittal of application materials, an application under this Section 344 shall be submitted to the
9	Department on a form prescribed by the Department and shall not be considered complete until the
10	project sponsor has provided all of the following:
11	(1) A full plan set, including site plan, elevations, sections, and floor plans, showing
12	total number of units, and number of and location of units affordable to very low or low income
13	households;
14	(2) All documentation required by the Planning Department and sufficient to support
15	determinations that:
16	(A) The project meets all applicable zoning and any Objective Standards.
17	(B) The project sponsor will implement any and all mitigation measures in the
18	Housing Element EIR that the Environmental Review Officer determines are applicable. The project
19	sponsor shall submit scope(s) of work for any studies required as part of any mitigation measure, and
20	the application shall not be deemed complete until such studies are completed to the satisfaction of the
21	Environmental Review Officer.
22	(C) The project will comply with subsections (d)(10) and (d)(11) of this Section
23	<u>344.</u>
24	(g) Decision and Hearing. The Department shall ministerially approve projects that meet all
25	the requirements in this Section 344, as follows:

1	(1) Hearing. The Planning Department shall conduct an informational public hearing
2	for all projects that are subject to this Section 344 within 100 days of receipt of a complete application,
3	as set forth in subsection (f).
4	(2) Decision. Within 120 days of receipt of a complete application, as set forth in
5	subsection (f), the Planning Director or the Director's designee shall issue a written decision
6	approving, disapproving, or approving subject to conditions, the project. The applicant and the
7	Department may mutually agree to extend this 120-day period. If no written decision is issued within
8	120 days of the Department's receipt of a complete application, or within the period mutually agreed
9	upon by the Department and applicant, the project shall be deemed approved. The Planning Director
10	or the Director's designee shall include any certifications required by California Government Code
11	Section 66205(e) in a copy of the written decision.
12	(3) Grounds for Permit Denial. The Department may deny an HSD project application
13	only for one or more of the following reasons:
14	(A) The proposed project does not fully comply with this Section 344, including
15	but not limited to meeting all adopted Objective Standards and/or implementing all mitigation
16	measures in the Housing Element EIR that the Department determines are applicable.
17	(B) The project sponsor has not submitted all of the information or paid any
18	application fee required by this Section 344 and necessary for an adequate and timely design review or
19	assessment of potential impacts on nearby properties.
20	(C) The Department determines, based upon substantial evidence in light of the
21	whole record of the public hearing on the project, that a physical condition on the site of development
22	that was not known and could not have been discovered with reasonable investigation at the time the
23	application was submitted would have a specific adverse impact upon the public health or safety and
24	that there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. As used
25	in this subsection $(g)(3)(C)$, "specific adverse impact" means a significant, quantifiable, direct, and

1	unavoidable impact based on identified objective written public health or safety standards, policies, or
2	conditions, in existence at the time the application was deemed complete.
3	(4) Appeal. The procedures for appeal to the Board of Appeals of a decision by the
4	<u>Department under this Section 344 shall be as set forth in Section 8 of the Business and Tax</u>
5	Regulations Code.
6	(5) Discretionary Review. No requests for discretionary review shall be accepted by
7	the Planning Department for projects subject to this Section 344. As long as the Planning Commission
8	has delegated its authority to the Planning Department to review applications for projects subject to
9	this Section 344, the Planning Commission shall not hold a public hearing for discretionary review of
10	projects subject to this Section 344.
11	(6) Progress Requirement. Approval of a project pursuant to this Section 344 shall
12	expire if the project sponsor has not procured a building permit or site permit for construction of the
13	project within 30 months of the date of the Department's issuance of a written decision pursuant to
14	subsection (g)(2). If the Planning Director or the Director's designee finds that the project sponsor has
15	demonstrated good faith in its efforts to obtain the first site or building permit for the project, the
16	<u>Planning Director or designee may extend the approval for the project for a maximum of six additional</u>
17	months. Such deadline shall additionally be extended in the event of any appeal of such approval for
18	the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the
19	duration of the litigation.
20	(h) Design Review Standards. Projects subject to this Section 344 shall be reviewed for
21	compliance with the design standards set forth in the Planning Code and any Objective Standards.
22	(i) District Affordability Requirement. At the request of the California Department of Housing
23	and Community Development, the Planning Department shall demonstrate that at least 20% of the
24	residential units constructed in the HSD during the life of the District and pursuant to this Section 344
25	will be affordable to very low, low, and moderate-income households and subject to a recorded

1	affordability restriction for at least 55 years.
2	(j) Monitoring and Enforcement. The Planning Department shall include, as conditions of
3	approval of all projects approved pursuant to this Section 344, monitoring and enforcement provisions
4	to ensure that the project meets all applicable labor and wage requirements and complies with all
5	identified applicable mitigation measures. Projects found to be in violation of any of these conditions
6	shall be subject to the Administrative Enforcement Procedures in Section 176 of this Code, including
7	initiation of abatement proceedings or referral to the City Attorney or District Attorney for prosecution,
8	if not corrected within 90 days of service of any notice of violation issued under Section 176(b)(1).
9	Conditions of approval shall include, but are not limited to:
10	(1) A project sponsor shall submit weekly reports to the Office of Labor Standards
11	Enforcement, certifying that a project approved pursuant to this Section 344 is complying with
12	subsections $(d)(11)$ and $(d)(12)$, if applicable to the project. Projects found to be in violation of
13	subsections (d)(11) and (d)(12) shall be subject to penalties pursuant to Section 1741 of the Labor
14	Code, in addition to any penalties assessed pursuant to Section 176 of this Code. All penalties shall be
15	paid prior to issuance of the project's First Certificate of Occupancy, as defined in Section 401 of this
16	Code.
17	(2) The Planning Department shall monitor compliance with the Housing Element EIR
18	mitigation measures for projects approved under the HSD.
19	(3) The Planning Department shall monitor and report the construction of affordable
20	housing units under the HSD in its annual Housing Inventory, which shall include the following
21	information:
22	(A) Number of projects approved pursuant to this Section 344.
23	(B) Number of projects under construction pursuant to approvals obtained under
24	this Section 344.
25	(C) Number of projects completed pursuant to approvals obtained under this

1	<u>Section 344.</u>
2	(D) Number of Dwelling Units or Group Housing beds within projects completed
3	pursuant to approvals obtained under this Section 344.
4	(E) Number of Dwelling Units affordable to very low, low, moderate, and middle
5	income households within projects completed pursuant to approvals obtained under this Section 344.
6	(k) Operative and Sunset Dates.
7	(1) This Section 344 shall become operative upon confirmation of approval by the
8	California Department of Housing and Community Development under California Government Code
9	Section 66202(c) ("Operative Date").
10	(2) This Section 344 shall expire by operation of law seven years from the Operative
11	Date, unless this Section 344 is renewed by ordinance pursuant to Government Code Section 66201(g),
12	in which case this Section 344 shall expire on the date specified in that ordinance ("Sunset Date").
13	Upon the expiration of this Section 344, the City Attorney shall cause this Section 344 to be removed
14	from the Planning Code. Pursuant to Government Code Section 66205(b), this Section 344 shall govern
15	the processing and review of any complete application submitted pursuant to this Section 344 prior to
16	the Sunset Date.
17	
18	Section 4. Height and Bulk Limits. Article 2.5 of the Planning Code is hereby amended
19	by revising Sections 260, 263.19, 263.20, and 270, and adding Sections 270.3 to read as
20	follows:
21	SEC. 260. HEIGHT LIMITS: MEASUREMENT.
22	(a) Method of Measurement. The limits upon the height of buildings and structures
23	shall be as specified on the Zoning Map, except as permitted by Section 206. In the
24	measurement of height, the following rules shall be applicable:
25	(1) The point above which such measurements shall be taken shall be as

specified as follows.

(A) In the case of either <u>subsection</u> (a)(1)(B) or (C) below, such point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the centerline of each building step.

- (B) Where the lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between such street and the street on the opposite side of the block, whichever depth is greater. Measurement of height for any portion of the lot extending beyond such line shall be considered in relation to the opposite (lower) end of the lot, and that portion shall be considered an upward sloping lot in accordance with <u>Ss</u>ubsection <u>(a)(1)(C)</u> below, whether or not the lot also has frontage on a lower street.
- (C) Where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plane.
 - (D) Where the lot has frontage on two or more streets, the owner may

choose the street or streets from which the measurement of height is to be taken, within the scope of the rules stated above.

Where the height limits for buildings and structures are established by this Code, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.

- (2) The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a feature not exempted under \(\frac{8}{5}\) ubsection (b) below. For any building taller than 550 feet in height in the S-2 Bulk District, the height of the building shall be measured at the upper point of all features of the building and exempted features in such cases shall be limited to only those permitted in \(\frac{8}{5}\) ubsection (b)(1)(M) and which are permitted by the Planning Commission according to the procedures of Section 309.
- (3) In cases where the height limit is 65 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the definition of "height," as specified in the following table. These requirements shall not apply to any property to which the bulk limitations in Section 270 of this Code are applicable.
- (4) The following requirements shall apply to all parcels within the R-4 Height and Bulk District, at or below 85 feet. In cases where the height limit is 85 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the

1 definition of "height" as specified in the following table. These requirements shall not apply to any 2 property to which the bulk limitations in Sections 270 through 270.3 of this Code are applicable. 3 **TABLE 260-1** 4 **HEIGHT MEASUREMENT** ON LATERAL SLOPES WHERE 5 **HEIGHT LIMIT IS 65 FEET OR LESS** 6 7 Maximum Width for Portion of Average Slope of Curb or Ground From Which 8 Height is Measured **Building that May Be Measured** 9 from a Single Point 10 5% percent or less No requirement 11 More than 5% *percent* but no more than 15% 65 feet 12 percent 13 More than 15% *percent* but not more than 20% 55 feet 14 percent 15 More than 20% percent but no more than 25% 45 feet 16 percent 17 35 feet More than 25% percent 18 [image] 19 **TABLE 260-2** HEIGHT MEASUREMENT 20 ON LATERAL SLOPES WHERE HEIGHT LIMIT IS BETWEEN 65 AND 85 FEET 21 22 Average Slope of Curb or Ground From Which Maximum Width for Portion of Building that May 23 *Height is Measured* Be Measured from a Single Point 24

No requirement

5% or less

More than 5% but no more than 15%	85 feet_
More than 15% but no more than 20%	75 feet_
More than 20% but no more than 25%	<u>65 feet</u>
More than 25%	<u>55 feet</u>

(b) **Exemptions.** In addition to other height exceptions permitted by this Code, the features listed in this subsection (b) shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.

* * * *

SEC. 263.19. HEIGHT LIMITS: PERMITTED *PODIUM AND* TOWER HEIGHTS IN THE R BULK DISTRICTS.

(a) This Section 263.19(a) shall apply to R Bulk Districts, except for the R-4 Height and Bulk District.

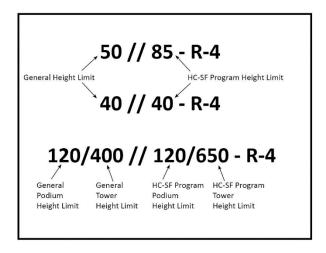
(a)(1) **Intent.** The general development concept for R Bulk Districts is of podium buildings that vary from 65 to 170 feet in height depending on the district and location, with adequately spaced slender towers up to 650 feet in height rising above the podium buildings.

(b)(2) Maximum Height Controls for Podiums and Towers. In the *R-bulk* districts, which include the R, R-2, and R-3 bulk districts as designated on Sectional Map No. HT01, HT02, and HT07 of the Zoning Map, maximum permitted building heights for both podiums and towers are expressed as two numbers separated by a slash. The number preceding the slash represents the height limit for podium buildings. The number following the slash represents the height limit for towers. No building may exceed the podium height limit except for towers meeting the bulk and tower spacing controls established in Section 270(e) and (f).

(c)(3) Maximum Height Controls for Podiums and Towers in the R-2 Bulk
District and the Van Ness & Market Residential Special Use District. In the R-2 bulk
district and within the Van Ness & Market Residential Special Use District, maximum
permitted building heights for both podiums and towers are expressed as two sets of numbers
separated by a double slash in the format described above, in subsection $(a)(2b)$. Each set of
numbers represents the maximum heights for podium and tower applicable to the parcel and
as regulated per subsection $\underline{(a)}(\underline{2}b)$ above as follows: The first set of numbers represents the
principally permitted height limits for the parcel, both for the podium and for the tower. The
second set of numbers after the double slash represents the maximum height limits for
podium and tower that can be granted by the Planning Commission for that parcel through an
exception pursuant to the procedures and findings of Section 309(a)(17).
(b) This Section 263.19(b) shall apply to the R-4 Height and Bulk District.
(1) Intent. The general development concept for the R-4 Height and Bulk District is for
buildings that vary in height depending on the location, and in some locations providing for adequately
spaced slender towers rising above the podiums of lower height(s). In addition to establishing bulk
controls for all buildings in the district as further described in Section 270(i), the R-4 district
implements the Housing Choice-San Francisco (HC-SF) program by providing for a secondary height
limit for projects using the HC-SF Program per Section 206.10.
(2) Maximum Height Controls for the HC-SF Program. In the R-4 Height and Bulk
District, as designated on Sectional Maps Nos. HT01, 02, 03, 04, 05, 06, 07, 11, 12, and 13 of the
Zoning Map, the permitted building heights are expressed as two sets of numbers separated by a double
slash. Preceding the double slash is the permitted building height limit for projects not using the HC-
SF Program. Following the double slash is the height limit for projects using the HC-SF Program per
Section 206.10. Where there is a set of two numbers separated by a single slash, the number preceding
the single slash is the maximum height for podium buildings and the number following the single slash

is the maximum tower height subject to the bulk and tower spacing controls of Section 270(i).

The following represents an example of height limits subject to both podium and tower controls, and high limits for projects not using the HC-SF Program and projects using the HC-SF Program.



SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR ACTIVE GROUND FLOOR USES IN CERTAIN DISTRICTS <u>AND ALL GROUND</u> <u>FLOOR USES IN THE R-4 HEIGHT AND BULK DISTRICT</u>.

(b) **Applicability.** The special height exception described in this <u>s</u>Section <u>263.20</u> shall only apply to projects that meet <u>all both</u> of the following criteria:

- (1) project is located in a 30-X, 40-X, or-50-X Height and Bulk District, or in the <u>R-4 Height and Bulk District with a height limit of 40, 50, or 80 feet,</u> as designated on the Zoning Map;
 - (2) project is located in one of the following districts:
 - (A) in an NCT district as designated on the Zoning Map;
- (B) in the Castro Street, Inner Clement Street, Outer Clement Street, Excelsion

Outer Mission Street, Irving Street, Japantown, Judah Street, Noriega Street, Taraval Street, and 24th

1	Street Noe Valley NCDs;
2	(C) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and 8th
3	Avenue, and between 32nd Avenue and 39th Avenue;
4	(D) on a NC-1 designated parcel within the boundaries of Sargent Street to
5	Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to
6	Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street;
7	(E) on a NC-3 designated parcel fronting on Geary Boulevard from Masonic
8	Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue
9	and Parker Avenue; or
10	(F) on a parcel zoned NC-1 on Noriega, Irving, Taraval, or Judah Streets west
11	of 19th Avenue.
12	——————————————————————————————————————
13	defined by Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk
14	grade, or in the case of residential uses, such walk-up residential units are raised up from
15	sidewalk level <u>.</u> ;
16	(4) said ground floor commercial space, active use, or walk-up residential use is
17	primarily oriented along a right-of-way wider than 40 feet;
18	(5) said ground floor commercial space or active use occupies at least 50% of the
19	project's ground floor area; and
20	(6) except for projects located in NCT districts, the project sponsor has conclusively
21	demonstrated that the additional 5' increment allowed through Section 263.20 would not add new
22	shadow to any public open spaces.
23	* * * *
24	

SEC. 270. BULK LIMITS: MEASUREMENT.

(a) The limits upon the bulk of buildings and structures shall be as stated in this Section 270 (*including Sections 270.1, 270.2, and 270.3*) and in Sections 271 and 272. The terms Diagonal Dimension, Height, Length, and Plan Dimensions shall be as defined in this Code. In each height and bulk district, the maximum plan dimensions shall be as specified in the following table, at all horizontal cross-sections above the height indicated.

BULK LIMITS			
District Symbol on	Height Above	Maximum Plan Dime	ensions (in feet)
Zoning Map	Which Maximum	Length	Diagonal
	Dimensions Apply		Dimension
	(in feet)		
* * * *			
R	This table not applical	ole. But see Section 270	O(e)
R-2	This table not applical	ole. But see Section 270	O(f)
<u>R-3</u>	This table not applicable	e. But see Section 270(g)	
<u>R-4</u>	This table not applicable	e. But see Section 270(i)	
V		110	140
* * * *			

(i) **R-4 Height and Bulk District.** In the R-4 Height and Bulk District, the bulk limitation are as follows:

(1) Tower Bulk and Spacing. In the R-4 Height and Bulk District, the otherwise applicable bulk controls for structures below a height of 85 feet or below a different height threshold where explicitly specified elsewhere in the Code ("Podium Height") shall govern, including, but not

1	limited to, those found in the Citywide Design Standards. Portions of structures above the podium
2	height shall comply with the bulk limitations described in subsection (i)(1)(A) and (B) below.
3	(A) Buildings between the Podium Height and 140 feet in height (exclusive of
4	permitted height exceptions) shall:
5	(i) Provide 15-foot setback(s) from any interior property line(s) for
6	portion(s) of the building above the Podium Height.
7	(ii) For portions of structures above the Podium Height, the average
8	floor plate shall not exceed 12,000 square feet.
9	(iii) For portions of structures above the Podium Height, a maximum
10	length of 130 feet and a maximum diagonal of 160 feet are permitted.
11	(iv) Building portions above the Podium Height and up to 140 feet must
12	maintain a 30-foot distance from other buildings above the Podium Height on any lot.
13	(B) Buildings above 140 feet in height (exclusive of permitted height exceptions)
14	<u>shall:</u>
15	(i) Provide 15-foot setback(s) from any interior property line(s) for
16	portion(s) of the building above the Podium Height.
17	(ii) For portions of structures above the Podium Height, the average
18	floor plate shall not exceed 12,000 square feet.
19	(iii) For portions of structures above the Podium Height, a maximum
20	length of 130 feet and a maximum diagonal of 160 feet are permitted.
21	(iv) Building portions above the Podium Height shall be separated by no
22	less than 115 feet from other buildings above 85 feet on any lot.
23	(v) For portions of buildings above the Podium Height, a maximum
24	unbroken wall width of 100 feet is permitted. For building masses above 85 feet in height and with a
25	plan length in excess of 100 feet, relief shall be provided through:

1	a. a notch, defined as a building recess or volumetric reduction
2	that is provided at the indicated height and extending the full vertical height of the subject facade above
3	85-feet, of at least 10 feet by 10 feet; or
4	b. a change in plane of at least 10 feet.
5	(vi) The top one-third of a building above 85 feet shall be reduced in
6	both floor plate and the allowed maximum plan and diagonal dimensions set forth in subsection
7	(i)(1)(B) by 10% each.
8	
9	SEC. 270.3. SPECIAL BULK REQUIREMENTS: MID-BLOCK ALLEYS IN LARGE LOT
10	DEVELOPMENT OUTSIDE OF THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS,
11	SOUTH OF MARKET COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET
12	NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL
13	DISTRICT, C-3 AND DTR DISTRICTS.
14	(a) Findings. This Section 270.3 incorporates the findings in Section 270.2(a), and determines
15	that the conditions in Section 270.2 are applicable outside of the geographic area specified in Section
16	<u>270.2</u>
17	(b) Purpose. The mid-block alley requirements of this Section 270.3 are intended to ameliorate
18	the conditions and impacts described in the findings in Section 270.2(a) and make the subject areas
19	appropriate for a higher density of activity and population in areas being targeted for more intense
20	development. The horizontal mass reductions and mid-block alleys will ensure that block sizes for new
21	housing support walkable neighborhoods. To encourage pedestrian movement, walking to nearby
22	destinations including to and from transit, and neighborhood blocks with shortened distances to
23	facilitate this activity, the bulk limitations noted below will apply.
24	(c) Applicability. This Section 270.3 applies to all development lots not subject to the
25	requirements of Section 270.2, except development lots in PDR districts or that contain exclusively

1	government or Public Facilities, that:
2	(1) Are two acres or larger; and/or
3	(2) Have a frontage of 200 feet or greater on a single block face that is 400 feet or
4	greater.
5	(d) Requirements. New construction on development lots that meet the criteria in subsection
6	(c) above must be divided into smaller resultant lots and blocks in either one of the two following ways:
7	(1) Option 1. Lots shall be divided into resultant blocks such that:
8	(A) no block frontage exceeds a length of 300 feet between intersections;
9	(B) no block perimeter exceeds a total of 1,200 feet; and
10	(C) the resultant blocks shall be separated from each other by newly created
11	public street(s), alley(s), or publicly-accessible privately-owned street(s) or alley(s). Such street(s)
12	shall meet San Francisco street standards including the Better Streets Plan as codified in Section 138.1
13	and pursuant to Public Works Code requirements. If privately-owned street(s) or alley(s) are created,
14	they shall be maintained and must provide public access pursuant to the standards provided in
15	Planning Code Section 270.2(e).
16	(2) Option 2. Lots shall be divided into resultant blocks of not more than 400 feet in
17	length between intersections of streets or alleys per subsection (d)(1)(C) above, that are bisected by
18	alleys or passageways, and that do not exceed a total block perimeter of 1,400 feet. Such mid-block
19	alleys or passageways shall meet the following conditions:
20	(A) Location. Be located as close to the middle portion of the subject block face,
21	defined as within 50 lateral feet from the block centerline, perpendicular to the subject frontage and
22	connecting to any existing adjacent streets and alleys. If the subject lot is not within the central portion
23	of the block, the passageway shall cross the subject lot at its centerline or within 50 lateral feet from
24	the lot centerline. For Development projects that include a Public Facility or are immediately abutting
25	a parcel containing a Public Facility, this locational requirement shall not apply.

1	(B) Hours of Operation. The passageway(s) must be open to the public 24
2	hours a day, seven days a week. Fences and/or gates that would prevent public access at any point
3	within the passageway(s) are prohibited.
4	(C) Width. The passageway(s) must maintain minimum width(s) of 20 feet
5	measured from building-to-building at any point.
6	(D) Walking Width. Have a minimum clear walking width of 10 feet free of any
7	obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six
8	feet in width with not less than four feet minimum clear width in the case of an alley with vehicular
9	access.
10	(E) Open to the Sky. At least 60% of the passageway area must be open to the
11	sky. Obstructions permitted within setbacks pursuant to Planning Code Section 136, that do not conflict
12	with or obstruct the required walking width, may be located within the portion of the alley or
13	passageway that is required to be open to the sky. All portions of the alley or pathway not open to the
14	sky shall have a minimum clearance height from grade of 15 feet at all points. For Development
15	Projects that include a Public Facility or are immediately abutting a parcel containing to a Public
16	Facility, the required percent of the passageway area that must be open to the sky may be reduced to
17	<u>50%.</u>
18	(F) Topography. Changes in grade or steps are not permitted in an alley or
19	passageway unless required by the natural topography and average grade.
20	(G) Frontage. Alleys or passageways must be fronted by active ground-floor
21	uses, as defined in Section 145.1, for no less than 60% of their fronting length and in no case feature
22	more than 50 continuous feet of inactive use(s) in any segment. For development projects that include a
23	Public Facility or are immediately abutting a parcel containing a Public Facility, the required percent
24	for active ground-floor uses may be reduced to 40% and may be unevenly distributed between the
25	alley's or passageway's two sides.

1	(H) Visual access. Alleys or passageways must be configured to allow clear
2	visual access from one end of the passageway through the development lot to its opposite end.
3	(e) Additional Requirements for Private Passageways and Alleys.
4	(1) Maintenance. Mid-block passageways and alleys required under this Section 270.3
5	shall be maintained at no public expense unless a publicly-accepted street or alley is created pursuant
6	to subsection (d)(1) above. The owner of the property on which the alley or passageway is located shall
7	maintain it by keeping the area clean and free of litter and by keeping it in an acceptable state of
8	repair. Conditions intended to assure continued maintenance of the right-of-way for the actual lifetime
9	of the building giving rise to the open space requirement may be imposed.
10	(2) Informational Plaque. Prior to issuance of a permit of occupancy, a plaque shall be
11	placed in a publicly conspicuous location for pedestrian viewing. The plaque shall state the right of the
12	public to pass through the alley and stating the name and address of the owner or owner's agent
13	responsible for maintenance. The plaque shall be of no less than 24 inches by 36 inches in size.
14	(3) Property owners providing a pathway or alley under this Section 270.3 shall hold
15	harmless the City and County of San Francisco, its officers, agents, and employees, from any damage
16	or injury caused by the design, construction, or maintenance of the right-of-way, and are solely liable
17	for any damage or loss occasioned by any act or neglect in respect to the design, construction, or
18	maintenance of the right-of-way.
19	(f) Any non-vehicular portions of such a passageway or alley, including sidewalks or other
20	walking areas, seating areas, or landscaping, may count toward any open space requirements of this
21	Code which permit publicly-accessible open space, provided that such space meets the standards of
22	Section 135.
23	
24	Section 5. Wind Controls. Articles 1, and 2 of the Planning Code are hereby amended
25	by revising Sections 148, 243, 249.1, and 249.78, to read as follows:

1	SEC. 148. REDUCTION OF GROUND-LEVEL WIND CURRENTS FOR BUILDINGS
2	<u>TALLER THAN 85 FEET</u> IN C-3 <u>CERTAIN</u> DISTRICTS.
3	(a) Applicability. In the C-3 Districts, Van Ness Special Use District, Folsom and Main
4	Residential/Commercial Special Use District, Downtown Residential (DTR) Districts, and Central
5	SoMa Special Use District, this Section 148 shall apply to new buildings taller than 85 feet in Height,
6	vertical additions of more than 30 feet resulting in a total building height greater than 85 feet, or
7	vertical additions of more than 30 feet to an existing building that is taller than 85 feet. Building height
8	for the purpose of applicability of this Section shall be calculated pursuant to the provisions of Sections
9	260 and 263.21.
10	(b) Definitions.
11	"Equivalent Wind Speed" means an hourly average wind speed adjusted to incorporate the
12	effects of gustiness or turbulence on pedestrians, pursuant to the methodology adopted by the Planning
13	Commission, as amended from time to time.
14	"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per
15	hour for nine or more hours per year.
16	(c) Controls for Hazardous Winds. Projects shall not result in any net new locations that
17	exceed the Nine-Hour Hazard Criterion.
18	(d) Wind-reducing Features. All wind-reducing features necessary to meet the requirements
19	of this Section 148 shall be identified on the approved project plan set.
20	(e) Maintenance of Wind-reducing Features. All wind-reducing features necessary to meet the
21	requirements of this Section 148 must be maintained for the life of the project. The Zoning
22	Administrator may approve, including after installation, substitution of alternate wind-reducing
23	features that would have an equal or superior effect on reducing ground-level winds at the subject
24	location, provided that such features do not conflict with or increase noncompliance with other
25	provisions of the Planning Code or other adopted Citywide Design Standards.

1	(a) Requirement and Exception. In C-3 Districts, buildings and additions to existing buildings
2	shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not
3	cause ground-level wind currents to exceed, more than 10 percent of the time year round, between 7:00
4	a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial
5	pedestrian use and seven m.p.h. equivalent wind speed in public seating areas.
6	— When preexisting ambient wind speeds exceed the comfort level, or when a proposed
7	building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be
8	designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in
9	accordance with the provisions of Section 309, allowing the building or addition to add to the amount
10	of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a
11	building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the
12	foregoing requirements without creating an unattractive and ungainly building form and without
13	unduly restricting the development potential of the building site in question, and (2) it is concluded
14	that, because of the limited amount by which the comfort level is exceeded, the limited location in which
15	the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the
16	addition is insubstantial.
17	— No exception shall be granted and no building or addition shall be permitted that causes
18	equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the
19	year.
20	(b) Definition. The term "equivalent wind speed" shall mean an hourly mean wind speed
21	adjusted to incorporate the effects of gustiness or turbulence on pedestrians.
22	(c) Guidelines. Procedures and Methodologies for implementing this Section shall be specified
23	by the Office of Environmental Review of the Planning Department.
24	

SEC. 243. VAN NESS SPECIAL USE DISTRICT.

1	* * * *
2	(c) Controls. All provisions of the Planning Code applicable to an RC-4 District shall
3	apply except as otherwise provided in this Section 243.
4	* * * *
5	(15) Wind Standards. Wind standards shall apply pursuant to Section 148. Reduction
6	of Ground Level Wind Currents.
7	(A) New buildings and additions to existing buildings shall be shaped, or other
8	wind baffling measures shall be adopted, so that the development will not cause year-round ground
9	level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the
10	comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent
11	wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels
12	specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the
13	goals of this requirement.
14	(B) An exception to this requirement may be permitted but only if and to the
15	extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind
16	baffling measures cannot be adopted without unduly restricting the development potential of the
17	building site in question.
18	(i) The exception may permit the building or addition to increase the
19	time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the
20	development potential of the site.
21	(ii) Notwithstanding the above, no exception shall be allowed and no
22	building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the
23	hazard level of 26 m.p.h. for a single hour of the year. For the purposes of this Section, the term
24	"equivalent wind speed" shall mean an hourly wind speed adjusted to incorporate the effects of
25	gustiness or turbulence on pedestrians.

1	* * * *
2	
3	SEC. 249.1. FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE
4	DISTRICT.
5	* * * *
6	(b) Controls. The following zoning controls are applicable in the
7	Residential/Commercial Special Use District.
8	(1) Wind Standards. Wind standards shall apply pursuant to Section 148. Reduction of
9	Ground-Level Wind Currents.
10	(A) Requirement. New buildings and additions to existing buildings shall be
11	shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause
12	ground-level wind currents to exceed, more than 10 percent of the time year-round, between 7:00 a.m.
13	and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian
14	use and seven m.p.h. equivalent wind speed in public seating areas. The term "equivalent wind speed"
15	shall mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence or
16	pedestrians.
17	When preexisting ambient wind speeds exceed the comfort level, or when a proposed
18	building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be
19	designed to reduce the ambient wind speeds to meet the requirements. The provisions of this Section
20	249.1(b)(3) shall not apply to any buildings or additions to existing buildings for which a draft EIR ha
21	been published prior to January 1, 1985.
22	(B) Exception. The Zoning Administrator may allow the building or addition to
23	add to the amount of time the comfort level is exceeded by the least practical amount if (1) it can be
24	shown that a building or addition cannot be shaped and other wind-baffling measures cannot be

adopted to meet the foregoing requirements without creating an unattractive and ungainly building

1	form and without unduly restricting the development potential of the building site in question, and (2) it
2	is concluded that, because of the limited amount by which the comfort level is exceeded, the limited
3	location in which the comfort level is exceeded, or the limited time during which the comfort level is
4	exceeded, the addition is insubstantial.
5	The Zoning Administrator shall not grant an exception and no building or addition
6	shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles
7	per hour for a single hour of the year.
8	(C) Procedures. Procedures and methodologies for implementing this Section
9	shall be specified by the Office of Environmental Review of the Planning Department.
10	* * * *
11	
12	SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.
13	* * * *
14	(d) Urban Design and Density Controls.
15	* * * *
16	(9) Wind Standards. Wind standards shall apply pursuant to Section 148.
17	(A) Applicability. This subsection shall apply to new buildings above 85 feet in
18	Height and additions to existing buildings that result in a building above 85 feet in Height.
19	(B) Definitions.
20	"Comfort Level" means ground-level equivalent wind speeds of 11 miles per hour in
21	areas of substantial pedestrian use and seven miles per hour in public seating areas between 7:00 a.m.
22	and 6:00 p.m. when occurring for more than 15 percent of the time year round.
23	"Equivalent Wind Speed" means an hourly mean wind speed adjusted to incorporate the
24	effects of gustiness or turbulence on pedestrians.
25	"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles

4	non hours for more than wine hours non year non toat location
1	per hour for more than nine hours per year per test location.
2	"One-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles
3	per hour for more than one hour per year per test location.
4	"Substantial Increase" means an increase in wind speeds of more than six miles per
5	hour for more than 15 percent of the time year round.
6	(C) Controls for Wind Comfort.
7	(i) Projects may not result in wind speeds that exceed the Comfort Leve
8	at any location.
9	(ii) Projects may not cause a Substantial Increase in wind speed at any
10	location where the existing or resulting wind speed exceeds the Comfort Level.
11	(iii) Pursuant to Section 329, the Planning Commission may grant an
12	exception to the standards of subsections (i) and (ii) above as applied to a project if it finds that the
13	project meets the following criteria:
14	(aa) It has undertaken all feasible measures to reduce wind
15	speeds through such means as building sculpting and appurtenances, permanent wind baffling
16	measures, and landscaping; and
17	(bb) Reducing wind speeds further would substantially detract
18	from the building design or unduly restrict the square footage of the project.
19	(D) Controls for Hazardous Winds.
20	(i) Projects shall not result in net new locations with an exceedance of
21	the One-Hour Hazard Criterion, except as allowed by the Planning Commission based on criteria
22	described in subsection (ii) below.
23	(ii) Pursuant to Section 329, the Planning Commission may grant an
24	exception to the standard of subsection (i) above as applied to a proposed project if it finds that the
25	proposed project meets all of the following criteria:

1	(aa) The project with wind reduction measures does not result
2	in net new locations with an exceedance of the Nine-Hour Hazard Criterion;
3	(bb) The project has undertaken all feasible measures to reduce
4	hazardous wind speeds, such as building sculpting and appurtenances, permanent wind baffling
5	measures, and landscaping; and
6	(cc) Meeting the requirements of subsection (i) would detract
7	from the building design or unduly restrict the square footage of the project.
8	(iii) No exception shall be granted and no building or addition shall be
9	permitted for any project that causes net new locations with an exceedance in the Nine-Hour Hazard
10	Criterion.
11	(E) Guidelines. Procedures and methodologies for implementing this
12	subsection shall be issued by the Department.
13	* * * *
14	Section 6. Residential Districts. Article 2 of the Planning Code is hereby amended by
15	revising Sections 209, 209.1, 209.2, and 209.3, to read as follows:
16	
17	SEC. 209. DESCRIPTION AND PURPOSE OF RESIDENTIAL AND RESIDENTIAL-
18	COMMERCIAL DISTRICTS.
19	The following statements of description and purpose outline the main functions of the
20	Residential and Residential-Commercial (Residential) Districts in the zoning plan for San
21	Francisco, supplementing the statements of purpose contained in Section 101 of this Code.
22	(a) Purpose. These Districts are established for purposes of implementing the
23	Residence element and other elements of the General Plan, according to the objectives,
24	principles and policies stated therein. Among these purposes are the following:
25	(1) Preservation, improvement and maintenance of the existing housing stock

- through protection of neighborhood environments and encouragement of sound ownership
 practices and rehabilitation efforts;
 - (2) Recognition and protection of the architectural characteristics and <u>urban</u> patterns <u>densities</u> of existing residential areas;
 - (3) Maximizing of housing choice by assuring the availability of quality owner and rental housing of various kinds, suitable for a whole range of household types, lifestyles and economic levels:
 - (4) Encouragement of residential development that will meet outstanding community needs, provide adequate indoor and outdoor spaces for its occupants, and relate well to the character and scale of existing neighborhoods and structures; and
 - (5) Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable nonresidential activities that are compatible with housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas.
 - (b) Uses and Features Permitted in Residential and Residential-Commercial Districts. The uses and features permitted in Residential and Residential-Commercial Districts are listed in the Zoning Control Tables in Sections 209.1 through 209.4.

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

These Districts are intended to recognize, *protect, conserve*, and enhance areas characterized by dwellings in the form of houses and small multi-family buildings, usually with one, two, or three units with separate entrances, and limited scale in terms of building width and height, and characterized by rear yards and a pattern of mid-block open spaces. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. *In all RH*

Districts, multi-family buildings with four or more units are permitted under various provisions of this
 Code. The RH Districts are composed of five separate classes of districts, as follows:

RH-1(D) Districts: One-Family (Detached Dwellings). These Districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. *In some cases private covenants have controlled the nature of development and helped to maintain the street areas.*

RH-1 Districts: One-Family. These Districts <u>arehave been</u> occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. *In most cases the single-family character of these Districts has been maintained for a considerable time*.

RH-1(S) Districts: One-Family with Minor Second Unit. These Districts are similar in character to RH-1 Districts, except that a small second dwelling unit has been installed in many structures, usually by conversion of a ground-story space formerly part of the main unit or devoted to storage. The second unit remains subordinate to the owner's unit, and may house one or two persons related to the owner or be rented to others. Despite these conversions, the structures retain the appearance of single-family dwellings.

RH-2 Districts: Two-Family. These Districts are devoted to have been historically developed with one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely

scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in historically single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The Districts may have easy access to shopping facilities and transit lines. In some cases, Group Housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

RH-3 Districts: Three-Family. These Districts have many similarities to RH-2 Districts, but structures with three units are common in addition to one-family and two-family houses. The predominant form *ishas historically been* large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale, and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in these areas than in RH-2 Districts.

Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	§	RH-1(D)	RH	RH-	RH-2	RH-3					
	Reference		-1	1(S							
	s)							
BUILDING STANDARDS											
Massing and Setbacks											
Height and Bulk	§§ 102,	No portion	No pe	ortion c	of a Dwelling may be	Varies,					
Limits	105, 106,	of a	taller	than <u>V</u>	aries, but generally	but					
	250-252,	Dwelling	40 fe	et. Str	uctures with uses	generally					
	253, 260,	may be	other than Dwellings may be			40 feet.					
	261, 261.1,	taller than	cons	tructed	d to the prescribed	Height					

1		<u>263.19,</u>	35 feet.	height limit.	sculpting
2		270, <u>270.3,</u>	Structures	Per § 261 the height limit may	on Alleys
3		271. See	with uses	be decreased based on the	per §
4		also Height	other than	slope of the lot.	261.1.
5		and Bulk	Dwellings		
6		District	may be		
7		Maps.	constructe		
8			d to the		
9			prescribed		
10			height limit,		
11			which is		
12			generally		
13			40 feet.		
14			Per § 261		
15			the height		
16			limit may		
17			be		
18			decreased		
19			or		
20			increased		
21			based on		
22			the slope		
23			of the lot.		
24	Front Setback	§§ 130,	Required. Ba	ased on the front setback of the a	djacent
25		131, 132	property with	the shortest front setback or if s	ubject

1			property has	a Legislated Setback. When front setback				
2			is based on adjacent properties, in no case shall the					
3			required sett	pack be greater than 10 feet.				
4	Rear Yard	§§ 130,	30% of lot de	epth, but in no case less than 15 feet.				
5		134						
6	Side Yard	§§ 130,	Required	Not Required				
7		133	for Lots 28					
8			feet and					
9			wider.					
10			Width of					
11			side					
12			setback					
13			depends					
14			on width of					
15			lot.					
16	<i>Residential</i> -Design	§ 311	Subject to th	e Residential Design Guidelines and				
17	Guidelines and		Citywide Desi	gn Standards and any o. Other applicable				
18	<u>Standards</u>		design guide	lines that have been approved by the				
19			Planning Co	mmission- <i>may also apply</i> .				
20	Street Frontage and	d Public Rea	lm					
21	Front Setback	§ 132	Required. At	least 50% of Front Setback shall be				
22	Landscaping and		permeable s	o as to increase storm water infiltration and				
23	Permeability		20% of Fron	t Setback shall be unpaved and devoted to				
24	Requirements		plant materia	al.				
25	Streetscape and	§ 138.1	Required.					

1	Pedestrian									
2	Improvements									
3	(Street Trees)									
4	Street Frontage	§ 144	§ 144 applies generally. Additional requirements apply							
5	Requirements		to Limited (Commercia	al Uses, a	as spe	ecified in	§ 1	86.	
6	Street Frontage,	§ 155(r)	As specifie	d in § 155((r)					
7	Parking and									
8	Loading Access									
9	Restrictions									
10	Miscellaneous									
11	Planned Unit	§ 304	С	С	С	С		С		
12	Development									
13	Awning	§ 136.1	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)) <u>N</u> P(1)		
14	Canopy or	§ 136.1	NP <u>(2)</u>	<u>NP(2)</u>	NP <u>(2)</u>	NP <u>(2</u>	2)	NP <u>(2)</u>		
15	Marquee									
16	Signs	§ 606	As permitte	ed by Sectio	n § 606 <u>.</u>					
17	Housing Choice-SF	<u>§ 206.10</u>	Form-based	density, ad	ditional h	eight,	and other	r <u>zo</u>	ning_	
18			modification	s for eligibi	le projects	s in the	e R-4 Hei	ght	and Bulk	
19			<u>District.</u>							
20	RESIDENTIAL STA	NDARDS AN	D USES							
21	Development Stand	dards								
22	Usable Open	§§ 135,	At least	At least	At leas	st	At least	t	At least	
23	Space	136	300	300	300		125		100	
24	[Per Dwelling Unit]		square	square	square)	square		square	
25			feet if	feet if	feet fo	r the	feet if		feet if	

ı					I		
1			private,	private,	first unit	private,	private,
2			and 400	and 400	and 100	and 166	and 133
3			square	square	for the	square	square
4			feet if	feet if	minor	feet if	feet if
5			common.	common	second	common	common
6					unit if		
7					private,		
8					and 400		
9					square		
10					feet for the		
11					first unit		
12					and 133		
13					square		
14					feet for the		
15					second		
16					unit if		
17					common.		
18	Parking	§§ 151,	None requir	red. Maximı	um permitted	per § 151.	
19	Requirements	161					
20	Residential	§ 317	C <i>for Remov</i>	al of one or	more Resident	ial Units or	
21	Conversion,		Unauthorize	d Units.			
22	Demolition, or						
23	Merger of Dwelling						
24	Units, including						
25	Residential Flats						

1	Use Characteristics	S									
2	Intermediate	§§ 102,	P(9)	P(9))	P(9))	P(9	9)	Р	(9)
3	Length Occupancy	202.10									
4	Single Room	§ 102	Р	Р		Р		Р		Р	
5	Occupancy										
6	Student Housing	§ 102	Р	Р		Р		Р		Р	
7	Residential Uses										
8	Residential Density,	§§ 102,	P up to one	Э	P up	o to	P up	1	P up to		P up to
9	Dwelling Units	207	<i>One</i> -unit pe	er	one		to tw	0	two units	6	three
10	<u>Density, General</u>		lot, or one	unit	unit		units	;	per lot, c	r	units per
11	(6)(11)		per 3,000		per l	lot,	per l	ot,	up to one	е	lot, or up
12			square fee	t of	or u	р	if the)	unit per		to one
13			lot area, wi	th	to or	ne	seco	n	1,500		unit per
14			no more th	an	unit		d un	it	square		1,000
15			three units	per	per		is 60	0	feet of lo	t	square
16			lot.		3,00	00	sq. f	t.	area.		feet of lot
17					squa	are	or				area.
18					feet	of	less,				
19					lot		or up)			
20					area	ì.	to or	ne			
21							unit				
22							per				
23							3,00	0			
24							squa	re			
25							feet	of			

1					lot				
2					area,				
3					with				
4					no				
5					more				
6					than				
7					three				
8					units				
9					per lot.				
10	Minimum Dwelling	<u>§ 207.9</u>	Varies depending	on projec	t location,	but generally	y ranges		
11	Unit Densities, if		between 50 and 100 dwelling units per acre.						
12	<u>Applicable</u>								
13	Maximum Dwelling	<u>§§ 207.10,</u>	<u>P up to 4,000 squ</u>	are feet o <u>f</u>	Gross Flo	oor Area or a	<u>n</u>		
14	<u>Unit Size</u>	<u>317</u>	equivalent Floor	Area Ratio	o for any i	ndividual Dw	elling Unit		
15			of 1.2:1. C for D	welling Ui	nits that ex	xceed the grea	uter of those		
16			thresholds.						
17	Senior Housing	§§102,	P up to twice the	e number	of dwelli	ng units othe	erwise		
18	<u>Density</u>	202.2(f) <u>.</u>	permitted as a p	orincipal u	ise in the	district and	meeting		
19		207	all the requirem	ents of §	202.2(f)(´	1).			
20			C up to twice th	e number	of dwelli	ng units othe	erwise		
21			permitted as a p	orincipal u	ise in the	district and	meeting		
22			all requirements	s of Sectio	<i>n</i> -§ 202.2	(f)(1) except	for §		
23			202.2(f)(1)(D)(iv	v), related	to location	on.			
24									
25	Residential Density,	§208	NP(10)	NP	NP	P, up to	P, up to		

Group Housing			(10)	(10)	one	one
<u>Density</u>					bedroom	bedroom
					for every	for every
					415	275
					square	square
					feet of lot	feet of lot
					area.	area.
Homeless Shelter	§§ 102,	Р	Р	Р	Р	Р
	208					
NON-RESIDENTIAL	STANDARD	S AND USES	T	T	T	T
Floor Area Ratio	§§ 102,	1.8 to 1	1.8 to	1.8 to	1.8 to 1	1.8 to 1
	123, 124		1	1		
Off-Street Parking	§§ 150,	None required.	Maximun	n permitte	ed per § 151.	•
	151, 161					
Limited	§§ 186,	Continuing non-	conformir	ng uses a	re permitted	, subject to
Commercial Uses	186.3	the requirement	ts of § 18	6. Limited	d Commercia	al Uses
		may be condition	nally per	mitted in	historic build	lings
		subject to § 186	3.3.			
Limited Corner	§ 231	P on a Corner L	ot, with r	o part of	the use exte	ending
Commercial Uses		more than 50 fe	et in dep	th from s	aid corner; N	IP if the
		LCCU would re	quire the	Resident	ial Conversi	on of a
		Residential Uni	t or Unau	thorized I	Jnit under P	lanning
		Code Section 3	17, unles	s the spa	ce proposed	l for
		conversion is o	ccupied b	y a garaç	ge or storage	space
		located in the B	asement	or First S	Story.	

Drive-up Facility	§ 102	NP					
Formula Retail	§ 102,	NP					
	303.1						
Hours of Operation	§§ 102,	For Limited Corner Commercial Uses under § 231 and					
	186, 231	Limited Cor	Limited Commercial Uses under § 186: P 6:00 a.m. to				
		10:00 p.m.;	NP 10:00 p	o.m. to 6:0	00 a.m.		
Maritime Use	§ 102	NP					
Open Air Sales	§ 102	NP	NP				
Outdoor Activity	§§ 102,	P if located in front of building; NP if elsewhere.					
Area	145.2, 186,						
	202.2, 231						
Walk-up Facility	§ 102	NP					
Agricultural Use Ca	ategory						
Agricultural Uses*	§§ 102,	С	С	С	С	С	
	202.2(c)						
Agriculture,	§§ 102,	NP	NP	NP	NP	NP	
Industrial	202.2(c)						
Agriculture,	§§ 102,	Р	Р	Р	Р	Р	
Neighborhood	202.2(c)						
Automotive Use Ca	ategory						
Automotive Uses*	§ 102	NP	NP	NP	NP	NP	
Parking Garage,	§ 102	С	С	С	С	С	
Private							

r			!	T	T	1	, ,
1	Parking Lot,	§ 102	С	С	С	С	С
2	Private						
3	Parking Lot, Public	§§ 102,	NP	NP	NP	NP	NP
4		142, 156					
5	Entertainment, Arts	and Recrea	tion Use Catego	ry			
6	Entertainment,	§ 102	NP	NP	NP	NP	NP
7	Arts and						
8	Recreation Uses*						
9	Open Recreation	§ 102	С	С	С	С	С
10	Area						
11	Passive Outdoor	§ 102	Р	Р	Р	Р	Р
12	Recreation						
13	Industrial Use Cate	gory					
14	Industrial Uses*	§ 102	NP	NP	NP	NP	NP
15	Institutional Use Ca	ategory					
16	Institutional	§ 102	NP	NP	NP	NP	NP
17	Uses*						
18	Child Care Facility	§ 102	Р	Р	Р	Р	Р
19	Community Facility	§ 102	С	С	С	С	С
20	Hospital	§ 102	С	С	С	С	С
21	Post-Secondary	§ 102	С	С	С	С	С
22	Ed. Institution						
23	Public Facilities	§ 102	Р	Р	Р	Р	Р
24	Religious Institution	§ 102	С	С	С	С	С
L					•		

1	Residential Care	§ 102	Р	Р	Р	Р	Р
2	Facility						
3	School	§ 102	С	С	С	С	С
4	Sales and Service (Category					
5	Retail Sales and	§ 102	NP	NP	NP	NP	NP
6	Service Uses*						
7	Hotel	§ 102	NP	NP	NP	C(4)	C(4)
8	Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)	C(5)
9	Non-Retail Sales	§ 102	NP	NP	NP	NP	NP
10	and Service Uses						
11	Utility and Infrastru	cture Use Ca	ategory				
12	Utility and	§ 102	NP	NP	NP	NP	NP
13	Infrastructure*						
14	Internet Service	§ 102	С	С	С	С	С
15	Exchange						
16	Utility Installation	§ 102	С	С	С	С	С
17	Wireless	§ 102	C or P (7)	C or P	C or P	C or P (7)	C or P
18	Telecommunication			(7)	(7)		(7)
19	s Services Facility						
00			ı	1	1	1	

^{*} Not listed below.

21

22

23

24

- (1) <u>P if required as a wind mitigation feature. Additionally,</u> P for Limited Commercial Uses and Limited Corner Commercial Uses per <u>§Section</u> 136.1 <u>only, otherwise NP</u>.
 - (2) [Note Deleted] Canopy is P if required as a wind mitigation feature.
 - (4) C for five or fewer guest rooms or suites of rooms; NP for six or more guest rooms.
 - (5) Must be located on a landmark site, and where the site is within a Height and Bulk

1	District of 40 feet of fess, and where a columbanum use has lawfully and continuously						
2	operated since the time of designation.						
3	(6) Construction of Accessory Dwelling Units may be permitted pursuant to Sections						
4	207.1 and 207.2.						
5	(7) C if a Macro WTS Facility; P if a Micro WTS Facility.						
6	(8) [Note expired.]						
7	(9) NP for buil	dings with three	or fewer Dwell	ling Units; C	for buildings	with 10 or more	
8	Dwelling Units.						
9	(10) Group Ho	ousing permitted	at one room p	er 415 sq. ft	. of lot area a	according to the	
10	provisions in Planning Code Section 207(c)(8).						
1	(11) P for up to four dwelling units per lot, excluding Corner Lots, and P for up to six						
12	dwelling units in Corner Lots, pursuant to Section 207(c)(8).						
13							
14	SEC. 209.2. RI	M (RESIDENTIA	L, MIXED) DIS	STRICTS.			
15	* * * *						
16			Table 20	09.2			
17		ZONING CO	NTROL TABL	E FOR RM I	DISTRICTS		
18	Zoning Category	§	RM-1	RM-2	RM-3	RM-4	
19		References					
20	BUILDING STANDA	RDS					
21	Massing and Setbacks						

Varies,. See Height and Bulk Map and referenced

sections. Height sculpting on Alleys per § 261.1.

§§ 102, 105,

106, 250-

252, 253,

260, 261.1-,

Height and Bulk

Limits

22

23

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		T				
1		<u>263.19,</u> 270,				
2		<u>270.3,</u> 271				
3	Front Setback	§§ 130, 131,	Based on the front setback of the adjacent property			
4		132	with the shortest front setback or if subject property			
5			has a Legislated Setback.	When front setback is		
6			based on adjacent propert	ies, in no case shall the		
7			required setback be greate	er than 10 feet.		
8	Rear Yard	§§ 130, 134	30% of lot depth but in	25% of lot depth, but in no		
9			no case less than 15	case less than 15 feet.		
10			feet.			
11	Side Yard	§§ 130, 133	Not Required.			
12	<i>Residential</i> Design	§ 311	Subject to the Residential	Design Guidelines and		
13	Guidelines and		Citywide Design Standards a	and any - Oother design		
14	<u>Standards</u>		guidelines that have been	approved by the Planning		
15			Commission may also apply	ř .		
16	Street Frontage and	Public Realm	,			
17	Front Setback	§ 132	At least 50% of Front Setb	ack shall be permeable so		
18	Landscaping and		as to increase stormwater	infiltration and 20% of		
19	Permeability		Front Setback shall be unp	paved and devoted to plant		
20	Requirements		material.			
21	Streetscape and	§ 138.1	Required.			
22	Pedestrian					
23	Improvements					
24	(Street Trees)					
25	Street Frontage	§ 144	§ 144 applies generally. A	dditional requirements		

1	Requirements		apply to Limited Commercial Uses, as specified in §					
2			186.					
3	Moderation of	§ 144.1	Stepping of the front of the buildings required when					
4	Building Frontage		lot width is greater than 35 feet.					
5	Street Frontage,	§ 155(r)	As specified in § 155(r).					
6	Parking and Loading							
7	Access Restrictions							
8	Miscellaneous		<u> </u>					
9	Planned Unit	§ 304	С	С	С	С		
10	Development							
11	Awning	§ 136.1	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)		
12	Canopy or Marquee	§ 136.1	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>		
13	Signs	§ 606	As permitted by Section § 606.					
14	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning					
15			modifications for eligible projects in the R-4 Height and					
16			Bulk District.					
17	RESIDENTIAL STAN	DARDS AND U	ISES					
18	Development Standa	ards						
19	* * * *							
20	Usable Open Space	§§ 135, 136	At least	At least 80	At least 60	At least 36		
21	[Per Dwelling Unit]		100 square	square feet	square feet	square feet		
22			feet if	if private,	if private	if private,		
23			private,	and 106	and 80	and 48		
24			and 133	square feet	square feet	square feet		
25			square feet	per	per	per		

Dwelling Unit if common.				
common.				
None required. Maximum permitted per § 151.				
C for Removal of one or more Residential Units or				
Unauthorized Units.				
P(10)				
Р				
Р				
P if 3 units				
per lot or at				
least one				
unit per 267				
square feet				
- i				

		lot area,	of lot area,	of lot area,	of lot area,
		whichever is	whichever is	whichever is	whichever is
		greater.	greater.	greater.	greater.
		Total	Total	Total	Total
		maximum	maximum	maximum	maximum
		permitted	permitted	permitted	permitted
		density is	density is	density is	density is
		one unit per	one unit	one unit	one unit
		800 square	per 600	per 400	per 200
		feet of lot	square feet	square feet	square feet
		area. (11)	of lot area.	of lot area	of lot area.
			(11)	(11)	(8) , (11)
Minimum Dwelling	<u>§ 207.9</u>	Varies dependi	ng on project l	ocation, but gen	nerally ranges
<u>Unit Densities</u>		between 50 and	d 100 dwelling	units per acre.	
Maximum Dwelling	<u>§§ 207.10,</u>	P up to 4,000 s	quare feet of G	ross Floor Ared	a or an
<u>Unit Size</u>	<u>317</u>	equivalent Flo	or Area Ratio fo	or any individuo	al Dwelling
		<i>Unit of 1.2:1.</i>	C for Dwelling	Units that exce	ed the
		greater of thos	e thresholds.		
Senior Housing	§§102,	P up to twice	the number of	f dwelling units	s otherwise
<u>Density</u>	202.2(f) <u>, 207</u>	permitted as a	a Principal Us	e in the distric	t and
		meeting all th	e requirement	ts of § 202.2(f)	(1).
		C up to twice	the number o	f dwelling units	s otherwise
		permitted as a	a Principal Us	e in the distric	t and
	Unit Densities Maximum Dwelling Unit Size Senior Housing	Unit Densities Maximum Dwelling §§ 207.10, Unit Size 317 Senior Housing §§102,	Whichever is greater. Total maximum permitted density is one unit per 800 square feet of lot area. (11)	Whichever is greater. whichever is greater. Total Total maximum maximum permitted permitted density is density is one unit per one unit 800 square per 600 feet of lot square feet area. (11) of lot area. (11) (11) Minimum Dwelling \$ 207.9 Varies depending on project ling between 50 and 100 dwelling Maximum Dwelling \$ 207.10. Pup to 4,000 square feet of G Quit Size 317 equivalent Floor Area Ratio fit Unit of 1.2:1. C for Dwelling greater of those thresholds. Senior Housing \$\$102, Density P up to twice the number of C up to twice the number of C up to twice the number of	### whichever is speater. greater. Total Total Total maximum maximum maximum maximum permitted permitted density is density is density is one unit per one unit one unit 800 square per 600 per 400 feet of lot square feet area. (H) (H) ### Waries depending on project location, but gen between 50 and 100 dwelling units per acre. ### Warimum Dwelling Unit Size 317 ### Waries depending on project location, but gen between 50 and 100 dwelling units per acre. ### Warimum Dwelling Unit Size 317 ### Pup to 4,000 square feet of Gross Floor Area area feet of those thresholds. ### Senior Housing \$\$102, Pup to twice the number of dwelling units units units units feet of those thresholds.

			1			
1			meeting all	requirements o	of Section § 202	2.2(f)(1)
2			except for §	202.2(f)(1)(D)	(iv), related to	location.
3	Residential Density,	§208	P (6), Up to	P (6), Up to	P (6), Up to	P (6), Up
4	Group Housing		one	one	one	to one
5	<u>Density</u>		bedroom for	bedroom	bedroom	bedroom
6			every 275	for every	for every	for every
7			square feet	210 square	140 square	70 square
8			of lot area.	feet of lot	feet of lot	feet of lot
9				area.	area.	area.
10						
11	Homeless Shelter	§§ 102, 208	Р	Р	Р	Р
12	NON-RESIDENTIAL	STANDARDS	AND USES			
13	Floor Area Ratio	§§ 102,	1.8 to 1	1.8 to 1	3.6 to 1	4.8 to 1
14		123, 124				
15	Off-Street Parking	§§ 150,	None required	I. Maximum pe	ermitted per § 1	51.
16		151, 155,				
17		161				
18	Limited Corner	§ 231	P on a Corner	Lot, with no	P on a Corner	Lot, with no
19	Commercial Uses		part of the use	extending	part of the use	e extending
20			more than 50	feet in depth	more than 100	O feet in
21			from said corr	er; NP if the	depth from sa	id corner;
22			LCCU would r	equire the	NP if the LCC	U would
23			Residential Co	onversion of	require the Re	esidential
24			a Residential	Unit or	Conversion of	a
25			Unauthorized	Unit under	Residential U	nit or

1			Planning Code Section	Unauthorized Unit under
2			317, unless the space	Planning Code Section
3			proposed for conversion is	317, unless the space
4			occupied by a garage or	proposed for conversion is
5			storage space located in	occupied by a garage or
6			the Basement or First	storage space located in
7			Story.	the Basement or First
8				Story. <i>Limited Commercial</i>
9	Limited Commercial	§§ 186,	Continuing nonconforming u	uses are permitted, subject
10	Uses	186.3	to the requirements of § 186	6. Limited Commercial Uses
11			may be conditionally permitt	ed in historic buildings
12			subject to § 186.3.	
13	Commercial Use Ch	aracteristics		
14	Drive-up Facility	§ 102	NP	
15	Formula Retail	§ 102,	NP	
16		303.1		
17	Hours of Operation	§§ 102,	For Limited Corner Comme	cial Uses under § 231 and
18		186, 231	Limited Commercial Uses u	nder § 186: P 6:00 a.m. to
19			10:00 p.m.; NP 10:00 p.m. t	o 6:00 a.m.
20	Maritime Use	§ 102	NP	
21	Open Air Sales	§ 102	NP	
22	Outdoor Activity	§§ 102,	P if located in front of buildir	ng; NP if elsewhere.
23	Area	145.2, 186,		
24		202.2, 231		
25	Walk-up Facility	§ 102	NP	Р
			· · · · · · · · · · · · · · · · · · ·	

Agricultural Uses*	§§ 102,	С	С	С	С	
	202.2(c)					
Agriculture,	§§ 102,	NP	NP	NP	NP	
Industrial	202.2(c)					
Agriculture,	§§ 102,	Р	Р	Р	Р	
Neighborhood	202.2(c)					
Automotive Use Car	tegory					
Automotive Uses*	§ 102	NP	NP	NP	NP	
Parking Garage,	§ 102	С	С	С	С	
Private						
Parking Lot, Private	§ 102	С	С	С	С	
Entertainment, Arts	and Recrea	tion Use Cat	egory			
Entertainment,	§ 102	NP	NP	NP	NP	
Arts and						
Recreation Uses*						
Open Recreation	§ 102	С	С	С	С	
Area						
Passive Outdoor	§ 102	Р	Р	Р	Р	
Recreation						
Industrial Use Category						
Industrial Uses*	§ 102	NP	NP	NP	NP	
Institutional Use Ca	tegory					
Institutional Uses*	§ 102	NP	NP	NP	NP	

Child Care Facility	§ 102	Р	Р	Р	Р
Community Facility	§ 102	С	С	С	С
Hospital	§ 102	С	С	С	С
Post-Secondary Ed.	§ 102	С	С	С	С
Institution					
Public Facilities	§ 102	Р	Р	Р	Р
Religious Institution	§ 102	С	С	С	С
Residential Care	§ 102	Р	Р	Р	Р
Facility					
School	§ 102	С	С	С	С
Sales and Service C	ategory				
Retail Sales and	§ 102	NP	NP	NP	NP
Service Uses*					
Hotel	§ 102	C(4)	C(4)	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)
Non-Retail Sales	§ 102	NP	NP	NP	NP
and Service Uses					
Utility and Infrastruc	cture Use Ca	tegory			
Utility and	§ 102	NP	NP	NP	NP
Infrastructure*					
Internet Service	§ 102	С	С	С	С
Exchange					
Utility Installation	§ 102	С	С	С	С
Wireless	§ 102	C or P (9)			

1	Telecommunications				
2	Services Facility				
3	* Not listed below.				
4	(1) Pif required as a wind mitigation feature. Additionally, P for Limited Commercial Uses				
5	and Limited Corner Commercial Uses per § 136.1-only, otherwise NP.				
6	(2) [Note Deleted] Canopy is P if required as a wind mitigation feature.				
7	(3) [Note Deleted]				
8	(4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms;				
9	provided, however, that a total of up to 47 Tourist Hotel rooms are Principally Permitted on				
10	Block 0976, Lot 001, subject to the provisions of Ordinance No. 251-22.				
11	(5) Must be located on a landmark site, and where the site is within a Height and Bulk				
12	District of 40 feet or less, and where a columbarium use has lawfully and continuously				
13	operated since the time of designation.				
14	(6) C required if the Group Housing is affiliated with and operated by a Hospital or an				
15	Institutional Educational Use as defined in Section 102.				
16	(7) Construction of Accessory Dwelling Units may be permitted pursuant to Sections				
17	207.1 and 207.2.				
18	(8) For purposes of this calculation, a Dwelling Unit in this $d\underline{D}$ istrict containing no more				
19	than 500 square feet of net floor area and consisting of not more than one habitable room in				
20	addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling				
21	Unit.				
22	(9) C if a Macro WTS Facility; P if a Micro WTS Facility.				
23	(10) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or				
24	more Dwelling Units.				
0.5					

(11) [Note Deleted] NP if less than minimum density as set forth in the table. Expansions of

existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.

SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

These Districts are intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The predominant Residential uses are preserved, while provision is made for supporting Commercial uses, usually in or below the ground story, that meet the frequent needs of nearby residents without generating excessive vehicular traffic. The compact, walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-street parking requirements. The RC Districts are composed of two separate districts, as follows:

RC-3 Districts: Medium Density. These Districts provide for <u>Residential Usesa mixture of medium density Dwellings similar to those in RM-3 Districts</u>, with supporting Commercial <u>#U</u>ses.

Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts: High Density. These Districts provide for Residential Uses, a mixture of high density Dwellings similar to those in RM-4 Districts with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

Table 209.3 ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category § References	RC-3	RC-4
------------------------------	------	------

1	BUILDING STANDAR	PDS		
2	Massing and Setback	ks		
3	Height and Bulk	§§ 102, 105,	Varies,. See Height and B	ulk Maps. Height sculpting
4	Limits	106, 250-	on Alleys per § 261.1.	
5		252, 260-,		
6		261.1-,		
7		<u>263.19,</u> 270,		
8		<u>270.3,</u> 271		
9	* * * *			
10	<i>Residential</i> Design	§ 311	Subject to the Residential	Design Guidelines and
11	Guidelines and		Citywide Design Standards of	and any. Oother design
12	<u>Standards</u>		guidelines that have been	approved by the Planning
13			Commission may also app	bly.
14	Street Frontage and	Public Realm	T	
15	* * * *			
16	Street Frontage,	§ 155(r)	As specified in § 155(r).	As specified in § 155(r).
17	Parking and Loading			Curb cuts are NP on The
18	Access Restrictions			Embarcadero between
19				King and Jefferson Streets,
20				and on Broadway between
21				Mason and The
22				Embarcadero.
23	Miscellaneous			
24	* * * *	Τ	I	
25	Signs	§ 607.1	Per § 607.1.	Per § 607.1.

	_		T	
1	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, addition	nal height, and other zoning
2			modifications for eligible projects in the R-4 Height and	
3			Bulk District.	
4	RESIDENTIAL STAN	DARDS AND US	SES	
5	Development Standa	nrds		
6	* * * *			
7	Residential	§ 317	C-for Removal of one or mor	re Residential Units or
8	Conversion,		Unauthorized Units.	
9	Demolition, or			
10	Merger of Dwelling			
11	Units, including			
12	Residential Flats			
13	* * * *			
14	Residential Uses			
15	Residential Density,	§ 207	Form-Based Density	Form-Based Density
16	Dwelling Units		applies within the R-4	applies within the R-4
17	<u>Density, General</u> (7)		Height and Bulk District (§	Height and Bulk District (§
18	(13)		263.19). Outside the R-4	263.19). Outside the R-4
19			Height and Bulk District, P	Height and Bulk District, P
20			if 3 units per lot, or at least	if 3 units per lot or at least
21			one unit per 533 square	one unit per 267 square
22			feet of lot area, whichever	feet of lot area, whichever
23			<i>is greater. T<u>t</u>otal</i>	is greater. T total
24			maximum permitted	maximum permitted
25			density is one unit per	density is one unit per

		Τ		
1			400 square feet of lot	200 square feet of lot
2			area. <i>(13)</i>	area. No density limits in
3				the Van Ness SUD (§
4				243). (8) , (13)
5				
6	Minimum Dwelling	<u>§ 207.9</u>	Varies depending on project	location, but generally
7	<u>Unit Densities</u>		ranges between 50 and 100 a	lwelling units per acre.
8				
9	Maximum Dwelling	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of C	Gross Floor Area or an
10	<u>Unit Size</u>		equivalent Floor Area Ratio for any individual Dwelling	
11			Unit of 1.2:1. C for Dwelling Units that exceed the	
12			greater of those thresholds.	
13	Senior Housing	§§102,	Form-Based Density applies within the R-4 Height and	
14	<u>Density</u>	202.2(f) <u>, 207</u>	Bulk District (§ 263.19). Outside the R-4 Height and Bulk	
15			District, P up to twice the r	number of dwelling units
16			otherwise permitted as a principal use in the district	
17			and meeting all the require	ements of § 202.2(f)(1).
18			C up to twice the number of	of dwelling units otherwise
19			permitted as a principal us	e in the district and
20			meeting all requirements of Section § 202.2(f)(1),	
21			except for § 202.2(f)(1)(D)(iv), related to location.	
22			C up to twice the number of	of dwelling units otherwise
23			permitted as a Principal Us	se in the district and
24			meeting all requirements of	of <i>Section</i> § 202.2(f)(1)
25			except for § 202.2(f)(1)(D)	(iv), related to location.

1	Residential Density,	§208	Form-Based Density	Form-Based Density
2	Group Housing		applies within the R-4	applies within the R-4
3	<u>Density</u>		Height and Bulk District (§	Height and Bulk District (§
4			263.19). Outside the R-4	263.19). Outside the R-4
5			Height and Bulk District, P	Height and Bulk District, P
6			up to one bedroom for	up to one bedroom for
7			every 140 square feet of	every 70 square feet of
8			lot area. (9)	lot area. (9)
9	* * * *			
10	NON-RESIDENTIAL S	TANDARDS AI	ND USES	
11	Development Standa	rds		
12	Floor Area Ratio	§§ 102, 123,	3.6 to 1. For Office Uses	4.8 to 1. Other FAR
13		124 <u>, 207.9</u>	minimum intensities may	controls apply in the Van
14			apply pursuant to § 207.9.	Ness SUD; § 243(c)(1).
15				For Office Uses minimum
16				intensities may apply
17				pursuant to § 207.9.

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- (7) Construction of Accessory Dwelling Units may be *permitted P* pursuant to Sections 207.1 and 207.2.
- (8) For purposes of this calculation, a Dwelling Unit in this $d\underline{D}$ istrict containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

(9) Within the Priority Equity Geographies SUD, C required if the Group Housing is affiliated with and operated by a Hospital or an Institutional Educational Use as defined in Section 102.

(13) [Note Deleted] NP if less than minimum density as set forth in the table. Expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.

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Section 7. Residential, Transit Oriented (RTO) Districts. Articles 1.2, 1.7, 2, 3, and 6 of the Planning Code are hereby amended by revising Sections 124, 132, 134, 135, 144, 186, 186.3, 201, 207.6, 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, to read as follows:

13

14

SEC. 124. BASIC FLOOR AREA RATIO.

15 (a) Except as provided in subsections (b), (c), (d), (e), (k), and (l) of this Section 124, the basic Floor Area Ratio limits specified in the Zoning Control Table for the district in which 16 17 the lot is located, or in Table 124 below, shall apply to each building or development in the 18 districts indicated.

19	TABLE 124	
20	BASIC FLOOR AREA RATIO LIMITS	
21	Diatriot	Basic Floor Area
22	District	Ratio Limit
23	RED, RED-MX	1.0 to 1
24	Pacific	1.5 to 1
25	* * * *	1.8 to 1

RTO, RTO-M

* * * * *

(b) In R, RC, NC, and Mixed Use Districts, Ffloor Aarea R+atio limits shall not apply to dwellings or to other +Residential +Uses. However, projects proposing new construction of a

Dwelling Unit that would exceed the maximum dwelling unit size described in Section 207.10 may

require Conditional Use authorization by the Planning Commission as set forth in Section 207.10. In

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SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR REQUIRED SETBACKS FOR <u>PROJECTS IN NC AND RTO-C DISTRICTS, AND</u> PLANNED UNIT DEVELOPMENTS.

Chinatown Mixed Use Districts, the above floor area ratio limits shall not apply to institutions,

and mezzanine commercial space shall not be calculated as part of the floor area ratio.

The following requirements for minimum front setback areas shall apply to every building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the existing front setbacks of adjacent buildings. Buildings in RTO Districts which have more than 75 feet of street frontage are additionally subject to the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission. Planned Unit Developments or PUDs, as defined in Section 304, shall also provide landscaping in required setbacks in accord with Section 132(g).

23 * *

(c) Applicability to Special Lot Situations.

25 * * * *

1	(3) Lots Abutting RC, C, M, and P Districts. In the case of any lot that abuts
2	property in an RC, C, M, or P District, any property in such district shall be disregarded, and
3	the required setback for the subject lot shall be equal to the front setback of the adjacent
4	building in the RH, RTO, or RM District.
5	* * * *
6	(e) Required Front Setbacks and Sidewalk Widths in RTO-C and NC Districts.
7	(1) Applicability. This subsection (e) applies to projects located in RTO-C and
8	Neighborhood Commercial (NC) Districts that meet any of the following criteria:
9	(A) Have a street frontage of 50 feet or more;
10	(B) Are located on a Corner Lot; or
11	(C) Are adjacent to a building with a front setback consistent with the
12	requirements of this subsection.
13	(2) Setback Requirement. Where the sidewalk does not meet the recommended width
14	required by the Better Streets Plan, a front setback shall be provided to widen the publicly accessible
15	sidewalk. The setback must be wide enough so that, when combined with the existing sidewalk, the total
16	distance from the curb to the building frontage meets or exceeds the recommended width under the
17	Better Streets Plan. If a greater front setback is required under Section 132 or any other provision of
18	this Code, the greater requirement shall apply. This setback is required only up to 15 feet above street
19	grade.
20	* * * *
21	(h) Permeable Surfaces. The front setback area shall be at least 50% permeable so
22	as to increase stormwater infiltration. The Permeable Surface may be inclusive of the area
23	counted towards the landscaping requirement; provided, however, that turf pavers or similar
24	planted hardscapes shall be counted only toward the Permeable Surface requirement and not
25	the landscape requirement.

1	(1) The Zoning Administrator, after consultation with the Director of Public
2	Works, may waive the Permeable Surface requirement if the site does not qualify as a
3	suitable location pursuant to Department of Public Works rules and regulations.
4	(2) If the site receives stormwater run-off from outside the lot boundaries, the
5	Zoning Administrator, after consultation with the General Manager of the Public Utilities
6	Commission, may modify the Permeable Surface requirement to include alternative
7	management strategies, such as bio-retention or other strategies, pursuant to Public Utilities
8	Commission rules and regulations.
9	(3) If a portion of the front setback is designed as a publicly-accessible sidewalk
10	extension to satisfy the Better Streets Standard width standards under subsection (e), then the
11	provisions of this subsection (h) do not apply.
12	* * * *
13	
14	SEC. 134. REAR YARDS IN R, RC, <u>RTO,</u> NC, M, CMUO, MUG, MUO, MUR, RED,
15	RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS
16	IN C DISTRICTS.
17	* * * *
18	(b) Applicability. The rear yard requirements established by this Section 134 shall
19	apply to every building in the districts listed below, except NC-S Districts, where no rear yard is
20	required. To the extent that these provisions are inconsistent with any Special Use District or
21	Residential Character District, the provisions of the Special Use District or Residential
22	Character District shall apply.
23	(c) Basic Requirements. The basic rear yard requirements shall be as follows for the
24	districts indicated:
25	(1) In RH, RM-1, RM-2, RTO-1, and RTO-M Zoning Districts, the basic rear

yard shall be equal to 30% of the total depth of the lot on which the building is situated, but in
no case less than 15 feet.

(d) Rear Yard Location Requirements.

- (1) RH, RM, RTO_1, RTO-M, NC-1, NCT-1, Inner Sunset, Outer Clement Street, Cole Valley, Haight Street, Lakeside Village, Sacramento Street, 24th Street-Noe Valley, Pacific Avenue, and West Portal Avenue NC Districts. Rear yards shall be provided at grade level and at each succeeding level or story of the building.
- Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval Street, Irving Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, and Folsom Street NC Districts, and the Regional Commercial District and Folsom Street Districts.

 Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the First Story if it contains a Dwelling Unit.

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(6H) Lot Coverage in C Districts. Lot coverage is limited to 80% at all levels containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas, are within 40 horizontal feet from a property line fronting a street or alley, up to 100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to subsections (1) through (23) of Section 136(c). Where the adjacent properties have an existing rear yard, the unbuilt area of the new project shall be designed to adjoin that rear yard. In accordance with Section 210.5, lot coverage

requirements shall	Il not be applicable for	Commercial to Resid	ential Adaptive Reus	e projects
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(f) Second Building on Corner Lots and Through Lots in RH, RTO, RTO-M, RM-1, and RM-2 Districts. Where a lot is a Corner Lot, or is a through lot having both its front and its rear lot line along Streets, Alleys, or a Street and an Alley, the subject lot may have two buildings, each fronting at one end of the lot, provided that all the other requirements of this Code are met. In such cases, the rear yard required by this Section 134 for the subject lot shall be located in the central portion of the lot, between the two buildings on such lot. In no case shall the total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 30% of the total depth of the subject lot or to less than 15 feet, whichever is greater; provided, however, that the Zoning Administrator may reduce the total depth to 20% pursuant to Section 307(I) of this Code if the reduction is for the sole purpose of constructing an Accessory Dwelling Unit under Section 207.1, and provided further that the reduction/waiver is in consideration of the property owner entering into a Regulatory Agreement pursuant to Section 207.1 subjecting the ADU to the San Francisco Rent Stabilization and Arbitration Ordinance. For buildings fronting on a Narrow Street as defined in Section 261.1 of this Code, the additional height limits of Section 261.1 shall apply. Furthermore, in all cases in which this subsection (f) is applied, the requirements of Section 132 of this Code for front setback areas shall be applicable along both Street or Alley frontages of the subject through lot.

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(l) Lot Coverage for Large Lots. This subsection (l) shall apply to all districts except C-3

districts. In lieu of rear yard and lot coverage controls described in this Section 134, where a

development lot is two acres or greater, the allowed lot coverage for any project containing residential

uses shall be limited to 60% of lot area at street grade and above with a corresponding requirement of

40% unbuilt area in Residential Districts other than RTO-C, and in all other districts 65% lot coverage

from the second story and above with 35% lot area unbuilt. Obstructions permitted in setbacks and
yards per Section 136 are permitted in the unbuilt area. New rights-of-way, pedestrian passageways or
any portion of the site provided for publicly-accessible circulation or open space, including but not
limited to any such space provided pursuant to Planning Code Sections 270.2, 270.3, or elsewhere in
this Code, may count toward the required unbuilt area.

SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R, NC, MIXED USE, C, AND M DISTRICTS.

9 * * * *

(a) **Character of Space Provided.** Usable open space shall *generally* be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this Section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing). "Privately-owned public open space," only allowed in DTR and Eastern Neighborhood Mixed Use under this Section, shall mean an area of areas designed for use of the general public while owned and maintained by private owners as described in Section 138. *For senior housing, usable open space requirements are set forth in subsection (d)(3) below.*

(d) Amount Required. Usable open space shall be provided for each building in the

amounts specified herein and in Tables 135A and B for the district in which the building is located; provided, however, that (i) in the Downtown Residential (DTR) Districts, open space shall be provided in the amounts specified in Section 825, and (ii) in accordance with Section 210.5, usable open space shall not be required for Commercial to Residential Adaptive Reuse projects.

* * * *

(3) In all districts, Ffor dwellings specifically designed for and occupied by senior citizens, as defined and regulated by Section 102.6.1 of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be one-half the amount required for each dwelling unit as specified in Paragraph (d)(1) above or 36 square feet, whichever is less. Notwithstanding 135(a), for these dwellings, "common usable open space" shall also include indoor community space, defined as indoor space that is not less than 10 feet wide in all directions at all points, is accessible to all residents of the building or site equally at no additional cost, is specifically configured and designed for leisure and/or recreational use, and shall not include any building circulation spaces, lobbies, or other building or resident support facilities not specifically intended for leisure and/or recreational use.

(6) Efficiency Dwelling Units With Reduced Square Footage. Common usable open space shall be the preferred method of meeting the open space requirement for Efficiency Dwelling Units with reduced square footage, as defined in Section 318 of this Code. Private open space shall not be credited toward satisfaction of the open space requirement for such units unless the Zoning Administrator determines that the provision of common open space is infeasible or undesirable, in whole or in part, due to

24 — (A) site constraints,

25 — (B) the special needs of anticipated residents, or

(C) conflicts with other applicable policies and regulations, including but not limited to
 standards for the treatment of historic properties, the Americans with Disabilities Act, or the Building
 Code.
 (7) Homeless Shelters. Homeless Shelters, as defined in Section 102 of this
 Code, are exempt from the open space requirements described in this Section 135.

TABLE 135A MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT **District** Square Feet of Usable **Ratio of Common Open Space Required for** Usable **Each Dwelling Unit If All Open Space That** Private May Be **Substituted for Private** * * * * 100 1.33 RM-1, RC-1, *RTO*, RTO-M 1.33 RM-2, RC-2, SPD, *RTO-1* 80 1.33 RM-3, RC-3, RED, *RTO-C* 60

(e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed 15% five percent.

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SEC. 144. STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS.

(a) **Purpose.** This Section <u>144</u> is enacted to assure that in RH, RM, <u>and</u> RTO <u>and</u> RTO <u>and</u> Districts the ground story of dwellings as viewed from the street is compatible with the scale and character of the existing street frontage, visually interesting and attractive in relation

to the pattern of the neighborhood, and so designed that adequate areas are provided for front landscaping, street trees and on-street parking between driveways. The design of ground story frontages subject to this Section <u>144</u> shall also be reviewed for consistency with applicable design guidelines, including the Ground Floor Residential Design Guidelines.

(b) Controls.

(1) Entrances to Off-Street Parking. Except as otherwise provided herein, in the case of every dwelling in such districts no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than 10 ten feet in width, or to a single such entrance of less than 8 eight feet in RTO and RTO-M dD istricts. In addition, no entrance to off-street parking on any lot shall be wider than 20 feet, and where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet. Lots in RTO and RTO-M districts are limited to a total of 20 feet per block frontage devoted to entrances to off-street parking. Street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the garage structure and garage door are consistent with the features listed in Section 136 of this Code. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way.

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SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL NONCONFORMING USES IN RH, RM, RTO<u>-1, RTO-M</u>, AND RED DISTRICTS.

(a) Exemption from Termination Provisions. The following nonconforming uses in

1	R Districts shall be exempt from the termination provisions of Section 185, provided such uses
2	comply with all the conditions specified in subsection (b) below:
3	* * * *
4	(4) In the RED Districts, any nonconforming use that is Arts Activities, Business
5	Service, Catering, Design Professional, Light Manufacturing, Personal Service, Trade Office,
6	Trade Shop, Wholesale Sales,, or Wholesale Storage, use.
7	(b) Conditions on Limited Nonconforming Uses. The limited nonconforming uses
8	described above shall meet the following conditions:
9	* * * *
10	(3) The hours during which the use is open to the public shall be limited to the
1	period between 6:00 a.m. and 10:00 p.m., however, in RED, RTO-1, and RTO-M Districts
12	only, the Planning Commission may extend the hours of operation to 12:00 a.m. through
13	Conditional Use authorization, as outlined in Section 303 of this Code;
14	* * * *
15	
16	SEC. 186.3. NON-RESIDENTIAL USES IN LANDMARK BUILDINGS IN RH, RM,
17	RTO <u>-1</u> , AND RTO-M DISTRICTS.
18	Any use listed as a Principal or Conditional Use permitted on the ground floor in an NC-
19	1 District, when located in a structure on a landmark site designated pursuant to Article 10 of
20	this Code, is permitted with Conditional Use authorization pursuant to Section 303 of this
21	Code, provided that no Conditional Use shall be authorized under this <i>provision</i> Section 186.3
22	unless (1) such authorization conforms to the applicable provisions of Section 303 of this
23	Code, and (2) the specific use so authorized is essential to the feasibility of retaining and

preserving the landmark.

SEC. 201. CLASSES OF USE DISTRICTS.

24

Residential Districts					
(Defined in Sec. 209.1-209.4)					
* * * *					
RTO <u>-1</u>	Residential, Transit-Oriented Neighborhood Districts (Defined in Sec. 209.4)				
<u>RTO-C</u>	Residential, Transit-Oriented, Commercial Districts (Defined in Sec. 209.4)				
RTO-M	Residential, Transit-Oriented. – Mission Neighborhood Districts (Defined in Sec. 209.4)				

In addition to the classes of use districts in the above table, the following terms shall apply:

14 * * * *

"RTO District" shall mean any RTO-1, RTO-C, or RTO-M District;

SEC. 207.6. REQUIRED MINIMUM DWELLING UNIT MIX IN RTO-1, RTO-M, RCD, NCT, DTR, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, THE VAN NESS & MARKET RESIDENTIAL SPECIAL USE DISTRICT, AND THE POLK STREET AND PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) **Purpose.** In order to foster flexible and creative infill development while maintaining the character of the district, dwelling unit density is not controlled by lot area in RTO-*1, RTO-M*, NCT, and Eastern Neighborhoods Mixed Use Districts but rather by the physical constraints of this Code (such as height, bulk, setbacks, open space, and dwelling

1	unit exposure). However, to ensure an adequate supply of family-sized units in existing and
2	new housing stock, new residential construction must include a minimum percentage of units
3	of at least two bedrooms. In the Pacific Avenue and Polk Street Neighborhood Commercial
4	Districts, and the Van Ness & Market Residential Special Use District, a dwelling unit mix
5	requirement addresses the need for family-sized housing production in these districts.
6	(b) Applicability.
7	(1) This Section <u>207.6</u> shall apply in the RTO- <u>1, RTO-M</u> , RCD, NCT, DTR,
8	Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use
9	District, and the Pacific Avenue and Polk Street NCDs.
10	* * * *
11	(c) Controls. For all RTO-1, RTO-M, RCD and NCT districts, as well as DTR,
12	Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use
13	District, and the Pacific Avenue and Polk Street NCDs, one of the following three must apply:
14	(1) no less than 40% of the total number of proposed Dwelling Units shall
15	contain at least two bedrooms. Any fraction resulting from this calculation shall be rounded to
16	the nearest whole number of Dwelling Units, or
17	(2) no less than 30% of the total number of proposed Dwelling Units shall
18	contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded
19	to the nearest whole number of Dwelling Units, or
20	(3) no less than 35% of the total number of proposed Dwelling Units shall
21	contain at least two or three bedrooms with at least 10% of the total number of proposed
22	Dwelling Units containing three bedrooms. Any fraction resulting from this calculation shall be
23	rounded to the nearest whole number of Dwelling Units.
24	(d) Modifications.

(1) In NCT, RCD, RTO-1, RTO-M and the Pacific Avenue and Polk Street NC

1	Districts, these requirements may be waived or modified with Conditional Use \underline{Aa} uthorization.				
2	In addition to those conditions set forth in Section 303, the Planning Commission shall				
3	consider the following criteria:				
4	(A) The project demonstrates a need or mission to serve unique				
5	populations, or				
6	(B) The project site or existing building(s), if any, feature physical				
7	constraints that make it unreasonable to fulfill these requirements.				
8	(2) In Eastern Neighborhoods Mixed Use Districts, these requirements may be				
9	waived in return for provision of family-sized affordable units, pursuant to Section 419 et seq.				
10	To receive this waiver, 100% percent of the total number of inclusionary units required under				
11	Section 415 et seq. or Section 419 et seq. shall contain at least two bedrooms. Also in				
12	Eastern Neighborhoods Mixed Use Districts, these requirements may be waived or modified				
13	through the Variance process set forth in Section 305, or in the case of projects subject to				
14	Section 329, through the procedures of that section.				
15	(3) In DTR Districts, these requirements may be modified per the procedures of				
16	Section 309.1.				
17	(4) In the Van Ness & Market Residential Special Use District, these				
18	requirements may only be modified pursuant to the procedures of Section 309, regardless of				
19	the underlying zoning district.				
20	* * *				
21					
22	SEC. 207.7. REQUIRED MINIMUM DWELLING UNIT MIX.				

(a) Purpose. To ensure an adequate supply of family-sized units in new housing

stock, new residential construction must include a minimum percentage of units of at least two

and three bedrooms.

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(b) Applicability.

(1) This Section 207.7 shall apply to all applications for building permits and/or Planning Commission entitlements that propose the creation of 10 or more Dwelling Units in all districts that allow residential uses, unless that project is located in the RTO-1, RTO-M, RCD, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts, or in an area or Special Use District with higher specific bedroom mix requirements, or is a HOME SF project subject to the requirements of Planning Code Section 206.3.

8 * * * *

SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

The density limitations for Group Housing or Homeless Shelters, as described in Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:

(a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as specified in the Zoning Control Table for the District in which the Lot is located, except that in RTO, *RTO-M*, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the group housing density shall not exceed the number of Bedrooms permitted in the nearest R District provided that the maximum density not be less than the amount permitted by the ratio specified for the NC District in which the lot is located. For Homeless Shelters, the maximum number of beds on each lot shall be regulated pursuant to the requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.

25 * * * *

SEC. 209.4. RTO (RESIDENTIAL	TRANSIT	ORIENTED	DISTRICTS.
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	These KTO (Residential Transil Orientea) Districts, inclusive of KTO-1, KTO-M, and KTO-C
<u>D</u>	istricts, are intended to recognize, protect, conserve, and enhance areas characterized by a
m	exixture of houses and apartment buildings, covering a range of densities and building forms.
R	TO-1 (Residential, Transit -Oriented Neighborhood) and RTO-M (Residential Transit Oriented,
M	lission) Districts are composed of multi-family moderate-density areas, primarily areas
fc	ormerly designated RM and RH-3,. RTO-C (Residential Transit Oriented, Commercial) permits
ne	eighborhood-serving uses at limited sizes along with housing. RTO Districts and are well served
W	ithin short walking distance, generally less than one-quarter mile, of transit and
n	eighborhood commercial areas. Transit available on nearby streets is frequent and/or
р	rovides multiple lines serving different parts of the City or region. In RTO-1 and RTO-M
<u>D</u>	istricts, Limited small-scale neighborhood-oriented retail and services isare common and
р	ermitted throughout the neighborhood on Corner Lots only to provide goods and services to
re	esidents within walking distance, but the $d\underline{D}$ istricts are otherwise residential. In RTO-1 and
<u>R</u>	TO-M Districts, Oonly retail compatible with housing, generally those permitted in NC-1
D	istricts, is permitted and auto-oriented uses are not permitted.: Hhours of operation are
re	estricted and off-street parking is not permitted for these very locally-oriented uses. <i>In the</i>
<u>R</u>	TO-C District, a greater amount and wider range of non-residential uses are permitted and not
<u>lii</u>	mited to corners, to provide goods and services to residents and visitors, especially adjacent to
<u>ex</u>	cisting NC Districts and along transit corridors, though ground floor commercial uses are not
<u>re</u>	equired.

Areas of these districts off of major commercial or transit streets are largely characterized by

<u>a</u>A fine-grain pattern of 25-foot to 35-foot building widths, with some larger and wider structures

<u>on major streets</u> is prevalent, and structures typically range from two to five stories in height. While

some one- and two-family structures are present, the character of the District is primarily of structures with three or more units of a range of sizes and types suitable for a variety of households. Buildings are moderately scaled and segmented, and units or groups of units have separate entrances directly from the street. The overall residential density is regulated by the permitted and required height, bulk, setbacks, and open space of each parcel, along with residential design guidelines. Except in the RTO-1 District, housing density is generally limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design standards.

Because of the high availability of transit service and the proximity of retail and services within walking distance, many households do not own cars; it is common that not every Dwelling Unit has a parking space and overall off-street residential parking is limited. Open space is provided on site, in the form of rear yards, decks, balconies, roof-decks, and courtyards, and is augmented by nearby public parks, plazas, and enhanced streetscapes.

Table 209.4 ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO <u>-1</u>	RTO-M	<u>RTO-C</u>	
BUILDING STANDARDS					
Massing and Setbac	Massing and Setbacks				
Height and Bulk	§§ 102, 105,	Varies. See Heigh	nt and Bulk Map ar	nd referenced	
Limits	106, 250-	sections.			
	252, 260,				
	261.1, <u>263.19,</u>				
	270, <u>270.3,</u>				
	271				

1	Front Building	§ 132	Required. Based on average of adjacent	properties or if	
2	Setback		subject property has a Legislated Setback. When front		
3			setback is based on adjacent properties, in no case shall		
4			the required setback be greater than 15 feet.		
5			Required. Based on the front setback of	the adjacent	
6			property with the shortest front setback	or if subject	
7			property has a Legislated Setback. When	n front setback is	
8			based on adjacent properties, in no case	shall the	
9			required setback be greater than 10 feet	<u>.</u>	
10					
11			For RTO-C Districts, regardless of the a	depth of setback	
12			required by § 132, where the sidewalk d	oes not meet the	
13			recommended width required by the Better Streets Plan, a		
14			front setback shall be provided so that, when combined		
15			with the existing sidewalk, the total distance from the		
16			curb to the building frontage meets or exceeds the		
17			required recommended width under the Better Streets		
18			Plan. This setback is required only up to 15 feet above		
19			street grade.		
20	Rear Yard	§§ 130, 134	30% of lot depth but in no case	25% of the total	
21			less than 15 feet.	depth of the lot	
22				on which the	
23				building is	
24				situated, but in	
25				no case less than	

		I		
1				<u>15 feet.</u>
2	Side Yard	§ 133	Not Required.	
3	<i>Residential</i> Design	§ 311	Subject to the Residential Design G	uidelines <u>.</u>
4	Guidelines and		Citywide Design Standards, and any O	ther design
5	<u>Standards</u>		guidelines that have been approved	by the Planning
6			Commission may also apply.	
7	Street Frontage and	Public Realm		
8	Front Setback	§ 132	Generally Rrequired. At least 50% of	Front Setback
9	Landscaping and		shall be permeable so as to increase	e storm water
10	Permeability		infiltration and 20% of Front Setback	shall be
11	Requirements		unpaved and devoted to plant mater	rial. <u>Not required</u>
12			where front setback is used to expand a	djacent sidewalk
13			to meet Better Streets Plan recommende	ed dimensions.
14	Streetscape and	§ 138.1	Required.	
15	Pedestrian			
16	Improvements			
17	(Street Trees)			
18	Street Frontage	§§ 144, 186,	Controls of § 144 apply to residentia	ll frontages.
19	Requirements	231	Additional controls apply to Limited	Commercial
20			Uses per §§ 186 and 231.	
21	Street Frontage,	§ 155(r)	As specified in § 155(r) curb cuts are	restricted on
22	Parking and Loading		certain specified streets and on Transit	Preferential,
23	Access Restrictions		Neighborhood Commercial Streets or o	fficial City bicycle
24			routes or bicycle lanes.	
25	Miscellaneous			

Duildings on lots of 10,000 sq. ft. or larger requires C. New public rights-of-way may be required for sites larger than 1/2 acre. Planned Unit § 304 C C C C Development Awning §§ 136, 136.1 NP(1) NP(1) P Canopy or Marquee §§ 136, 136.1 NP(2) NP(2) Signs §§ 606,607.1 As permitted by Section § 606. Signs §§ 606,607.1 As permitted by Section § 606. District described in § Housing Choice-SF § 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. RESIDENTIAL STANDARDS AND USES Development Standards			I	I				
C. New public rights-of-way may be required for sites larger than 1/2 acre. Planned Unit § 304 C C C C Development Awning §§ 136, 136.1 NP(1) NP(1) P Canopy or Marquee §§ 136, 136.1 NP(2) NP(2) NP(2) Signs §§ 606, 607.1 As permitted by Section—§ 606. As permitted by controls of the nearest NC District described in § Housing Choice-SF § 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. RESIDENTIAL STANDARDS AND USES Development Standards	1	Large Project	§ 303(r)	New buildings or significant enlargement of existing				
4 sites larger than 1/2 acre. 5 Planned Unit § 304 C C C 6 Development C C C C 7 Awning §§ 136, 136.1 NP(1) NP(2) NP(2) 8 Canopy or Marquee §§ 136, 136.1 NP(2) NP(2) NP(2) 9 Signs §§ 606, 607.1 As permitted by Section-§ 606. As permitted by Controls of the nearest NC 10 District described in § 607.1. 12 District described in § 607.1. 15 Housing Choice-SF § 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	2	Review		buildings on lots of 10,000 sq. ft. or larger requires				
5 Planned Unit § 304 C C C 6 Development C C C C 7 Awning §§ 136, 136.1 NP(1) NP(1) P 8 Canopy or Marquee §§ 136, 136.1 NP(2) NP(2) NP(2) 9 Signs §§ 606, 607.1 As permitted by Section-§ 606. As permitted by controls of the nearest NC 10 District District 12 District described in § 607.1. 15 Housing Choice-SF § 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	3			C. New public righ	C. New public rights-of-way may be required for			
6 Development	4			sites larger than 1/2 acre.				
Awning §§ 136, 136.1 NP(1) P 8 Canopy or Marquee §§ 136, 136.1 NP(2) NP(2) NP(2) 9 Signs §§ 606, 607.1 As permitted by Section § 606. As permitted by Controls of the nearest NC 11 nearest NC District described in § 607.1. 13 described in § 607.1. 14 modifications for eligible projects in the R-4 Height and modifications for eligible projects in the R-4 Height and Bulk District. 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	5	Planned Unit	§ 304	С	С	<u>C</u>		
8 Canopy or Marquee §§ 136, 136.1 NP(2) NP(2) NP(2) 9 Signs §§ 606, 607.1 As permitted by Section § 606. As permitted by controls of the nearest NC 10 District District 12 District described in § 607.1. 14 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. 16 RESIDENTIAL STANDARDS AND USES 19 Development Standards	6	Development						
Signs \$\\$ \\$\\$ \\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\	7	Awning	§§ 136, 136.1	<u>N</u> P(1)	<u>N</u> P(1)	<u>P</u>		
10 11 12 13 14 15 16 17 18 18 19 19 10 10 10 10 10 11 11 11 12 12 13 14 15 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	8	Canopy or Marquee	§§ 136, 136.1	NP <u>(2)</u>	NP <u>(2)</u>	<u>NP(2)</u>		
11	9	Signs	§ <u>§</u> 606 <u>, <i>607.1</i></u>	As permitted by Se	ection § 606.	As permitted by		
12 District 13 described in \$ 14 607.1. 15 Housing Choice-SF \$ 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	10					controls of the		
13 14 15 16 17 18 18 19 19 19 10 10 10 11 11 12 13 14 15 15 16 17 18 18 18 19 19 18 19 18 19 19 18 19 19 18 19 18 19 19 18 19 19 18 19 18 19 18 19 18 19 18 19 18 19 18 19 18 19 18 19 18 19 19 18 18 19 18 19 18 18 19 18 18 19 18 18 18 18 18 18 18 18 18 18 18 18 18	11					nearest NC		
14 607.1. 15 Housing Choice-SF § 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	12					<u>District</u>		
Housing Choice-SF § 206.10 Form-based density, additional height, and other zoning modifications for eligible projects in the R-4 Height and Bulk District. RESIDENTIAL STANDARDS AND USES Development Standards	13					described in §		
16 17 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	14					<u>607.1.</u>		
17 Bulk District. 18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	15	Housing Choice-SF	<u>§ 206.10</u>	Form-based density	, additional height,	and other zoning		
18 RESIDENTIAL STANDARDS AND USES 19 Development Standards	16			modifications for el	igible projects in the	R-4 Height and		
19 Development Standards	17			Bulk District.				
200 Standards	18	RESIDENTIAL STAN	DARDS AND U	SES				
20 Usable Open Space §§ 135, 136 At least 100 At least 100 At least 60	19	Development Standa	nrds					
	20	Usable Open Space	§§ 135, 136	At least <u>100</u> 80	<u>At least 100</u>	At least 60		
21 [Per Dwelling Unit] square feet if square feet if square feet if	21	[Per Dwelling Unit]		square feet if	square feet if	square feet if		
private, and 133 private, and 133 private, and 80	22			private, and 133	private, and 133	private, and 80		
23 <u>106 square feet per</u> <u>square feet per</u> <u>square feet per</u>	23			106 square feet	square feet per	square feet per		
per Dwelling <u>Dwelling Unit if</u> <u>Dwelling Unit if</u>	24			per Dwelling	Dwelling Unit if	Dwelling Unit if		
Unit if common. <u>common.</u> <u>common.</u>	25			Unit if common.	common.	common.		

1	Parking	§§ 150, 151.1	None required. Ma	aximum permitted	per § 151.1.
2	Requirements				
3	Residential	§ 317	C for Removal of one or more Residential Units or		
4	Conversion,		Unauthorized Units.	-	
5	Demolition, or				
6	Merger of Dwelling				
7	Units, including				
8	Residential Flats				
9	Dwelling Unit	§ 207.8	Р	Р	<u>P</u>
10	Division				
11	Required Dwelling	§ 207.6	No less than 40 perc	cent of the total	No less than 40
12	Unit Mix		number of proposed	dwelling units	percent of the
13			shall contain at leas	st two bedrooms;	total number of
14			or no less than 30 p	ercent of the total	proposed
15			number of proposed	dwelling units	dwelling units
16			shall contain at leas	st three bedrooms.	shall contain at
17					least two
18					bedrooms; or no
19					less than 30
20					percent of the
21					total number of
22					proposed
23					dwelling units
24					shall contain at
25					least three

1					bedrooms.
2	<u>Dwelling Unit Mix</u>	§§ 207.6, 207.7	Generally required	d for creation of five	<u>Generally</u>
3			or more Dwelling	<i>Units per § 207.6.</i>	<u>required for</u>
4			No less than 40%	of the total number	creation of 10 or
5			of proposed dwelli	ing units shall	more Dwelling
6			contain at least tw	o bedrooms; or no	<u>Units. No less</u>
7			less than 30% of th	he total number of	than 25% of the
8			proposed dwelling	units shall contain	total number of
9			at least three bedr	ooms.	proposed
10					<u>Dwelling Units</u>
11					shall contain at
12					<u>least two</u>
13					Bedrooms, and
14					no less than 10%
15					of the total
16					<u>number of</u>
17					<u>proposed</u>
18					<u>Dwelling Units</u>
19					shall contain at
20					<u>least three</u>
21					<u>Bedrooms.</u>
22	Use Characteristics				
23	Intermediate Length	§§ 102,	P(10)	P(10)	<u>P(10)</u>
24	Occupancy	202.10			
25	Single Room	§ 102	Р	Р	<u>P</u>

1	Occupancy					
2	Student Housing	§ 102	Р	Р	<u>P</u>	
3	Residential Uses					
4	Residential Density,	§ 207	P if at least one	No density limit.	Form-Based	
5	Dwelling Units		unit per 800	Density is	<u>Density.</u>	
6	Density, General (7)		square feet of lot	regulated by the		
7			area (8).	permitted height		
8			Maximum	and bulk, and		
9			density as of required			
10			right is one unit setbacks,			
11			per 600 square	exposure, and		
12			feet of lot area. open space of			
13			C above, per each parcel,			
14			criteria of §	along with		
15			207(a). (11)(8) Residential			
16			Design			
17				Guidelines.		
18				Form-Based		
19				<u>Density.</u>		
20						
21						
22	Minimum Dwelling	<u>§ 207.9</u>	Varies depending on project location, but generally			
23	Unit Densities, If		ranges between 50 and 100 dwelling units per acre.			
24	<u>Applicable</u>					
25	Maximum Dwelling	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			

1	<u>Unit Size</u>		equivalent Floor Ar	ea Ratio for any ind	ividual Dwelling
2			<u>Unit of 1.2:1. C for</u>	· Dwelling Units that	t exceed the
3			greater of those thre	esholds.	
4	Senior Housing	§§102,	Form-Based	No density limit.	Form-Based
5	<u>Density</u>	202.2(f) <u>,</u>	Density applies	Density is	<u>Density.</u>
6		<u>207.9</u>	within the R-4	regulated by the	
7			Height and Bulk	permitted height	
8			<u>District</u>	and bulk, and	
9			<u>(§ 263.19).</u>	required	
10			Outside the R-4	setbacks,	
11			Height and Bulk	exposure, and	
12			<u>District,</u> P up to	open space of	
13			twice the	each parcel,	
14			number of	along with	
15			dwelling units	Residential	
16			otherwise	Design	
17			permitted as a	Guidelines.Form-	
18			principal use in	Based Density.	
19			the district; C,		
20			required to exceed		
21			that density limit.		
22			density not limited		
23			by lot area, but by		
24			the applicable		
25			requirements and		

		limitations		
		elsewhere in this		
		Code, including		
		but not limited to		
		height, bulk,		
		setbacks, open		
		space, exposure,		
		unit mix, and		
		relevant design		
		guidelines.		
Residential Density,	§ 208	No density limit. De	ensity is regulated by	the permitted
Group Housing		height and bulk, and	d required setbacks,	exposure, and
<u>Density</u>		open space of each	parcel, along with R	esidential Design
		Guidelines.Form-B	ased Density.	
Homeless Shelter	§§ 102, 208	Р	Р	<u>P</u>
NON-RESIDENTIAL S	STANDARDS A	ND USES		
Development Standa	ards			
Floor Area Ratio	§§ 102, 123,	1.8 to 1	1.8 to 1	1.8 to 1. For
	124 <u>, 207.9</u>			Office Uses
				<u>minimum</u>
				intensities may
				apply pursuant
		 		to § 207.9.
<u>Use Size</u>	<u>§ 102</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A: Non-</u>
	Group Housing Density Homeless Shelter NON-RESIDENTIAL S Development Standa Floor Area Ratio	Group Housing Density Homeless Shelter §§ 102, 208 NON-RESIDENTIAL STANDARDS A Development Standards Floor Area Ratio §§ 102, 123, 124, 207.9	elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix, and relevant design guidelines. Residential Density, Group Housing Density Open space of each Guidelines.Form.B Homeless Shelter \$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\	Residential Density. Group Housing Density Homeless Shelter \$\\$ 102, 208 P \text{Pom-space of each parcel, along with R Guidelines.} P NON-RESIDENTIAL STANDARDS AND USES Development Standards Floor Area Ratio Floor Area Ratio

		T			
1					<u>Residential Uses</u>
2					of any size are
3					either P or C,
4					depending on
5					specified lot or
6					<u>use features.</u>
7					<u>(11)</u>
8	Off-Street Parking	§§ 150, 151.1	None required. Ma	aximum permitted	per § 151.1.
9	Limited Corner	§ 231	P on a Corner	P on a Corner	<u>N/A</u>
10	Commercial Uses		Lot, with no part	Lot, with no part	
11			of the use	of the use	
12			extending more	extending more	
13			than 50 feet in	than 100 feet in	
14			depth from said	depth from said	
15			corner	corner	
16	Limited Commercial	§§ 186, 209	Continuing nonco	nforming uses	<u>N/A</u>
17	Uses		are permitted, sub	ject to the	
18			requirements of §	186.	
19	Commercial Use Cha	aracteristics			
20	Hours of Operation	§§ 102, 186,	For Limited Corne	er Commercial	<u>P 6:00 a.m. to</u>
21		231	Uses under § 231	and limited	2:00 a.m.; C
22			commercial uses	under § 186: P	2:00 a.m. to
23			6:00 a.m. to 10:00) p.m.; C 10:00	<u>6:00 a.m.</u>
24			p.m. to 12:00 a.m	.; NP 12:00 a.m.	
25			to 6:00 a.m.		

<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>C</u>
Outdoor Activity	§§ 102,	P if located in fror	nt of building; P if e	Isewhere and
Area	145.2, 186,	compliant with § 2	202.2(a)(7); NP oth	erwise.
	202.2, 231			
Agricultural Use Cate	egory			
Agricultural Uses*	§§ 102,	С	С	<u>C</u>
	202.2(c)			
Agriculture,	§§ 102,	Р	Р	<u>P</u>
Neighborhood	202.2(c)			
Automotive Use Cate	egory			
Automotive Uses*	§ 102	NP	NP	<u>NP</u>
Electric Vehicle	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Charging Location				
Parking Garage,	§ 102	С	С	<u>C</u>
Private				
Parking Garage,	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Public</u>				
Parking Lot, Private	§§ 102, 144,	С	С	<u>C</u>
	155(r), 158.1			
Parking Lot, Public	<u>§§ 102, 144,</u>	<u>C</u>	<u>C</u>	<u>C</u>
	155(r), 158.1			
Entertainment, Arts	and Recreation	Use Category		
Entertainment, Arts	§ 102	NP	NP	<u>P</u>
and Recreation				
Uses*				
	Outdoor Activity Area Agricultural Use Cate Agricultural Uses* Agriculture, Neighborhood Automotive Use Cate Automotive Uses* Electric Vehicle Charging Location Parking Garage, Private Parking Garage, Public Parking Lot, Private Entertainment, Arts and Recreation	Outdoor Activity §§ 102, Area 145.2, 186, 202.2, 231 Agricultural Use Category Agriculture, §§ 102, 202.2(c) Agriculture, §§ 102, Neighborhood 202.2(c) Automotive Use Category Automotive Uses* § 102 Electric Vehicle § 102 Charging Location Parking Garage, Parking Garage, § 102 Public \$\$ 102, 144, Parking Lot, Private §§ 102, 144, 155(r), 158.1 \$\$ 102, 144, Entertainment, Arts and Recreation Entertainment, Arts § 102 and Recreation	Outdoor Activity §§ 102, 145.2, 186, 202.2, 231 P if located in from compliant with § 2 202.2, 231 Agricultural Use Category Agriculture, 202.2(c) §§ 102, 202.2(c) P Automotive Use Category NP NP Automotive Uses* § 102 NP NP Electric Vehicle Charging Location § 102 NP Parking Garage, Public § 102 C Parking Lot, Private S§ 102, 144, 155(r), 158.1 C Parking Lot, Public S§ 102, 144, 155(r), 158.1 C Entertainment, Arts and Recreation Use Category Entertainment, Arts and Recreation Use Category Entertainment, Arts and Recreation Use Category	Outdoor Activity §§ 102, 145.2, 186, 202.2, 231 P if located in front of building; P if e compliant with § 202.2(a)(7); NP oth 202.2, 231 Agricultural Use Category Agriculture, 202.2(c) §§ 102, 202.2(c) C C Agriculture, 8§ 102, 202.2(c) P P P Automotive Use Category NP NP NP Automotive Uses* § 102 NP NP NP Electric Vehicle Charging Location § 102 NP NP Parking Garage, Public § 102 C C Parking Lot, Private §§ 102, 144, 155(r), 158.1 C C Entertainment, Arts and Recreation Use Category Entertainment, Arts and Recreation Use Category Entertainment, Arts and Recreation Use Category

		T		T
Entertainment,	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
<u>Nighttime</u>				
Movie Theater	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
Open Recreation	§ 102	С	С	<u>C</u>
Area				
Passive Outdoor	§ 102	Р	Р	<u>P</u>
Recreation				
Industrial Use Categ	jory			
Industrial Uses*	§ 102	NP	NP	<u>NP</u>
Institutional Use Car	tegory			
Institutional Uses*	§ 102	NP	NP	<u>P</u>
<u>Childcare</u> Child Care	§ 102	Р	Р	<u>P</u>
Facility				
Community Facility	§ 102	Р	Р	<u>P</u>
Hospital	§ 102	С	С	<u>C</u>
Post-Secondary Ed.	§ 102	С	С	<u>P</u>
Institution				
Public Facilities	§ 102	Р	Р	<u>P</u>
Religious Institution	§ 102	С	С	<u>P</u>
Residential Care	§ 102	Р	Р	<u>P</u>
Facility				
School	§ 102	С	С	<u>P</u>
Sales and Service C	ategory			
Retail Sales and	§ 102	NP	NP	<u>P</u>

1	Service Uses*				
2	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
3	Hotel	§ 102	C(4)	C(4)	<u>C</u>
4	Mobile Food Facility	§ 102	P(5)	P(5)	<u>P</u>
5	Services, Retail	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
6	<u>Professional</u>				
7	Mortuary	§ 102	C(6)	C(6)	<u>P</u>
8	Non-Retail Sales	§ 102	NP	NP	<u>C</u>
9	and Service*				
10	Service, Non-Retail	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
11	<u>Professional</u>				
12	Utility and Infrastruc	ture Use Categ	jory		
13	Utility and	§ 102	NP	NP	<u>C</u>
14	Infrastructure*				
15	Internet Service	§ 102	С	С	<u>C</u>
16	Exchange				
17	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Public Utilities Yard	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Utility Installation	§ 102	С	С	<u>C</u>
20	Wireless	§ 102	C or P (9)	C or P (9)	<u>C or P (9)</u>
21	Telecommunications				
22	Services Facility				
23	* Not listed belo	014/			

^{*} Not listed below.

⁽¹⁾ Pif required as a wind mitigation feature. Additionally, P for Limited Commercial Uses

1	and Limited Corner Commercial Uses per § 136.1 only, otherwise NP.
2	(2) [Note Deleted] Canopy is P if required as a wind mitigation feature.
3	(3) [Note Deleted] C for Limited Commercial Uses per § 303.1.
4	* * * *
5	(7) Construction of Accessory Dwelling Units may be $\frac{permitted P}{P}$ pursuant to Sections
6	207.1 and 207.2.
7	(8) With Conditional Use authorization, fF or purposes of this calculation, a Dwelling Unit
8	in this $d\underline{D}$ istrict containing no more than 500 square feet of net floor area and consisting of not
9	more than one habitable room in addition to a kitchen and a bathroom may be counted as
10	equal to three-quarters of a Dwelling Unit.
11	(9) C if a Macro WTS Facility; P if a Micro WTS Facility.
12	(10) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or
13	more Dwelling Units.
14	(11) NP if less than minimum density as set forth in the table. Expansions of existing single-
15	family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or
16	result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third
17	the Gross Floor Area of the largest unit in the building. No use size limit applies for Non-residential
18	uses located on a lot where at least 2/3 of the total gross floor area contains Residential uses. No use
19	size limit applies to a Non-residential use that is principally permitted in a RM-1 District. Conditional
20	Use authorization is required for all use sizes if the Use does not meet one of those conditions. The
21	controls applicable to each Use as provided in this Table 209.4 continue to apply. Nothing in the
22	foregoing principally permits or conditionally authorizes a Use that is not permitted in this Table
23	<u>209.4.</u>
24	

SEC. 231. LIMITED CORNER COMMERCIAL USES IN RH, RTO-1, RTO-M, AND RM

DISTRICTS.

(a) Purpose. Corner stores enhance and support the character and traditional pattern
of development in San Francisco. These small neighborhood-oriented establishments provide
convenience goods and services on a retail basis to meet the frequent and recurring needs of
neighborhood residents within a short walking distance of their homes. These uses tend to be
small in scale, to serve primarily walk-in trade, and cause minimum interference with nearby
streets and properties. These uses are permitted only on the ground floor of corner buildings,
and their intensity and operating hours are limited to ensure compatibility with the
predominantly residential character of the district. Accessory off-street parking is prohibited for
these uses to maintain the local neighborhood walk-in character of the uses.

- (b) **Location.** Uses permitted under this Section 231 must be located:
 - (1) completely within an RH, RTO-1, RTO-M, or RM District;
 - (2) on or below the ground floor;
- (3) in RH, RM-1, RM-2, and RTO-1, and RTO-M Districts, on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner, as illustrated in Figure 231-; and
- (4) in a space that would not require the Residential Conversion of a Residential Unit or Unauthorized Unit under Planning Code Section 317, unless the space proposed for conversion is occupied by a garage or storage space located in the Basement or First Story-; and

[Figure 231 remains]

- (5) in RM-3, RM-4, and RTO-M Districts, on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner.
- 24 * * * *
 - (d) Use Size. In any RH, RM-1, or RM-2 District, the use size shall comply with the

1	use size limitations of a Neighborhood Commercial District or Special Use District located
2	within one-quarter mile of the use, up to a maximum of 1,200 square feet of Occupied Floor
3	Area of commercial area. In any RM-3 or RM-4 District, the use size shall comply with the use
4	size limitations of a Neighborhood Commercial District or Special Use District located within
5	one-quarter mile of the use, up to a maximum of 2,500 square feet of Commercial Use. No
6	more than 1,200 square feet of Occupied Floor Area of commercial area in a RTO-1 District or
7	in a RH, RM-1, or RM-2 District if the use is more than one-quarter mile from a Neighborhood
8	Commercial District or Special Use District, and no more than 2,500 occupied square feet of
9	Commercial Use in a RTO-M District or in a RM-3 or RM-4 District if the use is more than one-
10	quarter mile from a Neighborhood Commercial District or Special Use District shall be allowed
11	per Corner Lot, subject to the following exception. On lots which occupy more than one corner
12	on a given block, an additional 1,200 square feet of Occupied Floor Area of Commercial Use
13	shall be allowed per additional corner, so long as the commercial space is distributed
14	equitably throughout appropriate parts of the parcel or project.

(e) Formula Retail Uses. All uses meeting the definition of "formula retail" use per Section 303.1 shall not be permitted except by Conditional Use through the procedures of Section 303 for RTO and RTO-M Districts and shall not be permitted in RH and RM Districts.

(k) Outdoor Activity Area. An Outdoor Activity Area is principally permitted if it is located at the front of the building. An Outdoor Activity Area that is not at the front of the building is principally permitted in RTO-1 and RTO-M Districts only if it complies with the operating restrictions in Section 202.2(a)(7) and shall not be permitted in RH or RM Districts.

SEC. 303. CONDITIONAL USES.

(r) **Development of Large Lots in RTO**-1 and RTO-M Districts. In order to promote,

1	protect, and maintain a scale of development that is appropriate to each district and
2	compatible with adjacent buildings, new construction or significant enlargement of existing
3	buildings on lots of the same size or larger than the square footage stated in Table 209.4
4	under Large Project Review shall be permitted only as Conditional Uses subject to the
5	provisions set forth in this Section 303 of this Code.
6	* * * *
7	
8	SEC. 303.1. FORMULA RETAIL USES.
9	* * * *
10	(e) Conditional Use Authorization Required. A Conditional Use Authorization shall
11	be required for a Formula Retail use in the following zoning districts unless explicitly
12	exempted:
13	* * * *
14	(8) Limited Commercial Uses in RTO-1, RTO-M, and RED Districts, as
15	permitted by Sections 186, 186.3, and 231;
16	* * * *
17	(9) Third Street Formula Retail Restricted Use District, as defined in Section
18	786; <i>and</i>
19	(10) Central SoMa Special Use District as defined in Section 848, except for
20	those uses not permitted pursuant to subsection (f) below-: and
21	(11) RTO-C District, as defined in Section 209.4.
22	* * * *
23	
24	SEC. 304. PLANNED UNIT DEVELOPMENTS.
25	* * * *

(d) **Criteria and Limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

* * * *

(5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO-1 and RTO-M Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

9 * * * *

SEC. 603. EXEMPTED SIGNS.

11 * * * *

either a transit shelter or associated advertising kiosk furnished by contract with the Municipal Transportation Agency or predecessor agency for the Municipal Railway in RTO, RTO-M, RM-2, RM-3, RM-4, RC, NC, C, M, PDR, Eastern Neighborhoods Mixed Use Districts, and in those P Districts where such Signs would not adversely affect the character, harmony, or visual integrity of the district as determined by the Planning Commission; eight General Advertising Signs each not exceeding 24 square feet in area on transit shelters located on publicly owned property on a high level Municipal Railway boarding platform in an RH-1D District adjacent to a C-2 District, provided that such advertising signs solely face the C-2 District; up to three double-sided General Advertising Signs each not exceeding 24 square feet in area on or adjacent to transit shelters on publicly owned high level Municipal Railway boarding platforms along The Embarcadero south of the Ferry Building, up to six double-sided panels at 2nd and King Streets, and up to four double-sided panels at 4th and King Streets; up to two double-sided panels not exceeding 24 square feet in area on each low-level

1	boarding platform at the following E-Line stops: Folsom Street and The Embarcadero,
2	Brannan Street and The Embarcadero, 2nd and King Streets, and 4th and King Streets; and a
3	total of 71 double-sided General Advertising Signs each not exceeding 24 square feet in area
4	on or adjacent to transit shelters on 28 publicly owned high level Municipal Railway boarding
5	platforms serving the Third Street Light Rail Line. Each advertising sign on a low-level or high-

level boarding platform shall be designed and sited in such a manner as to minimize

obstruction of public views from pedestrian walkways and/or public open space.

Notwithstanding the above, no Sign shall be placed on any transit shelter or associated advertising kiosk located on any sidewalk which shares a common boundary with any property under the jurisdiction of the Recreation and Park Commission, with the exception of Justin Herman Plaza; on any sidewalk on Zoo Road; on Skyline Boulevard between Sloat Boulevard and John Muir Drive; on John Muir Drive between Skyline Boulevard and Lake Merced Boulevard; or on Lake Merced Boulevard on the side of Harding Park Municipal Golf Course, or on any sidewalk on Sunset Boulevard between Lincoln Way and Lake Merced Boulevard; on any sidewalk on Legion of Honor Drive; or in the Civic Center Special Sign Districts as established in Section 608.3 of this Code.

The provisions of this subsection (c) shall be subject to the authority of the Port Commission under Sections 4.114 and B3.581 of the City Charter and under State law.

* * * *

SEC. 606. RESIDENTIAL AND RESIDENTIAL ENCLAVE DISTRICTS.

Signs in Residential and Residential Enclave Districts, <u>excluding the Residential Transit</u>

<u>Oriented-Commercial (RTO-C) District, and</u> other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

25 * * * *

2 SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL 3 DISTRICTS, AND RESIDENTIAL TRANSIT ORIENTED-COMMERCIAL DISTRICTS.

4 * * * *

- (a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601 of this Code, the following purposes apply to Neighborhood Commercial and Residential-Commercial Districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.
- (1) As Neighborhood Commercial, and Residential-Commercial, and Residential Transit Oriented-Commercial Districts change, they need to maintain their attractiveness to residents, customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.
- (2) The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. These regulations establish a framework that will contribute toward a coherent appearance of Neighborhood Commercial and Residential-Commercial Districts.
- (3) Neighborhood Commercial, and Residential-Commercial, and Residential

 Transit Oriented-Commercial

 Districts are typically mixed use areas with commercial units on the ground or lower stories and residential uses on upper stories. Although signs are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a Neighborhood Commercial District or in adjacent residential districts.
 - (4) The scale of most Neighborhood Commercial and Residential-Commercial

1	Districts as characterized by building height, bulk, and appearance, and the width of streets
2	and sidewalks differs from that of other commercial and industrial districts. Sign sizes should
3	relate and be compatible with the surrounding district scale.

(5) Signs controls in Residential Transit Oriented-Commercial Districts are determined by the sign controls of the nearest Neighborhood Commercial District described in this Section 607.1.

Section 8. Transit Oriented Communities and Parking. Articles 1.5 and 2 of the Planning Code are hereby amended by deleting Section 151 in its entirety, revising Sections 151.1, 153, 154, 155, 155.2, and 161, and adding Sections 207.9 and 207.10, to read as follows:

SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

(a) Applicability. Off street parking spaces shall be provided in the minimum quantities specified in Table 151, except as otherwise provided in Section 151.1 and Section 161 of this Code. Where the building or lot contains uses in more than one of the categories listed, parking requirements shall be calculated in the manner provided in Section 153 of this Code. Where off street parking is provided which exceeds certain amounts in relation to the quantities specified in Table 151, as set forth in subsection (c), such parking shall be classified not as accessory parking but as either a Principal or a Conditional Use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for a Conditional Use for any such parking, due to the amount being provided, the Planning Commission shall consider the criteria set forth in Section 303(t) or 303(u) of this Code. Minimum off street parking requirements shall be reduced, to the extent needed, when such reduction is part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of this Code.

(b) Minimum Parking Required.

2

Table 151

OFF-STREET PARKING SPACES REQUIRED

Use or Activity	Number of Off-Street Parking Spaces Required		
RESIDENTIAL USES			
Dwelling	None required. P up to 1.5 parking spaces for each Dwelling Unit.		
Dwelling, in the Telegraph Hill North Beach Residential Special Use District	None required. P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Section 155(t); NP above preceding ratio.		
Dwelling, in the Polk Street Neighborhood Commercial District	None required. P up to 0.5 parking spaces for each Dwelling Unit; NP above preceding ratio.		
Dwelling, in the Pacific Avenue Neighborhood Commercial District	None required. P up to 0.5 parking spaces for each Dwelling Unit; C up to one car for each Dwelling Unit; NP above preceding ratios.		
Group Housing of any kind	None required.		
NON-RESIDENTIAL USES			
Agricultural Use Category			
Agricultural Uses*	None required		
Greenhouse	None required. Maximum 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.		
Automotive Use Category			
Automotive Uses	None required.		
Entertainment, Arts and Recreat	tion Use Category		
Entertainment, Arts and Recreation Uses*	None required. Maximum 1.5 parking spaces for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.		
Arts Activities, except theater or auditorium spaces	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet.		
Sports Stadium	None required. Maximum 1.5 parking spaces for each 15 seats.		
Theater or auditorium	None required. Maximum 1.5 parking spaces for each 8 seats up to 1,000 seats where the number of seats exceeds 50 seats, plus 1.5 parking spaces for each 10 seats in excess of 1,000.		

Industrial Use Category	
Industrial Uses*	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exactly 10,000 square feet.
Live/Work Units	None required. Maximum 1.5 parking spaces for each 2,000 squ feet of Occupied Floor Area, where the Occupied Floor Area exe 7,500 square feet, except in RH or RM Districts, within which th requirement shall be one space for each Live/Work Unit.
Institutional Uses Category	
Institutional Uses*	None required.
Child Care Facility	None required. Maximum 1.5 parking spaces for each 25 childre accommodated at any one time, where the number of such childrexceeds 24.
<i>Hospital</i>	None required. Maximum 1.5 parking spaces for each 8 beds exert bassinets or for each 2,400 square feet of Occupied Floor Area of the sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.
Post Secondary Educational Institution	None required. Maximum 1.5 parking spaces for each two classr
Religious Institution	None required. Maximum 1.5 parking spaces for each 20 seats b which the number of seats in the main auditorium exceeds 200.
Residential Care Facility	None required. Maximum in RH-1 and RH-2 Districts, 1.5 parkin spaces for each 10 beds where the number of beds exceeds nine.
<u>School</u>	None required. Maximum 1.5 parking spaces for each six classro
Trade School	None required. Maximum 1.5 parking spaces for each two classr
Sales and Service Category	
Retail Sales and Services*	None required. Maximum 1.5 parking spaces for each 500 squar of Occupied Floor Area up to 20,000 where the Occupied Floor exceeds 5,000 square feet, plus 1.5 spaces for each 250 square feet Occupied Floor Area in excess of 20,000.
Eating and Drinking Uses	None required. Maximum 1.5 parking spaces for each 200 squar of Occupied Floor Area, where the Occupied Floor Area exceeds square feet.
Health Services	None required. Maximum 1.5 parking spaces for each 300 squar of Occupied Floor Area, where the Occupied Floor Area exceeds square feet.

Hotel in NC Districts	None required. Maximum 1.2 parking spaces for each guest bedroom.
Hotel in districts other than NC	None required. Maximum 1.5 parking spaces for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's Dwelling Unit, if any.
<i>Mortuary</i>	Eight
<i>Motel</i>	None required. Maximum 1.5 parking spaces for each guest unit, plus one for the manager's Dwelling Unit, if any.
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	None required. Maximum 1.5 parking spaces for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
Retail Greenhouse or plant nursery	None required. Maximum 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
Self-Storage	None required. Maximum 1.5 parking spaces for every three self-storage units.
Non-Retail Sales and Services*	None required. Maximum 1.5 parking spaces for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
Commercial Storage or Wholesale Storage	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet.
Office	None required. Maximum 1.5 parking spaces for each 500 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
Utility and Infrastructure Category	ory
Utility and infrastructure uses	None required.

* Not listed below

(c) Where no parking is required for a use by this Section 151, the maximum permitted shall be one space per 2,000 square feet of Occupied Floor Area of use, three spaces where the use or activity has zero Occupied Floor Area or the maximum specified elsewhere in this Section.

SEC. 151.1. SCHEDULE OF PERMITTED <u>ACCESSORY</u> OFF-STREET PARKING SPACES <u>IN SPECIFIED DISTRICTS</u>.

1	(a) Applicability. <u>Unless otherwise specified in a Special Use District, this Section 151.1</u>
2	shall apply. This Section 151.1 shall apply only to NCT, RC, RCD, RTO, Mixed Use, M-1, PDR-1-D,
3	PDR-1-G, and C-3 Districts, and to the Broadway, Excelsior Outer Mission Street, Japantown, North
4	Beach, Polk, and Pacific Avenue Neighborhood Commercial Districts.
5	(b) Off-street Accessory Parking. Off-street accessory parking shall not be required for any
6	use, and the quantities of off-street parking specified in Tables 151.1-1 and 151.1-2 shall serve as the
7	maximum amount of off-street parking that may be provided as accessory to the uses specified. In
8	addition:
9	(1) Accessory off-street parking spaces shall be permitted up to quantities specified in
10	Tables 151.1-1 and 151.1-2, except where provision of such parking would conflict with other
11	provisions of this Code, including but not limited to Sections 144, 145.1, 145.4, and 155(r), in which
12	case the Code Sections other than this Section 151.1 shall apply.
13	(2) Where a building or lot contains more than one use, the applicable accessory
14	parking limit shall be calculated in the manner provided in Section 153 of this Code.
15	(3) Where the amount of off-street parking exceeds the quantities specified in Tables
16	151.1-1 and 151.1-2, such parking shall be considered a separate use requiring a separate entitlement
17	and not considered an accessory use, unless it is existing non-conforming accessory parking that may
18	only be expanded or intensified pursuant to Section 150(e).
19	(4) Off-street parking shall be reduced, if required for a Development Project to comply
20	with the Transportation Demand Management Program set forth in Section 169 of this Code.
21	(b) Controls. Off-street accessory parking shall not be required for any use, and the quantities
22	of off-street parking specified in Table 151.1 shall serve as the maximum amount of off-street parking
23	that may be provided as accessory to the uses specified. Variances from accessory off-street parking
24	limits, as described in this Section 151.1, may not be granted. Where off-street parking is provided that
25	exceeds the quantities specified in Table 151.1 or as explicitly permitted by this Section, such parking

shall be classified not as accessory parking but as either a principally permitted or Conditional Use,
depending upon the use provisions applicable to the district in which the parking is located. In
considering an application for a Conditional Use for any such parking due to the amount being
provided, the Planning Commission shall consider the criteria set forth in Sections 303(t) or 303(u) of
this Code.

- (c) **Definition.** Where a number or ratio of spaces are described in Tables 151.1-1 or 151.1-2, such number or ratio shall refer to the total number of parked ears vehicles accommodated in the project proposal, regardless of the arrangement of parking, and shall include all spaces accessed by mechanical means, valet, or non-independently accessible means. For the purposes of determining the total number of ears vehicles parked, the area of an individual parking space, except for those spaces specifically designated for persons with physical disabilities, may not exceed 185 square feet, including spaces in tandem, or in parking lifts, elevators or other means of vertical stacking. Any off-street surface area accessible to motor vehicles with a width of 7.5 feet and a length of 17 feet (127.5 square feet) not otherwise designated on plans as a parking space may be considered and counted as an off-street parking space at the discretion of the Zoning Administrator if the Zoning Administrator, in considering the possibility for tandem and valet arrangements, determines that such area is likely to be used for parking a vehicle on a regular basis and that such area is not necessary for the exclusive purpose of vehicular circulation to the parking or loading facilities otherwise permitted.
- (d) **Car-Share Parking.** Any off-street parking space dedicated for use as a car-share parking space, as defined in Section 166, shall not *be credited count* toward the total parking permitted as accessory in this Section *151.1*.

Table 151.1<u>-1</u>

2		
3	Use or Activity	Number of Off-Street Car Vehicle Parking
		Spaces or Space Devoted to Off-Street <i>Car</i>
4	RESIDENTIAL USES	<u>Vehicle</u> Parking Permitted
5	RESIDENTIAL USES	
6		P up to 2.0 parking spaces on Lots with one
O	Dwelling (in all Districts unless specified	<u>Dwelling Unit; P up to 3.0 parking spaces on Lots</u> with two Dwelling Units; P up to 1.0 parking space
7	<u>otherwise below)</u>	for each Dwelling Unit for Lots with three or more
8		Dwelling Units; NP above preceding ratio.
		P up to 0.5 parking space for each Dwelling Unit,
9	Dwelling, in the Telegraph Hill - North	subject to the controls and procedures of Section
10	Beach Residential Special Use District	249.49(c) and Section 155(t); NP above preceding ratio.
11	Dwelling, in the Polk Street Neighborhood	P up to 0.5 parking space for each Dwelling Unit;
	Commercial District	NP above preceding ratio.
12	Dwelling, in the Pacific Avenue	P up to 0.5 parking space for each Dwelling Unit;
13	Neighborhood Commercial District	C above 0.5 and up to 1.0 parking space for each
14	Dwelling Units in RH-DTR Districts	Dwelling Unit; NP above preceding ratios. P up to one car for each two Dwelling Units; C up
14	Dweiting Ontis in KII-DIK Districts	to one car for each Dwelling Unit, subject to the
15		criteria and procedures of Section 151.1(e); NP
16		above one space per unit.
	Dwelling Units in SB-DTR Districts,	P up to <u>0.375 parking space for each Dwelling</u>
17	except as specified below	<u>Unit</u> one car for each four Dwelling Units; C above 0.375 and up to 0.75 cars parking space for
18		each Dwelling Unit, subject to the criteria and
19		procedures of Section 151.1(e); NP above
		0.75 cars parking space for each Dwelling Unit.
20	Dwelling Units in SB-DTR Districts with at least 2 bedrooms and at least 1,000	P up to <u>0.375 parking space</u> one car for each four Dwelling Units; C above 0.375 and up to 1.0 one
21	square feet of Occupied Floor Area	ear parking space for each Dwelling Unit,
	, , , , , , , , , , , , , , , , , , , ,	subject to the criteria and procedures of
22		Section 151.1(e); NP above <u>1.0</u> one car parking
23	Dwelling Units in C.2. LDLL DTD	space for each Dwelling Unit.
24	Dwelling Units in C-3 <u>and RH-DTR</u> Districts	P up to <u>0.375 parking space</u> one car for each two Dwelling Units; C <u>above 0.375 and</u> up to 0.75
		cars parking space for each Dwelling Unit,
25		subject to the criteria and procedures of

1		Section 151.1(e); NP above <i>three cars for each four</i> 0.75 <i>parking space for each</i> Dwelling Units.
		P up to one car 0.25 parking space for each four Dwelling Units; NP above 0.25 cars parking
3	<u>-</u>	space for each Dwelling Unit.
4		P up to <i>one car</i> <u>0.25 parking space</u> for each <i>four</i> Dwelling <i>or SRO</i> Units; C <u>above 0.25 and</u> up to
_	WMUG, MUR, MUO, WMUO, SPD	0.75 <i>cars parking space</i> for each Dwelling Unit, subject to the criteria, <i>and</i> conditions, and
6		procedures of Section 151.1(e) or (f); NP
7		above 0.75 <i>cars parking spaces</i> for each Dwelling <i>or SRO</i> Unit.
•		P up to <i>one car</i> <u>0.25 parking space</u> for each <i>four</i> Dwelling Units; C <u>above 0.25 and</u> up to <u>1.0</u> one
9	MUO, WMUO, and SPD Districts with at	ear parking space for each Dwelling Unit,
1()		subject to the criteria and conditions and procedures of Section 151.1(e) or (f); NP
11		above <u>1.0</u> one car parking space for each Dwelling Unit.
	Dwelling Units <i>and SRO Units</i> in NCT,	P up to <i>one car</i> 0.5 parking space for each two
40		Dwelling <i>or SRO</i> Units; C <i>above 0.5 and</i> up to 0.75 <i>cars parking space</i> for each Dwelling Unit,
14	•	subject to the criteria and procedures of Section 151.1(e); NP above 0.75 <i>cars parking</i>
15		space for each Dwelling Unit.
16		P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of
17		Section 249.49(c) and Sections 155(r) and 155(t); NP above <u>preceding ratio</u> .
	Dwelling Units and SRO Units in the	P up to 0.5 parking space for each Dwelling
4.0		Unit <u>-;</u> C <u>above 0.5 and</u> up to 0.75 cars <u>parking</u> <u>spaces</u> for each Dwelling Unit; NP above 0.75
20		cars parking space for each Dwelling Unit, subject to the controls and procedures of
21	Special Use District	Sections 155(r), 155(t), and
22	Dwelling Units in the Glen Park NCT	Section 151.1(e). <u>NP above preceding ratio.</u> Pup to 0.5 parking space for each Dwelling Unit;
	<u>District</u>	C above 0.5 and up to 1.0 parking space for each Dwelling Unit, subject to the criteria and
24		procedures of Section 151.1(e); NP above 1.0
		parking space for each Dwelling Unit.
25	Dwelling Units in the Glen Park and	P up to <i>one car</i> 1.0 parking space for each

Ocean Avenue NCT Districts and the Excelsior Outer Mission Street Neighborhood Commercial District	<u>Dwelling U</u> #nit; NP above <u>1.0 parking space for each Dwelling Unit</u> .
Dwelling Units in the Japantown NC District	P up to 0.75 <i>cars parking space</i> for each Dwelling Unit,: C <i>above 0.75 and</i> up to 1.0 <i>cars parking space</i> for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <i>1.0 parking space for each Dwelling Unit</i> .
Dwelling Units <i>with</i> in the Central SoMa SUD	P up to one car 0.25 parking space for each four Dwelling Units; C above 0.25 and up to 0.5 cars parking space for each Dwelling Unit. NP above 0.5 parking space for each Dwelling Unit.
Dwelling Units in RTO Districts.	P up to 1.0 parking space for each Dwelling Unit; NP above 1.0 parking space for each Dwelling Unit. For Lots east of Divisadero and Castro Streets in RTO Districts, P up to 0.75 parking spaces for each Dwelling Unit; C above 0.75 and up to 1.0 parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e) or (f). NP above 1.0 parking space for each Dwelling Unit.
Dwelling Units in <i>RTO</i> , RED and RED-MX Districts, except as specified below	P up to three cars 0.75 parking spaces for each four Dwelling Units; C above 0.75 and up to 1.0 one car parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e) or (f); NP above 1.0 one car parking space for each Dwelling Unit.
Dwelling Units in UMU Districts, except as specified below	P up to 0.75 <i>cars parking spaces</i> for each Dwelling Unit; NP above <u>0.75 parking spaces for each Dwelling Unit</u> .
Dwelling Units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to 1.0 <u>car-parking space</u> for each Dwelling Unit and subject to the conditions of <u>Section</u> 151.1(e); NP above <u>1.0 parking space for each Dwelling Unit</u> .
Group Housing of any kind	P up to 1.0 one car parking space for each three bedrooms or for each six beds, whichever results in the greater number of parking spaces requirement, plus 1.0 one parking space for the manager's Dwelling Unit if any; NP above preceding ratios.

NON-RESIDENTIAL USES IN C-3 DIST	TRICTS
All non-residential uses in C-3 Districts	Not to exceed 7% of Occupied Floor Area of such uses, except not to exceed 3.5% of Occupied Floor Area in the C-3-O(SD) District
	and subject to the pricing conditions of Section 155(g).
NON-RESIDENTIAL USES IN DISTRIC	TS OTHER THAN C-3
Non-residential, non-office uses in PDR- 1-D, PDR-1-G, and UMU Districts	P up to 50% greater than indicated for the uses specified below. NP above preceding rate
Agricultural Use Category	
<u>Greenhouse</u>	P up to 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area. NP above precedin ratio.
Entertainment, Arts, and Recreation U	Ises Category
Entertainment, Arts, and Recreation Uses*	P up to 1.5 parking spaces for each 200 square for Occupied Floor Area. NP above preceding rat
Arts Activities, except theaters and auditoriums	P up to one car for each 200 square feet of Occupied Floor Area.
	P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area. NP above preceding ratio.
Sports Stadium	P up to <u>1.0 parking space</u> one car for each 15 seats. <u>NP above preceding ratio.</u>
Theater or auditorium	P up to <u>1.0</u> one car parking space for each eight seats up to 1,000 seats, plus one 1.0 parking space of 1,000 seats.
	<u>space</u> for each 10 seats in excess of 1,000. <u>Nabove preceding ratio.</u>
Industrial Uses Category	
Industrial Uses*	P up to one car 1.0 parking space for each 1,5
	square feet of Occupied Floor Area. NP abov preceding ratio.
Small Enterprise Workspace	P up to one car 1.0 parking space for each 1,50 square feet of Occupied Floor Area. NP above

		preceding ratio.
1		
2	<u>Live/Work Units</u>	P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, except in RH or RM
3		Districts, within which the requirement shall be 1.0 parking space for each Live/Work Unit. NP above
4		preceding ratio.
5	Institutional Uses Category	
6	Institutional Uses*	P up to one car 1.0 parking space per 1,500
7		square feet of Occupied Floor Area. NP above <i>preceding ratio</i> .
8	Child Care Facility	P up to one car 1.0 parking space for each 25
9		children <i>to be accommodated at any one time</i> . <u>NP</u> above preceding ratio.
10	Hospital	P up to <i>one car</i> 1.0 parking space for each 8
11		guest beds excluding bassinets or for each 2,400 square feet of Occupied Floor Area
12		devoted to sleeping rooms, whichever results
13		in the lesser requirement. <u>NP above preceding</u> <u>ratio.</u>
14 15	Post-Secondary Educational Institution	P up to <i>one car</i> <u>1.0 parking space</u> for each <u>two 2</u> classrooms. <u>NP above preceding ratio.</u>
16	Religious Institution	P up to <i>one car</i> <u>1.0 parking space</u> for each 20 seats. <u>NP above preceding ratio.</u>
17 18	Residential Care Facility	P up to <i>one car</i> <u>1.0 parking space</u> for each 10 beds. <u>NP above preceding ratio.</u>
19 20	School	P up to <i>one car</i> <u>1.0 parking space</u> for each <u>six</u> <u>6</u> classrooms. <u>NP above preceding ratio.</u>
21	Trade School	P up to <i>one car</i> <u>1.0 parking space</u> for each <u>two 2</u> classrooms. <u>NP above preceding ratio.</u>
22	Sales and Services Category	1
23	Retail Sales and Services*	P up to one car 1.0 parking space for each 500
24		square feet of Occupied Floor Area. <i>up to</i> 20,000 square feet, plus one car for each 250
25		square feet of Occupied Floor Area in excess of

1		20,000. NP above preceding ratio.
		P up to <u>1.25 parking spaces</u> one car for each <u>500</u> 200 square feet of Occupied Floor Area. <u>NP</u>
3		above preceding ratio.
		P up to one 1.0 parking space for each 1,500 square feet of Gross Floor Area. NP above
	the parcel is within the Central SoMa	preceding ratio.
6	Special Use District or is less than <u>one-</u> <u>quarter</u> 1/4 mile from Market, Mission,	
7	3rd Streets and 4th Street north of Berry Street, except grocery stores of over	
8	20,000 gross square feet.	
9		P up to <i>one car</i> 1.0 parking space per 500 square feet of Occupied Floor Area, and
10	Square reet or Occupied Floor Area	subject to the conditions of Section 303(u)(2).
11		C up to <i>one car</i> 1.0 parking space per 250 square feet of Occupied Floor Area for that
12		<i>area in excess of 20,000 square feet</i> , subject to the conditions and criteria of Section 303(t)(2).
13		NP above <u>preceding ratio</u> .
14	Health Service	P up to <u>1.0</u> one parking space for each 300 square feet of Occupied Floor Area. NP above
15		preceding ratio.
16		P up to one car 1.0 parking space for each 16 guest bedrooms, plus one 1.0 parking space for
17		the manager's Dwelling Unit, if any. NP above
18		preceding ratio.
19	Hotels in NC Districts	P up to 1.2 parking spaces for each guest bedroom. NP above preceding ratio.
20	Limited Corner Commercial Uses in <u>RH</u> ,	None permitted.
21	<i>RTO-1</i> , RTO <u>-M</u> and RM districts authorized under Section 231.	
22 23	l	P up to <u>5.0 parking spaces.</u> five cars. <u>NP above</u> preceding ratio.
24 25		P up to <u>1.0 parking space</u> one car for each guest unit, plus one <u>1.0 parking space</u> for the manager's Dwelling Unit, if any. <u>NP above</u>

	preceding ratio.
Retail <u>Greenhouse or</u> plant nursery	P up to one car 1.0 parking space for each 4,000 square feet of Occupied Floor Area. Such uses exceeding 20,000 square feet shall be subject to the conditions of Section 303(u)(2). NP above preceding ratio.
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery, or furniture	P up to one car 1.0 parking space for each 1,000 square feet of Occupied Floor Area. Such uses exceeding 20,000 square feet shall be subject to the conditions of Section 303(u)(2). NP above preceding ratio.
Self-Storage	P up to one car 1.0 parking space for each three 3 self-storage units. NP above preceding ratio.
Non-Retail Sales and Services*	P up to one car 1.0 parking space per 1,500 square feet of Occupied Floor Area. NP above preceding ratio.
Commercial Storage or Wholesale Storage	P up to one car 1.0 parking space for each 2,000 square feet of Occupied Floor Area. NP above preceding ratio.
Office (unless otherwise specified below)	P up to 1.25 parking spaces for each 500 square feet of Occupied Floor Area. NP above preceding ratio.
Office uses in DTR, SPD, MUG, WMUG, MUR, WMUO, and MUO Districts	P up to 7% of the Occupied Floor Area of such uses and subject to the pricing conditions of Section 155(g); NP above <u>preceding ratio.</u>
Office uses in the Central SoMa Special Use District	P up to one car 1.0 parking space per 3,500 square feet of Occupied Floor Area. NP above preceding ratio.
Office uses in Chinatown Mixed Use Districts	P up to 7% of the Occupied Floor Area of such uses; NP above <i>preceding ratio</i> .
D, and PDR-1-G Districts, except as	P up to <i>one car</i> 1.0 parking space per 1,000 square feet of Occupied Floor Area and subject to the pricing conditions of
specified below	Section 155(g); NP above <u>preceding ratio</u> .

D, and PDR-1-G Districts where the entire parcel is greater than <u>one-quarter</u> ##-mile from Market, Mission, 3rd Street and 4th Street north of Berry Street	
Utility and Infrastructure Uses Categ	ory
Utility and Infrastructure Uses	P up to <i>one car</i> 1.0 parking space per 1,500 square feet of Occupied Floor Area. NP above preceding ratio.
* Not listed below	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

- (e) Non-Residential Uses. Unless otherwise specified in Tables 151.1-1 or 151.1-2, or elsewhere in this Section 151.1, the maximum accessory parking permitted for non-residential uses shall be one of the following:
- 11 (1) One parking space per 2,000 square feet of Occupied Floor Area of use; or
 12 (2) Three parking spaces where the use or activity has no Occupied Floor Area.
 - (fe) Excess Residential Parking. Any request for accessory residential parking, in excess of what is principally permitted in Tables 151.1-1 and 151.1-2, shall be reviewed by the Planning Commission as a Conditional Use, provided that the request does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2. In MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD Districts, any project subject to Section 329 and that requests residential accessory parking in excess of that which is principally permitted in Tables 151.1-1 and 151.1-2, but which does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2, shall be reviewed by the Planning Commission according to the procedures of Section 329.
 - (fg) Small Residential Projects in MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, and SPD Districts. Any project that is not subject to the requirements of Section 329 and that requests residential accessory parking in excess of what is principally permitted

Projects that are not subject to Section 329 shall be reviewed under the procedures detailed

in subsection (g) below.

1	in Table \underline{s} 151.1- $\underline{1}$ and $\underline{151.1-2}$ shall be reviewed by the Zoning Administrator subject to Section
2	307(i). The Zoning Administrator may grant parking in excess of what is principally permitted
3	in Table <u>s</u> 151.1 <u>-1 and 151.1-2</u> , not to exceed the maximum amount stated in Table <u>s</u> 151.1 <u>-1</u>
4	and 151.1-2, only if the Zoning Administrator determines that:
5	(1) all the following conditions have been met:
6	(A) Vehicle movement on or around the project does not unduly impact
7	pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic
8	movement in the district;
9	(B) Accommodating excess accessory parking does not degrade the
10	overall urban design quality of the project proposal;
11	(C) All above-grade parking is architecturally screened and lined with
12	active uses according to the standards of Section 145.1, and the project sponsor is not
13	requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
14	(D) Excess accessory parking does not diminish the quality and viability
15	of existing or planned streetscape enhancements;
16	(2) parking is not accessed from any protected Transit or Pedestrian Street
17	described in Section 155(r), and
18	(3) where more than 10 spaces are proposed at least half of them, rounded
19	down to the nearest whole number, are stored and accessed by mechanical stackers or lifts,
20	valet, or other space-efficient means that reduces space used for parking and maneuvering,
21	and maximizes other uses.
22	(g) Excess Parking for Non-Residential Uses greater than 20,000 square feet. Where
23	permitted by Table 151.1 for a Non-Residential Use greater than 20,000 square feet, any request for
24	accessory parking in excess of what is principally permitted in Table 151.1, but which does not exceed

the maximum amount stated in Table 151.1, shall be reviewed by the Planning Commission as a

Conditional Use.

(h) Transit-Oriented Communities Parking Limits. Consistent with the Transit-Oriented
 Communities Policies of the Metropolitan Transportation Commission, this Section 151.1 implements
 the maximum parking limits based on the presence of certain transit services within one-half mile of the
 development. Notwithstanding the provisions of Table 151.1-2, if any portion of the subject
 development falls within the geographic areas listed in Table 151.1-2, the lower of the maximum limits
 in either Table 151.1-1 or Table 151.1-2 shall apply as the maximum amount of parking.

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<u>Table 151.1-2</u> MAXIMUM PARKING LIMITS FOR TRANSIT STATION AREAS

11	Geographic Area	Maximum Residential Parking	Maximum Parking for Non-
12		per Dwelling Unit *	Retail Sales and Service Uses
13			(including all Office and
14			Laboratory uses) and Retail
15			Sales and Service Uses, except
16			for any use also classified as a
17			Production, Distribution, and
18			Repair Use.
19	<u>Transit-Oriented Communities</u>	0.375 parking space for each	0.25 parking spaces per 1,000
20	Tier 1: Sites within a half-mile	Dwelling Unit.	square feet of Occupied Floor
21	of Embarcadero, Montgomery,		<u>Area.</u>
22	Powell, or Civic Center BART		
23	stations; and Salesforce		
24	Transbay Transit Center.**		
25	<u>Transit-Oriented Communities</u>	0.5 parking spaces for each	1.6 parking spaces per 1,000

1	Tier 2: Sites within a half-mile	<u>Dwelling Unit.</u>	square feet of Occupied Floor
2	of 16th Street, 24th Street, Glen		<u>Area.</u>
3	Park, or Balboa Park BART		
4	stations.**		
5	Transit-Oriented Communities	1.0 parking space for each	2.5 parking spaces per 1,000
6	Tier 3: Sites within a half-mile	Dwelling Unit.	square feet of Occupied Floor
7	of all Muni rail stops on the F,		<u>Area.</u>
8	J, K, L, M, N, or T lines;		
9	Caltrain Stations; and Van Ness		
10	Bus Rapid Transit Stops (i.e.,		
11	stops on Van Ness Avenue		
12	between and including Market		
13	Street and Union Street).**		
14	<u>Transit-Oriented Communities</u>	1.0 parking space for each	2.5 parking spaces per 1,000
15	Tier 4: Sites within a half-mile	Dwelling Unit.	square feet of Occupied Floor
16	of all ferry terminals, including		<u>Area.</u>
17	the Ferry Building, 16 th		
18	Street/Mission Bay, and		
19	Treasure Island.**		

* Refer to Table 151.1-1 for maximum parking limits applicable to Group Housing, including
Group Housing projects in Transit Station Areas.

** As used in Table 151.1-2, the distance of one-half mile shall be measured in accordance with the methodology established by the Metropolitan Transportation Commission.

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SEC. 153. RULES FOR CALCULATION OF *REQUIRED PARKING* SPACES.

- (a) In the calculation of off-street parking, freight loading spaces, and bicycle parking spaces *permitted or* required under Sections 151.1, 152, 152.1, 155.2, 155.3, and 155.4 of this Code, *or pursuant to any Special Use District*, the following rules shall apply:
- (1) In the case of mixed uses in the same structure, on the same lot, or in the same development, or more than one type of activity involved in the same use, the total requirements for permitted off-street parking and requirements for loading spaces shall be the sum of the requirements for the various uses or activities computed separately, including fractional values.
- (2) Where an initial quantity of floor area, rooms, seats, or other form of measurement is exempted from off-street parking or loading requirements, such exemption shall apply only once to the aggregate of that form of measurement. If the initial exempted quantity is exceeded, for either a structure or a lot or a development, the requirement shall apply to the entire such structure, lot, or development, unless the contrary is specifically stated in this Code. In combining the requirements for use categories in mixed use buildings, all exemptions for initial quantities of square footage for the uses in question shall be disregarded, excepting the exemption for the initial quantity which is the least among all the uses in question.
- (3) Where a structure or use is divided by a zoning district boundary line, the requirements as to quantity of off street parking and loading spaces and permitted off-street parking shall be calculated in proportion to the amount of such structure or use located in each zoning district.
- (4) Where seats are used as the form of measurement, each 22 inches of space on benches, pews and similar seating facilities shall be considered one seat.
 - (5) When the calculation of the *required* number of *off-street parking or required*

- freight loading <u>or permitted off-street parking</u> spaces results in a fractional number, a fraction of

 #2-one-half or more shall be adjusted to the next higher whole number of spaces, and a fraction

 of less than <u>one-half #2 may shall</u> be disregarded, <u>except where the number of permitted spaces is</u>

 less than one, in which case one parking space shall be permitted.
 - (6) In C-3, MUG, MUR, MUO, CMUO, and UMU <u>Districts</u>, substitution of two service vehicle spaces for each required off-street freight loading space may be made, provided that a minimum of 50% <u>percent</u> of the required number of spaces are provided for freight loading. Where the 50% <u>percent</u> allowable substitution results in a fraction, the fraction shall be disregarded.
 - (b) The requirements for off-street *parking and* loading *and permitted off-street parking* for any use not specifically mentioned in Sections 151.1 and 152 shall be the same as for a use specified which is similar, as determined by the Zoning Administrator.
 - (c) For all uses and all districts covered by Section 151.1, the rules of calculation established by subsection (a) of this Section 153 shall apply to the determination of maximum permitted spaces al-allowed by Section 151.1.

SEC. 154. DIMENSIONS FOR OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE SPACES.

- (a) **Parking Spaces.** *Required parking Parking* spaces may be either independently accessible or space-efficient as described in *Section* 154(a)(4) and 154(a)(5), except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space-efficient parking is encouraged.
- (1) Each independently accessible off-street parking space *shall have a minimum measuring an* area of 144 square feet (8 feet by 18 feet) *shall count as for* a standard space and *measuring* 112.5 square feet *for shall count as* a compact space (7.5 feet by 15 feet), except for

- the types of parking spaces authorized by <u>subsection</u> <u>Paragraph</u> (a)(4) below and spaces specifically designated for persons with physical disabilities, the requirements for which are set forth in the Building Code. Every <u>required parking</u> space shall be of usable shape. The area of any such space shall be exclusive of driveways, aisles, and maneuvering areas. <u>The parking</u> <u>space requirements for the Bernal Heights Special Use District are set forth in Section 242.</u>
 - (2) Any ratio of standard spaces to compact spaces may be permitted, so long as compact car spaces are specifically marked and identified as a compact space. *Special provisions relating to the Bernal Heights Special Use District are set forth in Section 242.*
 - (3) Off-street parking spaces in DTR, C-3, RTO, NCT, Eastern Neighborhoods Mixed Use, PDR-1-D, and PDR-1-G Districts shall have no *minimum defined* area or dimension requirements, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. For all uses in all Districts, *for which there is no minimum off-street parking requirement, per Section 151.1*, refer to *Sections 153 and* 151.1(c) for rules regarding calculation of parking spaces.
 - (4) <u>Permitted off-street parking Parking</u> spaces in mechanical parking structures that allow a vehicle to be accessed without having to move another vehicle under its own power shall be deemed to be independently accessible. Parking spaces that are accessed by a valet attendant and are subject to such conditions as may be imposed by the Zoning Administrator to insure the availability of attendant service at the time the vehicle may reasonably be needed or desired by the user <u>for whom the space is required</u>, shall be deemed to be independently accessible. Any conditions imposed by the Zoning Administrator pursuant to this Section 154 shall be recorded as a Notice of Special Restriction.
 - (5) Space-efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means.

 Tandem spaces shall-only count towards satisfying the parking requirement toward permitted off-

1	street parking spaces if no more than one car needs to be moved to access the desired parking
2	space. Space-efficient parking is encouraged, and may be used to satisfy minimum-parking
3	requirements so long as the project sponsor can demonstrate that all required parking can be
4	accommodated by the means chosen.

* * * *

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

Required off-street parking and freight loading facilities shall meet the following standards as to location and arrangement. Facilities which are not required but are actually provided shall also meet the following standards unless such standards are stated to be applicable solely to required facilities. In application of the standards of this Code for off-street parking and loading, reference may be made to provisions of other portions of the Municipal Code concerning off-street parking and loading facilities, and to standards of the Better Streets Plan and the Bureau of Engineering of the Department of Public Works. Final authority for the application of such standards under this Code, and for adoption of regulations and interpretations in furtherance of the stated provisions of this Code shall, however, rest with the Planning Department.

(u) Driveway and Loading Operations Plan (DLOP) in the Central SoMa Special Use District and Van Ness & Market Residential Special Use District.

(1) **Purpose.** The purpose of a Driveway and Loading Operations Plan (DLOP) is to reduce potential conflicts between driveway and loading operations, including passenger and freight loading activities, and pedestrians, bicycles, and vehicles, to maximize reliance of on-site loading spaces to accommodate new loading demand, and to ensure that off-site

1	loading acti	vity is cor	sidered in	the design of	of new buildings.

(2) **Applicability.** Development projects of more than 100,000 net new <u>G</u>gross square feet <u>Floor Area</u> in the Central SoMa Special Use District and Van Ness & Market Residential Special Use District.

(3) **Requirement.** Applicable projects shall prepare a DLOP for review and approval by the Planning Department, in consultation with the San Francisco Municipal Transportation Agency. The DLOP shall be written in accordance with any guidelines issued by the Planning Department.

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES.

Table 155.2

12 * * * * *

BICYCLE PARKING SPACES REQUIRED

Use	Minimum Number of Class	Minimum Number of Class	
	1 Spaces Required	2 Spaces Required	
RESIDENTIAL USES			
* * * *			
Senior Housing or Dwelling	One Class 1 space for every	Minimum two spaces. Two	
Units dedicated to persons	10 units or beds, whichever	Class 2 spaces for every 50	
with physical disabilities	is applicable.	units or beds, whichever is	
		applicable.	
Senior Housing (Dwelling Units	One Class 1 space for every 20	Two Class 2 spaces for every	
or Group Housing)	units or beds, whichever is	100 units or beds, whichever is	
	applicable. No Class 1 spaces	applicable.	

1		are required for projects where	
2		the ratio would result in a	
3		requirement of less than 5	
4		spaces.	
5	* * * *		

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

The following exemptions shall apply to the requirements for off-street parking and loading spaces set forth in Sections 151.1 through 155 of this Code. These provisions, as exemptions, shall be narrowly construed. Reductions or waivers by the Zoning Administrator permitted by this Section 161 shall be conducted pursuant to the procedures of Section 307(h)(2). Where exceptions in this Section 161 require approval by the Zoning Administrator, the Zoning Administrator shall consider the criteria of Section 307(i).

- (a) **Topography**. No off-street parking shall be required for a one-family or two-family dwelling where the lot on which such dwelling is located is entirely inaccessible by automobile because of topographic conditions.
- (ba) Parking or Loading Across Very Wide Sidewalks. No off-street parking or loading shall be required where access to the lot cannot be provided other than by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line which would cause serious disruption to pedestrian traffic.
- (eb) **Joint Use of Off-Street Parking.** Joint use of the same off-street parking spaces to meet the requirements of this Code for two or more structures or uses is may be permitted, where the normal hours of operation of such structures or uses are such as to assure the feasibility of

such joint use of parking and where the total quantity of spaces provided is at least equal to the total of the required spaces for the structures or uses in operation at any given time.

- (d) Exceptions to Improve Conformity with Setbacks, Yards, Open Space, and Other

 Requirements of the Code. The Zoning Administrator may reduce or waive the off-street parking

 requirement for existing buildings if removal of parking and associated structures increases conformity

 with required front setbacks, side yards, and rear yards, increases conformity with open space or street

 frontage requirements, reduces or eliminates any nonconforming encroachment onto public rights-of
 way or other public property or easement, and/or reduces or eliminates any other code nonconformity.
- (ec) Freight Loading and Service Vehicle Spaces. In recognition of the fact that site constraints may make provision of required freight loading and service vehicle spaces impractical or undesirable, a reduction in or waiver of the provision of freight loading and service vehicle spaces for uses may be permitted, by the Zoning Administrator in all dDistricts, or in accordance with the provisions of Section 309 of this Code in C-3 Districts. In considering any such reduction or waiver, the following criteria shall be considered:
- (1) Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety;
- (2) Provision of the required number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses;
- (3) A jointly used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the buildings involved, cannot be provided; and
 - (4) Spaces for delivery functions can be provided at the adjacent curb without

adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building.

- (gd) **Historic Buildings.** There shall be no minimum off-street parking or loading requirements for any principal or Conditional Use located in (1) a landmark building designated per Article 10 of this Code, (2) a contributing building located within a designated historic district per Article 10, (3) any building designated Category I-IV per Article 11 of this Code, or (4) buildings listed on the National Register and/or California Register.
- (he) Landmark and Significant Trees. The required off-street parking and loading may be reduced or waived if the Zoning Administrator determines that provision of required off-street parking or loading would result in the loss of or damage to a designated Landmark Tree or Significant Tree, as defined in the Public Works Code. The Zoning Administrator's decision shall be governed by Section 307(i) and shall require either (1) the recommendation of the Department of Public Works Bureau of Urban Forestry, or its successor agency, or (2) the recommendation of a certified arborist as documented in the subject tree's required tree protection plan.
- (if) **Geologic Hazards.** No off-street *parking or* loading shall be required where the Planning Department finds that required *parking or* loading cannot practically be provided without compromising the earthquake safety or geologic stability of a building and/or neighboring structures and properties.
- (*jg*) **Protected Street Frontages and Transit Stops.** No off-street *parking or* loading is required on any lot whose sole feasible automobile access is across a protected street frontage identified in Section 155(r).
- (kh) Curbside Transit Lanes and Bikeways. No off-street parking or loading is required on any lot whose sole feasible automobile access is across a curbside transit lane or

1	bikeway.
2	
3	SEC. 207.9. MINIMUM DWELLING UNIT DENSITIES AND MINIMUM OFFICE
4	INTENSITIES, USES "BY-RIGHT."
5	(a) Purpose. This Section 207.9 establishes minimum residential and commercial density
6	standards in Transit-Oriented Communities, as identified by the Metropolitan Transit Commission, and
7	implements the City's Housing Element obligations pursuant to Government Code 65583, including
8	requirements for both minimum densities and approval of certain projects on Housing Element Sites.
9	Consistent with the Transit-Oriented Communities Policies of the Metropolitan Transportation
10	Commission, this Section establishes the minimum Dwelling Unit densities for residential development
11	and minimum intensities for Office use. Consistent with Government Code Sections 65583.2(c), and
12	(h), this Section permits certain types of housing projects as a "use by right," as that term is defined in
13	Government Code Section 65583.2(i).
14	(b) Minimum Dwelling Unit Density.
15	(1) Applicability.
16	(A) Transit-Oriented Community Tiers. This Section 207.9 applies to all
17	projects proposing new construction of one or more Residential Buildings on sites that do not already
18	contain Residential uses unless such uses are demolished, and that are located in the geographic areas
19	or satisfy the applicability criteria described in Table 207.9. These minimum residential densities shall
20	apply only in zoning Districts where Residential uses are permitted. Changes of use of existing
21	building space to Residential use, additions of Residential use to existing structures, and additions of
22	Residential or Office uses to lots where such uses are already existing, and that are not proposed for
23	demolition, are not subject to the requirements of this Section.
24	(B) Housing Element Sites. Residential projects on sites identified pursuant to
25	Government Code Section 65583.2(c) and (h) in which at least 20% of the units are set aside to

1	<u>househ</u>	olds with incomes at 80% of Area	Median Income or lower shall be	approved "by-right" as that
2	term is	defined in Government Code Sect	<u>ion 65583.2(i).</u>	
3		(2) Minimum Densities.	New construction proposing Dwe	lling Units on sites within
4	<u>the geo</u>	graphic areas described in Table .	207.9 must provide at least the nu	mber of Dwelling Units
5	<u>specifie</u>	ed in Table 207.9. Sites that meet	more than one applicable Tier req	uirement in Table 207.9
6	shall co	omply with the higher minimum de	ensity. Fractions of units shall be	rounded per Section
7	<u>207(b)(</u>	1). For purposes of this Section 2	207.9, Accessory Dwelling Units si	hall count toward any
8	<u>minimu</u>	m density requirement.		
9		(c) Minimum Office Intensity.		
10		(1) Applicability. This su	bsection (c) applies to all projects	s proposing new construction
11	of Offic	ce use on sites that do not already	contain Office uses, and that are l	ocated in the geographic
12	<u>areas o</u>	r satisfy the applicability criteria	described in Table 207.9; provide	d that the minimum Office
13	<u>intensit</u>	ies in this subsection (c) shall not	exceed the amount of permissible	Office use allowed in the
14	<u>District</u>	t. These minimum densities shall o	only apply in Districts where Offic	<u>ce uses are permitted.</u>
15	<u>Change</u>	es of use of existing building space	to Office use, additions of Office	use to existing structures,
16	and add	ditions of Office uses to Lots where	e such uses are already existing, a	and that are not proposed for
17	<u>demolit</u>	tion are not subject to the requiren	nents of this Section 207.9.	
18		(2) Minimum Intensity.	New construction proposing Offic	e use on sites within the
19	geograj	phic areas described in Table 207	.9 must comply with the FAR requ	irements in Table 207.9.
20				
21			<u>Table 207.9</u>	
22		MINIMUM DENSITIES RE	<u>QUIRED FOR RESIDENTIAL I</u>	<u>DEVELOPMENT</u>
23		AND MINIMUM	M INTENSITIES FOR OFFICE	<u>USE</u>
24				
25		<u>Applicability</u>	Minimum Dwelling Unit	Minimum Intensity for

1		<u>Density</u>	Office Use
2	Transit-Oriented Communities	100 units per acre	Floor Area Ratio 4:1
3	Tier 1: Sites within a half-mile		
4	of Embarcadero, Montgomery,		
5	Powell, or Civic Center BART		
6	stations; and Salesforce		
7	Transbay Transit Center.*		
8	Transit-Oriented Communities	75 units per acre	Floor Area Ratio 3:1
9	Tier 2: Sites within a half-mile		
10	of 16th Street, 24th Street, Glen		
11	<u>Park, or Balboa Park BART</u>		
12	stations.*		
13	Transit-Oriented Communities	50 units per acre	Floor Area Ratio 2:1
14	Tier 3: Sites within a half-mile		
15	of all Muni rail stops on the F,		
16	J, K, L, M, N, or T lines;		
17	Caltrain Stations; and Van Ness		
18	Bus Rapid Transit Stops (i.e.		
19	stops on Van Ness Avenue		
20	between and including Market		
21	Street and Union Street).*		
22	Transit-Oriented Communities	50 units per acre	Floor Area Ratio 1:1
23	Tier 4: Sites within a half-mile		
24	of all ferry terminals, including		
25	the Ferry Building, 16 th		

1	Street/Mission Bay, and		
2	Treasure Island; and all other		
3	locations subject to the		
4	applicability of Section 207.9.*		
5	Sites identified as Reused Sites	50 units per acre	<u>N/A</u>
6	in the 2022 Housing Element		
7	Update.**		
8			
9	Sites identified as Appropriate	50 units per acre	<u>N/A</u>
10	for Very Low Income or Low		
11	Income Households in the 2022		
12	Housing Element Update.***		
13	* As used in Table 207.9, the dista	nce of one-half mile shall be mea	sured in accordance with

* As used in Table 207.9, the distance of one-half mile shall be measured in accordance with the methodology established by the Metropolitan Transportation Commission.

** Housing Projects in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent with California Government Code Section 65583.2(c) and (i).

*** Housing Projects in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent with California Government Code Section 65583.2(h) and (i).

(d) Gross Floor Area. For purposes of determining the Gross Floor Area of a development Lot subject to this Section 207.9, the calculation shall exclude Gross Floor Area to be dedicated for publicly accessible streets. In instances where portions of a Lot are unbuildable due to topographic or geologic conditions, a development is proposed on only a portion of the Lot, or the Lot is otherwise constrained, the Zoning Administrator is authorized to determine that a smaller portion of a Lot shall

1	serve as the development Lot.
2	(e) Mixed-uses. For purposes of determining minimum Residential Density and Office Intensity
3	as long as one of the land uses satisfies the minimum Residential Density and/or Office Intensity the
4	respective land uses are prorated to comply individually.
5	(f) Conditional Use Authorizations for Projects that Fail to Comply with this Section.
6	Projects that fail to comply with the objective standards in this Section 207.9 shall be considered non-
7	code-compliant. If not otherwise prohibited by the Code, a project may not comply with the minimum
8	Residential Density and Office Intensity, if the Planning Commission approves a Conditional Use
9	<u>Authorization.</u>
10	
11	SEC. 207.10. MAXIMUM DWELLING UNIT SIZE.
12	(a) Purpose. To encourage new infill multi-family housing, limit the proliferation and
13	expansion of large houses that do not increase the housing stock of moderately-priced units, support
14	the preservation of existing housing that serves lower- and middle-income households, and encourage
15	maximizing residential density, this Section 207.10 sets forth citywide maximum Dwelling Unit sizes.
16	(b) Applicability. This Section 207.10 applies to projects proposing to construct one or more
17	Dwelling Units for which a Development Application is filed after January 31, 2026, and the project
18	proposes any of the following:
19	(1) construction of new Dwelling Unit(s), including the construction of a Dwelling Unit
20	where an existing unit is proposed for demolition as defined in Section 317(b)(2);
21	(2) merger of two or more Dwelling Units as defined in Section 317(b)(7); or
22	(3) reduction in the number of existing Dwelling Units.
23	(c) Requirements. Any project that meets one or more of the criteria in subsection (b) shall be
24	restricted to a maximum Dwelling Unit size of 4,000 square feet of Gross Floor Area or an equivalent
25	Floor Area Ratio for any individual Dwelling Unit of 1.2:1, whichever is greater, except in the

1	following conditions:
2	(1) any new construction project of four to nine Dwelling Units, where not more than
3	one Dwelling Unit exceeds 4,000 square feet of Gross Floor Area; or
4	(2) any new construction project of 10 or more Dwelling Units, where not more than
5	10% of such units exceed 4,000 square feet of Gross Floor Area.
6	(d) Conditional Use Authorizations for Projects that Fail to Comply with this Section.
7	Projects that fail to comply with the objective standards in this Section 207.10 shall be considered non-
8	code-compliant. If not otherwise prohibited by the Code, a project may exceed the maximum Dwelling
9	Unit size, without satisfying the conditions in subsection (c), if the Planning Commission approves a
10	Conditional Use Authorization for the larger Dwelling Unit(s).
11	(e) Conditional Use Criteria. In addition to the criteria outlined in Planning Code Section
12	303(c), in acting upon an application for Conditional Use Authorization, the Planning Commission
13	shall consider whether facts are presented to establish based on the record before the Commission, that
14	all of the following criteria are met:
15	(1) the proposed project meets applicable Residential Design Guidelines, Citywide
16	Design Standards, and other applicable adopted guidelines or standards;
17	(2) the proposed project does not propose to reduce the size of any other existing
18	Dwelling Unit or negatively impact the characteristics of a Residential Flat, as set forth in Section
19	<u>317(g);</u>
20	(3) the proposed project increases the number of Dwelling Units on the Lot and, if
21	applicable, meets the applicable minimum density requirement under Section 207.9; and
22	(4) the proposed project will not have specific adverse impacts on a Historic Building
23	as defined in Planning Code Section 102 or would render the property ineligible for historic
24	designation as an individual or contributing resource.
25	(f) Calculation of Gross Floor Area. For the purposes of this Section 207.10, the following

1	shall apply in the calculation of a Dwelling Unit's total Gross Floor Area:
2	(1) Gross Floor Area shall have the meaning set forth in Planning Code Section 401;
3	(2) Shared spaces and common areas in multi-unit buildings shall not be included;
4	(3) Storage areas, sheds, or other enclosed areas on the property that are accessory to
5	and assigned to a specific Dwelling Unit but not contiguous with and directly accessible from the unit
6	shall not be included; and
7	(4) Gross Floor Area shall include (A) all expansions of the Residential Building for
8	which a building permit was issued within the previous 10 years, and (B) any Gross Floor Area
9	resulting from construction performed without a validly issued permit regardless of the date of
10	construction.
11	
12	
13	Section 9. Off-Street Parking and Curb Cuts. Article 1 and Article 2 of the Planning
14	Code are hereby amended by revising Sections 155, 249.49, and 249.71, to read as follows
15	SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF
16	OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.
17	* * * *
18	(r) Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages. In
19	order to protect and improve preserve the pedestrian and bicycle safety and transit service, character
20	of certain districts and to minimize delays to transit, service, garage entries, driveways, or other
21	vehicular access to off-street parking or loading via curb cuts on development lots shall be
22	regulated as set forth in this subsection (r). <u>However, Ft</u> hese limitations <u>do-shall</u> not apply to the
23	creation of new publicly-accessible Streets and Alleys. Any lot where the only whose sole feasible
24	vehicular access is via a protected street frontage described in this subsection (r) shall be

exempted from any off-street $\frac{parking\ or\ }{l}$ loading requirement found elsewhere in this Code.

1	unless a curb cut is otherwise authorized.
2	(1) Curb Cuts Not Permitted. No new or expanded curb cuts shall be permitted on the
3	frontages listed in Table 155(r)(1) below:
4	
5	TABLE 155(r)(1). PROHIBITED STREET FRONTAGES
6	2nd Street from Market to Townsend Streets
7	3rd Street in the UMU District for 100 feet north and south of Mariposa Street and 100 feet north
8	and south of 20th Street
9	3rd Street from Folsom Street to Townsend Street
0	4th Street from Folsom Street to Townsend Street
1	6th Street from Folsom Street to Brannan Street
2	6th Street for its entirety within the SoMa NCT District
3	9th Avenue from Lincoln Way to Judah Street in the Inner Sunset NC District
4	16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts
5	16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street
6	NCT Districts
7	17th Street in the Castro Street NC District
8	18th Street in the Castro Street NC District
9	22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District
0	24th Street in the 24th Street - Noe Valley NC District east of Castro Street
1	24th Street for the entirety of the 24th Street-Mission NCT District
2	All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD
3	All Alleys in the Chinatown Mixed Use Districts
4	Balboa Street from 35th Avenue to 38th Avenue

1	Brannan Street from 2nd Street to 6th Street
2	Broadway between Van Ness Avenue and Larkin Street
3	Broadway from the Embarcadero on the east to Polk Street on the west
4	Buchanan Street from Post Street to Sutter Street
5	Bush Street between Van Ness Avenue and Larkin Street
6	California Street between Van Ness Avenue and Hyde Street
7	Carl Street in the Cole Valley NC District
8	Castro Street in the Castro Street NC District
9	Chenery Street within the Glen Park NCT District
10	Chestnut Street from Divisadero Street to Fillmore Street
11	Church Street in the Upper Market Street NCT and NCT-3 Districts
12	Clement Street from Arguello Boulevard to Park Presidio Boulevard
13	Cole Street in the Cole Valley NC District
14	Columbus Avenue between Washington and North Point Streets
15	Destination Alleyways, as designated in the Downtown Streetscape Plan
16	Diamond Street within the Glen Park NCT District
17	Divisadero from Page to Oak Streets, from Fell to Grove Streets, and from Geary to Pine Streets
18	Ecker Alley in its entirety
19	Fillmore Street in the Upper Fillmore NC District
20	Folsom Street from 2nd Street to 13th Street
21	Folsom Street, from Second Street to The Embarcadero, except as permitted pursuant to Section 827
22	Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District
23	Grant Avenue between Columbus Avenue and Filbert Street
24	Green Street between Grant Avenue and Columbus/Stockton
25	

1	Haight Street in the Lower Haight NC District and Haight Street NC District
2	Hayes Street from Franklin Street to Laguna Street
3	Howard Street from 5th Street to 13th Street
4	Hyde Street between California Street and Pine Street
5	Irving Street from 19th Avenue to 25th Avenue
6	Irving Street from 6th Avenue to 10th Avenue in the Inner Sunset NC District
7	Market Street for its entirety from The Embarcadero to Castro Street
8	Mission Street for the entirety of the Mission Street NCT District
9	Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street
10	Natoma Street from 300 feet westerly of 1st Street to 2nd Street
11	Ocean Avenue from Junipero Serra Boulevard to Lagunitas Drive in the Lakeside Village NC
12	<u>District</u>
13	Ocean Avenue within the Ocean Avenue NCT District
14	Octavia Street from Hayes Street to Fell Street
15	Parnassus Avenue in the Cole Valley NC District
16	Pine Street between Van Ness Avenue and Larkin Street
17	Polk Street between Filbert Street and Golden Gate Avenue
18	Post Street, on the north side from Webster Street to Laguna Street and on the south side from
19	<u>Fillmore Street to Webster Street</u>
20	Shaw Alley in its entirety
21	Taraval Street from 19th Avenue to 22nd Avenue
22	The Embarcadero (the western/inland side) between King and Jefferson Streets
23	The Embarcadero in the DTR Districts
24	Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B)
25	

1	Union Street from Fillmore Street to Octavia Street
2	Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District
3	Van Ness Avenue from Hayes Street to Mission Street
4	(2) Protected Street Features. No new or expanded curb cuts shall be permitted within
5	the following street features:
6	(A) An adjacent on-street curbside striped bus stop (e.g., curbside bus stop
7	zones with striping or red curb) that has been approved by the San Francisco Municipal
8	Transportation Agency (SFMTA) Board of Directors;
9	(B) A transit bulb-out, as defined in the Better Streets Plan; or
10	(C) A transit boarding island, as defined in the Better Streets Plan, if vehicles
11	accessing the curb cut would be required to cross over the boarding island.
12	(3) Corner Lots in the SALI District. For corner lots in the SALI District, no new curb
13	cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an Alley
14	in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage
15	along that Street or Alley is designated as a RED or RED-MX District.
16	(4) Curb Cuts Requiring Planning Commission Approval. In all zoning districts
17	except RH, M, NC-S, P, PDR, and SALI, no new or expanded curb cuts shall be permitted on the
18	frontages listed in Table 155(r)(4), unless approved by the Planning Commission through a
19	Conditional Use Authorization pursuant to Planning Code Section 303. However, if the new or
20	expanded curb cut is part of a project that requires Planning Commission approval under a separate
21	section, such as Section 309 or 329, then the Planning Commission shall consider the curb cut as part
22	of that approval. Regardless of the type of approval, in order to approve such a curb cut, the Planning
23	Commission must make the findings required by Section 303(y). For projects within the C-3-0(SD) and
24	the Central SoMa Special Use District, in no case shall such curb cut approval be granted where the
25	proposed accessory parking would be greater than the amount principally permitted.

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4	Table 155(r)(4). PLANNING COMMISSION APPROVAL OF CURB CUTS
5	1st Street from Market to Folsom Street
6	5th Street from Howard Street to Townsend Street
7	16th Street in the RTO Districts
8	Beale Street from Market Street to Folsom Street
9	Bryant Street from 2nd Street to 6th Street
10	California Street in its entirety
11	Church Street in the RTO Districts
12	Dolores Street from Market Street to 16th Street
13	<u>Duboce Street from Noe Street to Market Street</u>
14	Fillmore Street from Hermann Street to Duboce Avenue
15	Folsom Street in the C-3 Districts
16	Fremont Street from Market Street to Folsom Street
17	Geary Street in the C-3 Districts
18	Grant Avenue from Market Street to Sacramento Street
19	Harrison Street from 2nd Street to 6th Street
20	Mission Street in the C-3 Districts
21	Montgomery Street from Market Street to Columbus Avenue
22	Noe Street from Duboce Avenue to Market Street
23	Octavia Street from Fell Street to Market Street
24	Powell Street in the C-3 Districts
25	

1	Stockton Street in the C-3 Districts
2	The Embarcadero (eastern/water side) between Townsend and Taylor Streets
3	West Portal Avenue in the West Portal NC District
4	(B) Protected Street Types with Alternative Frontage. Planning Commission
5	approval is required for any new or expanded curb cut that directly fronts any of the following when an
6	alternative street frontage is available:
7	(i) Transit Preferential Streets designated in the Transportation Element;
8	(ii) Neighborhood Commercial Streets or Commercial Throughways
9	defined by the Better Streets Plan; or
10	(iii) Bicycle routes or lanes as adopted by SFMTA Board of Directors.
11	On such bicycle routes or lanes where the bicycle facility is only on one side of the street, the curb cut
12	restriction shall apply to the side of the street with the bicycle facility, and shall not apply to the
13	opposite side of the street.
14	(C) Protected Street Types with No Alternative Frontage. A new or expanded
15	curb cut on street types listed in subsection $(r)(4)(B)$ where no alternative frontage exists shall still
16	require Planning Commission approval. However, in such cases the Planning Commission shall not
17	make the findings of Section 303(y) and instead must find that the final design minimizes negative
18	impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.
19	(5) Existing Curb Cuts. Existing curb cuts on frontages listed in subsections (r)(1)-
20	(r)(4) shall not be retained as part of a project that involves new construction, a building alteration
21	that increases the Gross Floor Area of a structure by 20% or more, or a change of use affecting more
22	than 50% of the structure's Gross Floor Area. However, the Planning Commission may allow retention
23	or relocation of up to one existing curb cut along any of the site's frontages, through Conditional Use
24	authorization or other applicable discretionary Planning Commission approval, provided that no
25	existing curb cut shall be maintained if it is located in or affects a protected transit stop feature

1	pursuant to subsection (r)(2), and no existing curb cut may be relocated to newly affect such features.
2	In granting such approval, the Planning Commission must make the additional findings required under
3	Planning Code Section 303(y) and must also find that (1) the project represents an increase in
4	residential density and/or non-residential intensity that is appropriate to the site, such as its proximity
5	to transit or its location within a mixed-use area; and (2) the proposed curb cut is necessary to support
6	the project's scale and function, while being sited and designed to minimize to the fullest extent feasible
7	negative impacts on pedestrian activity, street-level commercial activity, the movement of transit
8	vehicles and passengers, and bicycle facilities.
9	(6) Sites owned by the City and County of San Francisco under the jurisdiction of the
10	SFMTA are not subject to the provisions of this Section 155(r).
11	— (1) Folsom Street, from Second Street to The Embarcadero, not permitted except as set
12	forth in Section 827.
13	— (2) Not permitted:
14	(A) The entire portion of Market Street from The Embarcadero to Castro Street,
15	(B) Hayes Street from Franklin Street to Laguna Street, and Church Street in the NCT-3
16	and Upper Market NCT Districts,
17	(C) Van Ness Avenue from Hayes Street to Mission Street,
18	(D) Mission Street from The Embarcadero to Annie Street and from 10th Street to
19	Division Street,
20	(E) Octavia Street from Hayes Street to Fell Street,
21	(F) Embarcadero in the DTR Districts,
22	(G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,
23	(H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,
24	(I) Mission Street for the entirety of the Mission Street NCT District,
25	(J) 24th Street for the entirety of the 24th Street-Mission NCT,

1	(K) 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and
2	Mission Street NCT Districts,
3	(L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D
4	Districts,
5	(M) 6th Street for its entirety within the SoMa NCT District,
6	(N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100
7	feet north and south of 20th Streets,
8	(O) Ocean Avenue within the Ocean Avenue NCT District,
9	(P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,
10	(Q) Columbus Avenue between Washington and North Point Streets,
11	(R) Broadway from the Embarcadero on the east to Polk Street on the west,
12	(S) All alleyways in the Chinatown Mixed Use Districts,
13	(T) Diamond Street within the Glen Park NCT District,
14	(U) Chenery Street within the Glen Park NCT District,
15	(V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,
16	——————————————————————————————————————
17	——————————————————————————————————————
18	(Y) 2nd Street from Market to Townsend Streets,
19	(Z) Destination Alleyways, as designated in the Downtown Streetscape Plan,
20	(AA) The western (inland) side of the Embarcadero between Townsend and Jefferson
21	Streets,
22	(BB) Post Street, on the north side from Webster Street to Laguna Street and on the south
23	side from Fillmore Street to Webster Street,
24	(CC) Buchanan Street from Post Street to Sutter Street,
25	—— (DD)—Grant Avenue between Columbus Avenue and Filbert Street.

1	— (EE) Green Street between Grant Avenue and Columbus/Stockton,
2	— (FF) All Alleys within the North Beach NCD and the Telegraph Hill-North Beach
3	Residential SUD,
4	(GG)1 Polk Street between Filbert Street and Golden Gate Avenue,
5	(HH) California Street between Van Ness Avenue and Hyde Street,
6	— (II) Hyde Street between California Street and Pine Street,
7	(JJ) Broadway between Van Ness Avenue and Larkin Street,
8	(KK) Bush Street between Van Ness Avenue and Larkin Street,
9	(LL) Pine Street between Van Ness Avenue and Larkin Street, and
10	(MM) Howard Street from 5th Street to 13th Street,
11	(NN) Folsom Street from 2nd Street to 13th Street,
12	— (OO) Brannan Street from 2nd Street to 6th Street,
13	(PP) Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to
14	Section $329(e)(3)(B)$,
15	— (QQ) 3rd Street from Folsom Street to Townsend Street,
16	— (RR)—4th Street from Folsom Street to Townsend Street, and
17	(SS) 6th Street from Folsom Street to Brannan Street.
18	(TT) No curb cut shall be permitted that directly fronts an adjacent on-street striped bus
19	stop (e.g., bus stop zones with striping or red curb) that has been approved by the San Francisco
20	Municipal Transportation Agency (SFMTA) Board of Directors, transit bulb-out as defined in the
21	Better Streets Plan, or on street frontage directly adjacent to a transit boarding island as defined in the
22	Better Streets Plan if vehicles accessing the curb cut would be required to cross over the boarding
23	island.
24	(3) Not permitted without Conditional Use authorization or Sections 309 or 329
25	exception. In the C-3-O(SD) and the Central SoMa Special Use Districts, the Planning Commission

1	may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to
2	Sections 309 or 329 in lieu of a Conditional Use authorization as long as the Commission makes the
3	findings required under Section 303(y) and where the amount of parking proposed does not exceed the
4	amounts permitted as accessory according to Section 151.1. In addition, in the MUG, WMUG, MUR,
5	MUO, RED, RED-MX, and SPD Districts, the Planning Commission may grant permission for a new
6	curb cut or an expansion of an existing one as an exception pursuant to Section 329 in lieu of a
7	Conditional Use authorization as long as the Commission makes the findings required under Section
8	303(y). A Planning Commission Conditional Use authorization subject to the additional findings under
9	Section 303(y) is required to allow a new curb cut or expansion of an existing one on any other
10	restricted street identified in this subsection $155(r)(3)$.
11	(A) Except as provided in Section 155(r), in all zoning districts except RH, M, NC-S, P,
12	PDR, and SALI, no curb cuts accessing off-street parking or loading shall be created or expanded on
13	street frontages identified along any Transit Preferential Street as designated in the Transportation
14	Element of the General Plan, or Neighborhood Commercial Street and Commercial Throughways as
15	defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes,
16	where an alternative frontage is available. On such bicycles routes or lanes where the bicycle facility is
17	only on one side of the street, the curb cut restriction shall apply to the side of the street with the
18	bicycle facility, and shall not apply to the opposite side of the street.
19	— (B) The entire portion of California Street,
20	(C) Folsom Street, Geary Street, Mission Street, Powell Street and Stockton Street in the
21	C-3 Districts,
22	(D) Grant Avenue from Market Street to Sacramento Street,
23	(E) Montgomery Street from Market Street to Columbus Avenue,
24	(F) Church Street and 16th Street in the RTO District,
25	— (G) Duboce Street from Noe Street to Market Street,

1	— (H) Octavia Street from Fell Street to Market Street,
2	(I) 1st, Fremont and Beale Streets from Market to Folsom Street,
3	(J) The eastern (water) side of The Embarcadero between Townsend and Taylor Streets,
4	(K) Fillmore Street from Hermann Street to Duboce Avenue,
5	(L) Noe Street from Duboce Avenue to Market Street, and
6	(M) Dolores Street from Market Street to 16th Street.
7	(N) Harrison Street from 2nd Street to 6th Street,
8	(O) Bryant Street from 2nd Street to 6th Street, and
9	(P) 5th Street from Howard Street to Townsend Street.
10	(4) In all zoning districts except RH, M, NC-S, P, PDR, and SALI, where an alternative
11	frontage is not available, parking or loading access along any Transit Preferential Street as designated
12	in the Transportation Element of the General Plan, or Neighborhood Commercial Street or
13	Commercial Throughways defined in the Better Streets Plan, or any SFMTA Board of Directors
14	adopted bicycle routes or lanes, may be allowed on streets not listed in subsection $(r)(2)$ above as an
15	exception in the manner provided in Section 309 for C-3-O(SD) Districts, Section 329 for Mixed-Use
16	Districts, and in Section 303 for all other Districts in cases where the Planning Commission can
17	determine that the final design of the parking access minimizes negative impacts to transit movement
18	and to the safety of pedestrians and bicyclists to the fullest extent feasible.
19	(5) Corner lots in the SALI District. For corner lots in the SALI District, no new curb
20	cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an alley
21	in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage
22	along that Street or Alley is designated as a RED or RED-MX District.
23	(6) A "development lot" shall mean any lot containing a proposal for new
24	construction, building alterations which would increase the gross square footage of a structure by 20
25	percent or more, or change of use of more than 50 percent of the gross floor area of a structure

containing parking. Pre-existing access to off-street parking and loading on development lots that violates the restrictions of this Section 155(r) may not be maintained.

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(t) Garage Additions in the North Beach Neighborhood Commercial District,
North Beach-Telegraph Hill Residential Special Use District, and Chinatown Mixed Use
Districts. Notwithstanding any other provision of this Code to the contrary, a mandatory
discretionary review hearing by the Planning Commission is required in order to install a
garage in an existing or proposed structure of two units or more in the North Beach NCD, the
North Beach-Telegraph Hill Residential SUD, and the Chinatown Mixed Use Districts.

In order to approve the installation of any garage in these districts, the City shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space; (2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any #Unit, (3) the building has not had two or more evictions with each eviction associated with a separate #Dwelling Unit(s) within the past 10 ten years, and (4) the garage would not front on an Alley pursuant to Section $155(r)\frac{(2)}{(1)}$ of this Code or on a public right-ofway narrower than 41 feet, and (5) the proposed garage/addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the issuance of notification under Section 311 or 312 of this Code, the Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify, and the Department shall determine whether the project complies with subsection (4) above. If the project sponsor does not provide such signed affidavit, or the garage would front on an Alley or on a public right-of-way narrower than 41 feet, the Department shall disapprove the application and no Planning Commission hearing shall be required.

1	* * * *
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3	SEC. 249.49. TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE
4	DISTRICT.
5	* * * *
6	(c) Controls.
7	* * * *
8	(2) Installation of a Parking Garage. Installation of a garage in an existing or
9	proposed residential building of two or more units requires a mandatory discretionary review
10	hearing by the Planning Commission. In order to approve the installation of any garage in
11	these districts, the Commission shall find that: (1) the proposed garage opening/addition of
12	off-street parking will not cause the elimination or reduction of ground-story retail or
13	commercial space; (2) the proposed garage opening/addition of off-street parking will not
14	eliminate or decrease the square footage of any dwelling unit; (3) the building has not had two
15	or more evictions within the past 10 years, with each eviction associated with a separate
16	unit(s), (4) the garage would not front on an Alley pursuant to Section $155(r)\frac{(2)(1)}{(2)}$ of this Code
17	or on a public right-of-way narrower than 41 feet, and (5) the proposed garage opening/
18	addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this
19	Code.
20	* * * *
21	
22	SEC. 249.71. YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT.
23	* * * *
24	(c) Use Controls. The following provisions shall apply to the special use district:
25	* * * *

1	(8) Protected Street Frontages.
2	(A) Section $155(r)\frac{(3)(4)(A)-(B)}{(3)(4)(A)-(B)}$ shall not apply within the special use
3	district.
4	(B) For the purposes of Section $155(r)(4)(C)$, the project does not have
5	alternative frontage to Third Street and Mission Street, and therefore curb cuts accessing off-
6	street parking or loading off Third Street and Mission Street may be permitted as an exception
7	pursuant to Section 309 and Section 155(r)(4)(C).
8	* * * *
9	Section 10. San Francisco Municipal Transportation Agency Special Use District.
10	Article 2 of the Planning Code is hereby amended by adding Section 249.11, to read as
11	follows:
12	SEC. 249.11 NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION
13	AGENCY SITES SPECIAL USE DISTRICT.
14	(a) Purpose. There shall be a non-contiguous Special Use District ("SUD") for sites owned by
15	the City and County of San Francisco and under the jurisdiction of the San Francisco Municipal
16	Transportation Agency (SFMTA) to enable SFMTA to use the sites for transportation and other Public
17	uses as well as uses permitted by the underlying zoning district. This SUD also enables mixed-use
18	residential development with characteristics not accommodated by underlying zoning.
19	(b) Applicability. The provisions in this Section 249.11 shall apply to the following Assessor's
20	Block/Lots: 0019/001; 0490/009, 010, 011, 012, 013; 0635/009, 009A; 0669/012; 1072/001; 1439/035,
21	036, 045, 048, 049; 1440/028, 029, 030; 1453/020; 1526/002, 028, 028A; 1596/044, 045; 1730/050;
22	1763/044; 2647/034, 017; 2864/050; 2979A/002, 034; 2988A/007; 3582/087; 6507/023; 6972/036;
23	7225/013; 7226/016. Notwithstanding Planning Code Section 206.10, which prohibits projects within
24	SUDs that implement Development Agreements from using the HC-SF Program, residential
25	development projects within this SUD may use the HC-SF Program even when such development is

1	associated with a Development Agreement, Project Agreement or other similar agreement.
2	(c) General Controls.
3	(1) Permitted Uses. In addition to any uses permitted by the zoning district in which the
4	lot is located, uses permitted under Section 211.1 shall be principally permitted and uses conditionally
5	permitted under 211.2 shall be conditionally permitted. Where there is a conflict between land use
6	controls in the underlying zoning district and those in Sections 211.1 or 211.2, the more permissive
7	control shall apply.
8	(2) Residential Density. Maximum residential density limits or Floor Area Ratio limits
9	shall not apply to Residential Uses in the SUD. Form Based density shall apply to Residential Uses in
10	the SUD.
11	(3) Measurement of Height. Notwithstanding Planning Code Section 260(a) regarding
12	Method of Measurement, the height of a structure containing a Public Facility may be measured from
13	the centerline of such structure along any frontage for that structure's entire depth.
14	(4) Bulk and Lot Coverage. For Development projects that are in height districts that
15	allow heights of 400 feet or greater, and are using the HC-SF Program in Section 206.10, the following
16	bulk controls and lot coverage provisions shall apply:
17	(A) Notwithstanding Sections 270(i)(1)(A)(i) and 270(i)(1)(B)(i) no setbacks are
18	required for interior property lines abutting lots with a Public Facility.
19	(B) Below a height of 85 feet, no rear yard or lot coverage limits shall apply.
20	For portions of a building between 85 feet in height and 120 feet in height, the bulk controls of Section
21	270(i) shall not apply; rather, for a lot that does not include a Public Facility, the lot coverage shall be
22	limited to 60% of the lot area.
23	(C) For portions of a building above 120 feet in height (herein "above the
24	podium"), building mass may be provided in up to two towers that meet the bulk limits of Section
25	270(i)(1). However, the following exceptions to Section 270(i)(1) shall apply:

1	(i) Tower separation may be reduced to not less than 50 feet if the height
2	of the shorter tower above the podium is no taller than one-half the height of the taller tower above the
3	podium.
4	(ii) A tower's average floorplate above the podium shall be no larger
5	than 14,000 square feet.
6	(iii) If there are two towers, one of the towers shall not be taller than 360
7	<u>feet.</u>
8	(iv) The combined maximum gross floor area of two towers, measured
9	for floors between 120 feet and 360 feet in height shall be limited to 576,000 square feet.
10	(v) The average floorplate for the top 1/3 portion of a tower above the
11	podium shall be reduced in square footage by 10% from the average floorplate of the lower 2/3 portion
12	of the tower, and the allowed maximum dimensions in Section 270(i)(B) for such top 1/3 portion of the
13	tower shall be reduced by 5% from the lower 2/3 portion of the tower.
14	(vi) The standards in this subsection $(c)(4)(C)$ are not eligible for the
15	reduction or modification of standards in Section 206.10(d)(1)(M).
16	(5) Open Space. Section 135 shall apply, except as follows:
17	(A) On-Site Publicly Accessible Usable Open Space. The usable open space
18	requirement may be met for projects subject to the SUD with on-site publicly accessible usable open
19	space, including open space otherwise required by Planning Code Section 270.3. When on-site
20	publicly accessible usable open space is provided, the maintenance, information plaque, and liability
21	provisions of Section 270.3(e) shall apply.
22	(B) Off-Site Publicly Accessible Usable Open Space. When additional off-site
23	improvements are made to meet the usable open space requirement, including improvements on
24	adjacent sidewalks and public rights-of-way, such open space improvements shall comply with all
25	applicable regulations of the San Francisco Municipal Transportation Agency, San Francisco Art

1	Commission, the Department of Public Works, the Bureau of Light, Heat and Power of the Public
2	Utility Commission, or any other public agency, as applicable. The property owner shall maintain all
3	such improvements and meet the liability provisions of Section 270.3(e) for the life of the project.
4	(6) Development Impact Fees. For a development project on land subject to the SUD:
5	(A) With the recommendation of the SFMTA Board of Directors, the Board of
6	Supervisors may waive all or a portion of any applicable Transportation Sustainability Fee under
7	Section 411A, and all or a portion of any applicable Jobs-Housing Linkage Program requirements
8	under Section 413.
9	(B) The provisions of Section 415 et seq., as amended or replaced from time to
10	time, shall apply. Notwithstanding Section 415.6(h)(1), a development project may receive development
11	subsidies if the development provides the same number of on-site affordable units as required by the
12	applicable on-site affordable housing requirement in Section 415 et seq., or any temporary reduction
13	as set forth in Sections 415A et seq. or 415B et seq., plus an additional number of on-site affordable
14	units equal to 25% of the applicable on-site affordable units. Additional units shall be provided as
15	affordable to households at or below 80% of Area Median Income. Any units required to be affordable
16	to middle- or moderate-income households under Sections 415.6(a), 415A, or 415B, as applicable, or
17	this subsection 249.11(c)(6)(B), may instead be affordable to moderate- or low-income households.
18	Notwithstanding Section 415.6(f)(1), the moderate and low income units may be located anywhere in
19	the project.
20	
21	Section 11. Displaced Businesses. Article 2 of the Planning Code is hereby amended
22	by adding Section 202.17, to read as follows:
23	SEC. 202.17. PERMITTED USES AND USE SIZE LIMITS FOR DISPLACED
24	BUSINESSES; NOTICE REQUIREMENT.
25	(a) Purpose. It is to the general benefit of the people of San Francisco and the unique

1	character of the City and its neighborhoods to retain commercially viable businesses that are forced to
2	close and relocate for a variety of reasons, including but not limited to new development, escalating
3	commercial rent, or other economic hardship. The provisions of this Section 202.17 are intended to
4	streamline and increase opportunities for Displaced Businesses to relocate within the City, but do not
5	override any controls enacted by voter initiative.
6	(b) Definitions. The following definitions shall apply to this Section 202.17.
7	New Location means the site or location where a Displaced Business seeks to be
8	permitted.
9	Prior Location means the place of operation where a Displaced Business was lawfully
10	permitted and operated for at least five years prior to relocating to the New Location.
11	Displaced Business means a commercial or institutional use with less than 50,000
12	square feet of Gross Floor Area, whose lease expired and was not renewed, or was otherwise
13	terminated by the property owner, and submits a complete Development Application to relocate to a
14	New Location within five years of the property owner submitting a complete Development Application
15	for development at the site of the Prior Location. Any Displaced Business shall not be considered a
16	Displaced Business upon the Department's approval of the first Development Application to relocate to
17	the New Location.
18	(c) Controls.
19	(1) Conditional Use Authorization Not Required. Notwithstanding any other provision
20	of this Code, if the use and use size associated with a Displaced Business is either principally or
21	conditionally permitted in the zoning district of the New Location, the use and use size of the Displaced
22	Business shall be principally permitted. In no event shall this subsection be construed to permit a use
23	or use size that is not permitted in the zoning district of a proposed New Location, or to allow Formula
24	Retail uses in the Neighborhood Commercial Districts without Conditional Use authorization.
25	(2) No Development Impact Fees. A relocating Displaced Business shall not be subject

1	to fees pursuant to Article 4.
2	(d) Notice of Development Applications to Existing Businesses. Within 15 days of
3	determining that a Development Application is complete or deemed complete, if the Development
4	Application is proposed at a property where there is an existing commercial or industrial use with less
5	than 50,000 square feet of Gross Floor Area, the Department shall provide mailed and electronic
6	notice of the Development Application to the existing non-residential tenant and the Office of Small
7	Business. This provision does not increase or decrease the rights or obligations of the property owner
8	or non-residential tenant pursuant to a private agreement, such as a lease.
9	
10	Section 12. Miscellaneous Amendments. These amendments are related to the
11	Housing Element rezoning, and include other code changes to streamline the consideration of
12	housing projects. Articles 1, 1.2, 2, and 3 of the Planning Code are hereby amended by
13	revising Sections 102, 202.2, 306.1, 311 and 317, and deleting Sections 140.1, 206.5, and
14	318, to read as follows.
15	SEC. 102. DEFINITIONS.
16	* * * *
17	DBI. The San Francisco Department of Building Inspection or its successor.
18	Density, Form-Based. A type of residential density where the maximum number of residential
19	units is not numerically limited by lot or lot area but by the number of units that could be built within
20	the volume of a proposed development that complies with all applicable Planning Code requirements
21	and Objective Standards. Such requirements and standards include, but are not limited to, Height,
22	Bulk, Rear Yard, Lot Coverage, Setbacks, Open Space, Dwelling Unit Exposure, and Dwelling Unit
23	<u>Mix.</u>
24	Density, Numeric. A type of residential density where the permitted maximum number of
25	residential units is calculated based on a specified number of units per lot, or number of units per lot

area.

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Objective Standard. A standard that does not involve personal or subjective judgment and is publicly available and uniformly verifiable by reference to a benchmark or criterion and knowable, including but not limited to those in the Planning Code or any applicable standards adopted by the Planning Commission, Zoning Administrator, or Board of Supervisors (by ordinance), which are under the purview of the Planning Commission, Planning Department, or Zoning Administrator, including any Citywide Design Standards.

Occupied Floor Area. See Floor Area, Occupied.

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Residential Care Facility. An Institutional Healthcare Use providing lodging, board, and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such facility shall display nothing on or near the facility that gives an outward indication of the nature of the occupancy except for a sign as permitted by Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure which remains residential in character. Such facilities shall include, but not necessarily be limited to, a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases, or psychological disorders.

Residential Flat. A Residential Unit in a building containing two or more Dwelling Units, that has contiguous habitable space that extends the full depth of the building on the same story from the front street-facing façade to the rear of the building, and has windows or doorways on both front and rear facades from at least one habitable room that is not a hallway.

24 * * * *

SEC. 140.1. COMMON AREA REQUIREMENT FOR EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.

Buildings with 20 or more Efficiency Dwelling Units with reduced square footage, as defined in Section 318 of this Code, shall include at least one common room for use by the residents. Such common room(s) may be used as study or reading rooms, shared kitchen or dining facilities, media rooms, game rooms, fitness facilities, or similar uses appropriate to the needs of residents. Interior common areas shall be of sufficient size to reasonably accommodate residents' needs, but in no event shall the area required be less than ten square feet per unit.

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SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

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- (f) Residential Uses. The Residential Uses listed below shall be subject to the corresponding conditions:
- (1) **Senior Housing.** To qualify as Senior Housing, as defined in Section 102 of this Code, the following definitions shall apply and shall have the same meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair Housing Act. 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California Government Code Sections 12900-12996.

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(C) **Definition**. "Senior Citizen Housing Development" means a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 Dwelling Units. Any Senior Citizen Housing Development that is required to obtain a public report under Section 11010 of the Business and Professions

Code and that submits its application for a public report after July 1, 2001, shall be required to have been issued a public report as a Senior Citizen Housing Development under Section 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a Senior Citizen Housing Development because it was not originally developed or put to use or occupancy by senior citizens.

* * * *

SEC. 206.5. STATE RESIDENTIAL DENSITY BONUS PROGRAM: ANALYZED.

Residential Density Bonus Program or the State Density Bonus Program. First, the Analyzed State
Density Bonus Program in Section 206.5 offers an expedited process for projects that seek a density
bonus that is consistent with the pre-vetted menu of incentives, concessions and waivers that the
Planning Department and its consultants have already determined are feasible, result in actual cost
reductions, and do not have specific adverse impacts upon public health and safety of the physical
environment. Second the Individually Requested State Density Bonus Program in Section 206.6 details
the review, analysis and approval process for any project seeking a density bonus that is consistent
with State Law, but is not consistent with the requirements for the Analyzed State Density Bonus
Program established in Section 206.5. Third, Section 206.7 describes density bonuses available under
the State code for the provision of childcare facilities.

This Section 206.5 implements the Analyzed State Density Bonus Program or "Analyzed State Program." The Analyzed State Program offers an expedited process for projects that seek a density bonus that is consistent with, among other requirements set forth below, the pre-vetted menu of incentives, waiver and concessions.

(b) Applicability.

(1) A Housing Project that meets all of the requirements of this subsection (b)(1) or is a

1	Senior Housing Project meeting the criteria of (b)(2) shall be an Analyzed State Density Bonus Project
2	or an "Analyzed Project" for purposes of Sections 206 et seq. A Housing Project that does not meet all
3	of the requirements of this subsection (b), but seeks a density bonus under State law may apply for a
4	density bonus under Section 206.6 as an Individually Requested State Density Bonus Project. To
5	qualify for the Analyzed State Density Bonus Program a Housing Project must meet all of the
6	following:
7	(A) contain five or more residential units, as defined in Section 102, not
8	including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square
9	footage defined in Section 318, and Density Bonus Units permitted through this Section 206.5 or other
10	density program;
11	(B) is not seeking and receiving a density or development bonus under Section
12	207; the HOME-SF Program, Section 206.3; the 100 Percent Affordable Housing Bonus Program,
13	Section 206.4; or any other local or State density bonus program that provides development bonuses;
14	(C) for projects located in Neighborhood Commercial Districts is not seeking to
15	merge lots that result in more than 125 linear feet in lot frontage on any one street;
16	(D) is located in any zoning district that: (i) is not designated as an RH-1 or
17	RH-2 Zoning District; (ii) establishes a maximum dwelling unit density through a ratio of number of
18	units to lot area, including but not limited to, RH-3, RM, RC, C-2, Neighborhood Commercial, Named
19	Neighborhood Commercial, and SoMa Mixed Use Districts, but only if the SoMa Mixed Use District
20	has a density measured by a maximum number of dwelling units per square foot of lot area; (iii) is not
21	in the North of Market Residential Special Use District, Planning Code Section 249.5 until the
22	Affordable Housing Incentive Study is completed at which time the Board will review whether the North
23	of Market Residential Special Use District should continue to be excluded from this Program. The
24	Study will explore opportunities to support and encourage the provision of housing at the low,
25	moderate, and middle income range in neighborhoods where density controls have been eliminated.

1	The goal of this analysis is to incentivize increased affordable housing production levels at deeper and
2	wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing
3	development as well as below market rate units within market rate developments; (iv) is not located
4	within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway;
5	and (v) is not located on property under the jurisdiction of the Port of San Francisco;
6	(E) is providing all Inclusionary Units as On-site Units under Section 415.6;
7	(F) includes a minimum of nine foot ceilings on all residential floors;
8	(G) is seeking only Concessions or Incentives set forth in subsection (c)(4);
9	(H) is seeking height increases only in the form of a waiver as described in
10	subsection $(c)(5)$;
11	(I) does not demolish, remove, or convert any residential units;
12	(J) consists only of new construction, and excluding any project that includes an
13	addition to an existing structure;
14	(K) includes at the ground floor level active uses, as defined in Section 145.1 at
15	the same square footages as any neighborhood commercial uses demolished or removed;
16	(L) if any retail use is demolished or removed, does not include a Formula
17	Retail use, as defined in Section 303.1, unless the retail use demolished or removed was also a Formula
18	Retail use, or one of the following uses: Gas Stations, Private or Public Parking Lots, Financial
19	Services, Fringe Financial Services, Self Storage, Motel, Automobile Sales or Rental, Automotive
20	Wash, Mortuaries, Adult Business, Massage Establishment, Medical Cannabis Dispensary, and
21	Tobacco Paraphernalia Establishment, as those uses are defined in Planning Code Section 102;
22	(M) all on-site income-restricted residential units in the Housing Project are no
23	smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of
24	May 16, 2017; and
25	(N) notwithstanding any other provision of this Code, includes a minimum

1	dwelling unit mix of at leas	st 40% of all units a	s two or three bed	room units, including	at least 10% of
2	units as three bedroom uni	ts. Larger units sho	uld be distributed	on all floors, and prio	ritized in spaces
3	adjacent to open spaces or play yards. Units with two or three bedrooms should incorporate family				
4	friendly amenities, including bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, and				
5	open space and yards designed for use by children.				
6	(2) A Senior Housing Project, as defined in Section 102, may qualify as an Analyzed				
7	State Density Bonus Project if it follows all of the procedures and conditions set forth in Planning Code				
8	Section 202.2(f).				
9	(3) If locate	ed north of the cente	erline of Post Stree	et and east of the cente	erline of Van
10	Ness Avenue, all otherwise	eligible Analyzed S	tate Law Density	Bonus Projects shall c	only be permitted
11	on:				
12	(A)	lots containing no ε	existing buildings;	or	
13	(B) lots equal to or greater than 12,500 square feet where existing buildings are				ing buildings are
14	developed to less than 20% of the lot's principally permitted buildable gross floor area as determined				
15	by height limits, rear yard requirements and required setbacks.				
16	(c) Development Bonuses. All Analyzed State Law Density Bonus Projects shall receive, at the			all receive, at the	
17	project sponsor's written r	equest, any or all of	the following:		
18	(1) Priority	Processing. Analyz	zed Projects that p	vrovide 30% or more c	of Units as On-
19	site Inclusionary Housing	Units or Restricted 2	Affordable Units t	hat meet all of the req	uirements for an
20	Inclusionary Housing Unit	shall receive Prior	ity Processing.		
21	(2) Density	Bonus. Analyzed F	Projects that provid	le On-site Inclusionar	y Housing Units
22	or Restricted Affordable Units that meet all of the requirements for an Inclusionary Housing Unit shall			ousing Unit shall	
23	receive a density bonus as	described in Table :	206.5A as follows:		
24		Density B	Table 206.5A onus Summary - A	Analyzed	
25	A	₽	ϵ	Ð	E

Restricted Affordable Units or Category	Minimum Percentage of Restricted Affordable Units	Percentage of Density Bonus Granted	Additional Bonus for Each 1% Increase In Restricted Affordable Units	Percentage of Restricted Units Required for Maximum 35% Density Bonus
Very Low Income	5%	20%	2.50%	11%
Lower Income	10%	20%	1.50%	20%
Moderate Income	10%	5%	1%	40%
Senior Citizen Housing, as defined in § 102, and meeting the requirements of § 202.2(f).	100%	50%		

Note: A density bonus may be selected from more than one category, up to a maximum of 35% of the Maximum Allowable Gross Residential Density.

In calculating density bonuses under this subsection 206.5(c)(2) *the following shall apply:*

(A) When calculating the number of permitted Density Bonus Units or Restricted Affordable Units, any fractions of units shall be rounded to the next highest number. Analyzed Density Bonus Program projects must include the minimum percentage of Restricted Affordable Units identified in Column B of Table 206.5A for at least one income category, but may combine density bonuses from more than one income category, up to a maximum of 35% of the Maximum Allowable Gross Residential Density.

(B) An applicant may elect to receive a Density Bonus that is less than the amount permitted by this Section; however, the City shall not be required to similarly reduce the number of Restricted Affordable Units required to be dedicated pursuant to this Section and Government Code Section 65915(b).

(C) In no case shall a Housing Project be entitled to a Density Bonus of more than 35%, unless it is a Senior Housing Project meeting the requirements of Section 202.2(f).

(D) The Density Bonus Units shall not be included when determining the

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1	number of Restricted Affordable Units required to qualify for a Density Bonus. Density bonuses shall
2	be calculated as a percentage of the Maximum Allowable Gross Residential Density.
3	(E) Any Restricted Affordable Unit provided pursuant to the on-site
4	requirements of the Inclusionary Affordable Housing Program, Section 415 et seq., shall be included
5	when determining the number of Restricted Affordable Units required to qualify for a Development
6	Bonus under this Section 206.5. The payment of the Affordable Housing Fee shall not qualify for a
7	Development Bonus under this Section. The provision of Off-site Units shall not qualify the Principal
8	Project for a Density Bonus under this Section; however an Off-site Unit may qualify as a Restricted
9	Affordable Unit to obtain a density bonus for the Off-site Project.
0	(F) In accordance with state law, neither the granting of a Concession,
1	Incentive, waiver, or modification, nor the granting of a Density Bonus, shall be interpreted, in and of
2	itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.
3	(3) Concessions and Incentives. Analyzed Projects shall receive concessions or

incentives, in the amounts specified in Table 206.5B:

Table 206.5B Concessions and Incentives Summary—Analyzed Projects			
Target Group Restricted Affordable Uni		e Units	
Very Low Income	5%	10%	15%
Lower Income	10%	20%	30%
Moderate Income (Common Interest Development)	10%	20%	30%
Maximum Incentive(s)/ Concession(s)	1	2	3

Notes: 1. Common Interest Development is defined in California Civil Code Section 4100.

(4) Menu of Concessions and Incentives: In submitting a request for Concessions or Incentives, an applicant for an Analyzed State Density Bonus Project may request the specific Concessions and Incentives set forth below. The Planning Department, based on Department research and a Residential Density Bonus Study prepared by David Baker Architects, Seifel Consulting, and the

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1	San Francisco Planning Department dated August 2015, on file with the Clerk of the Board of
2	Supervisors in File No. 150969, has determined that the following Concessions and Incentives are
3	generally consistent with Government Code Section 65915(d) because, in general, they: are required in
4	order to provide for affordable housing costs; will not be deemed by the Department to have a specific
5	adverse impact as defined in Government Code Section 65915(d); and are not contrary to State or
6	Federal law.
7	(A) Rear yard: the required rear yard per Section 134 or any applicable special
8	use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater.
9	Corner properties may provide 20% of the lot area at the interior corner of the property to meet the
10	minimum rear yard requirement, provided that each horizontal dimension of the open area is a
11	minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock
12	open space, if any, formed by the rear yards of adjacent properties.
13	(B) Dwelling Unit Exposure: the dwelling unit exposure requirements of
14	Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that
15	is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in
16	every horizontal dimension at each subsequent floor.
17	(C) Off-Street Loading: off-street loading spaces under Section 152 shall not be
18	required.
19	(D) Parking: up to a 50% reduction in the residential and commercial parking
20	requirement, per Section 151 or any applicable special use district.
21	(E) Open Space: up to a 5% reduction in required common open space per
22	Section 135, or any applicable special use district.
23	(F) Additional Open Space: up to an additional 5% reduction in required
24	common open space per Section 135 or any applicable special use district, beyond the 5% provided in
25	subsection (E) above.

1	(5) Waiver or Modification of Height Limits. Analyzed Projects may request a waiver
2	of the applicable height restrictions if the applicable height limitation will have the effect of physically
3	precluding the construction of a Housing Project at the densities or with the Concessions or Incentives
4	permitted by subsection (c)(4). Analyzed Projects may receive a height bonus as of right of up to twenty
5	feet or two stories, excluding exceptions permitted per Section 260(b), if the applicant demonstrates
6	that it qualifies for a height waiver through the following formula:
7	Step one: Calculate Base Density and Bonus Density Limits
8	Calculate Base Density (BD), as defined in Section 206.2.
9	Bonus Density Limit (BD): ED multiplied by 1.XX where XX is the density bonus
10	requested per Section 206.5 of this Code (e.g. 7%, 23%, 35%), not to exceed 1.35, the maximum density
11	bonus available by this Section.
12	Step two: Calculate Permitted Envelope (PE). Buildable envelope available under
13	existing height and bulk controls.
14	PE equals lot area multiplied by permitted lot coverage, where lot coverage equals .75,
15	or .8 if the developer elects to request a rear yard modification under Section 206.5(c)(4)(Λ), multiplied
16	by existing height limit (measured in number of stories), minus one story for projects in districts where
17	non-residential uses are required on the ground floor, and minus any square footage subject to bulk
18	limitations (for parcels that do not have an X bulk designation).
19	Step three: Calculate Bonus Envelope (BE). Residential envelope necessary to
20	accommodate additional density ("Bonus envelope" or "BE").
21	BE equals Bonus Density multiplied by 1,000 gross square feet.
22	Step four: Calculate Additional Residential Floors. Determine the number of stories
23	required to accommodate bonus:
24	(A) If BE is less than or equal to PE, the project is not awarded height under
25	this subsection (c)(5).

1	(B) If BE is greater than PE, the project is awarded height, as follows:				
2	(i) If BE minus PE is less than the lot area multiplied by 0.75, project is				
3	allowed one extra story; total gross square footage of building not to exceed BE; or				
4	(ii) If BE minus PE is greater than the lot area multiplied by 0.75 (i.e. if				
5	the difference is greater than one story), project is allowed two extra stories; total gross square footage				
6	of building not to exceed BE.				
7	(d) Application. An application for an Analyzed State Density Bonus Project under this Section				
8	206.5 shall be submitted with the first application for approval of a Housing Project and shall be				
9	processed concurrently with all other applications required for the Housing Project. The application				
10	shall be on a form prescribed by the City and, in addition to any information required for other				
11	applications, shall include the following information:				
12	(1) A description of the proposed Housing Project, including the total number of				
13	dwelling units, Restricted Affordable Units, and Density Bonus Units proposed;				
14	(2) Any zoning district designation, Base Density, assessor's parcel number(s) of the				
15	project site, and a description of any Density Bonus, Concession or Incentive, or waiver requested;				
16	(3) A list of the requested Concessions and Incentives from Section 206.5(c)(4);				
17	(4) If a waiver or modification of height is requested under Section 206.5(c)(5), a				
18	calculation demonstrating how the project qualifies for such waiver under the formula;				
19	(5) A full plan set including site plan, elevations, sections, and floor plans, number of				
20	market-rate units, Restricted Affordable Units, and Density Bonus units within the proposed Housing				
21	Project. The location of all units must be approved by the Planning Department before the issuance of				
22	the building permit;				
23	(6) Level of affordability of the Restricted Affordable Units and a draft Regulatory				
24	Agreement; and				
25	(7) Documentation that the applicant has provided written notification to all existing				

1	commercial tenants that the applicant intends to develop the property pursuant to this section. Any
2	affected commercial tenants shall be given priority processing similar to the Department's Community
3	Business Priority Processing Program, as adopted by the Planning Commission on February 12, 2015
4	under Resolution Number 19323 to support relocation of such business in concert with access to
5	relevant local business support programs. In no case may a project receive a site permit or any
6	demolition permit prior to 18 months from the date of written notification required by this Section
7	206.5(d)(7).
8	(e) Review Procedures. An application for an Analyzed State Density Bonus Project, shall be
9	acted upon concurrently with the application for other permits related to the Housing Project.
10	(1) Before approving an application for an Analyzed Project, the Planning Department
11	or Commission shall make written findings that the Housing Project is qualified as an Analyzed State
12	Density Bonus Project.
13	(2) Analyzed Projects shall be governed by the conditional use procedures of Section
14	303. All notices shall specify that the Housing Project is seeking a Development Bonus and shall
15	provide a description of the Development Bonuses requested. Analyzed Projects shall also be reviewed
16	for consistency with the Affordable Housing Bonus Program Design Guidelines.
17	(f) Regulatory Agreements. Recipients of a Density Bonus, Incentive, Concession, waiver, or
18	modification shall enter into a Regulatory Agreement with the City, as follows.
19	(1) The terms of the agreement shall be acceptable in form and content to the Planning
20	Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the
21	authority to execute such agreements.
22	(2) Following execution of the agreement by all parties, the completed Density Bonus
23	Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and
24	recorded on the Housing Project.
25	(3) The approval and recordation of the Regulatory Agreement shall take place prior to

1	the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all
2	future owners and successors in interest.
3	(4) The Regulatory Agreement shall be consistent with the guidelines of the City's
4	Inclusionary Housing Program and shall include at a minimum the following:
5	(A) The total number of dwelling units approved for the Housing Project,
6	including the number of Restricted Affordable Units, Inclusionary Units, HOME-SF Units or other
7	restricted units;
8	(B) A description of the household income group to be accommodated by the
9	Restricted Affordable Units, and the standards for determining the corresponding Affordable Rent or
10	Affordable Sales Price;
11	(C) The location, dwelling unit sizes (in square feet), and number of bedrooms
12	of the Restricted Affordable Units;
13	(D) Term of use restrictions for Restricted Affordable Units of at least 55 years
14	for Moderate Income units and at least 55 years for Low and Very Low units;
15	(E) A schedule for completion and occupancy of Restricted Affordable Units;
16	(F) A description of any Concession, Incentive, waiver, or modification, if any,
17	being provided by the City;
18	(G) A description of remedies for breach of the agreement (the City may identify
19	tenants or qualified purchasers as third party beneficiaries under the agreement);
20	(H) A list of all on-site family friendly amenities. Family friendly amenities shal
21	include, but are not limited to, dedicated cargo bicycle parking, dedicated stroller storage, and open
22	space and yards designed for use by children; and
23	(I) Other provisions to ensure implementation and compliance with this Section
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25	SEC. 306.1. APPLICATIONS AND FILING FEES.

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(c) **Content of Applications.** The content of applications shall be in accordance with the policies, rules and regulations of the Planning Department, Zoning Administrator and the Planning Commission. All applications shall be upon forms prescribed therefor, and shall contain or be accompanied by all information required to assure the presentation of pertinent facts for proper consideration of the case and for the permanent record. The applicant may be required to file with his application the information needed for the preparation and mailing of notices as specified in Section 306.3. In addition to any other information required by the Planning Department, the Zoning Administrator and the Planning Commission, an applicant for a conditional use permit or variance who proposes a commercial use for the subject property shall disclose the name under which business will be, or is expected to be, conducted at the subject property, if such name is known at the time of application. The term "known" shall mean actual, not imputed knowledge, and shall consist of direct evidence including but not limited to a contract of sale, lease, or rental, or letter of intent or agreement, between the applicant and a commercial entity. If the business name becomes known to the applicant during the conditional use permit or variance processing period, the applicant promptly shall amend the application to disclose such business name. All applications must disclose whether there are existing residential uses and non-residential uses, and disclose the presence of any residential or non-residential tenants, located at the subject property at the time the application is submitted.

SEC. 311. PERMIT REVIEW PROCEDURES.

(a) **Purpose.** The purpose of this Section 311 is to establish procedures for reviewing *planning entitlement Development Applications applications* to determine compatibility of the proposal with the neighborhood and for providing notice to property owners, *tenants*, and residents on the site and neighboring the site of the proposed project and to interested

1	neighborhood organizations, so that concerns about a project may be identified and resolved				
2	during the review of the permit. For purposes of this Section 311, a planning entitlement				
3	Development Application application means the application submitted by a project sponsor to				
4	the Planning Department, provided said application has been deemed complete by the				
5	Planning Department, that includes the information necessary to conduct environmental				
6	review, determine Planning Code compliance, and <u>assess</u> conformity with the General Plan.				
7	(b) Applicability.				
8	(1) Within the Priority Equity Geographies SUD, all planning entitlement				
9	<u>Development</u> <u>A</u> applications in Residential, NC, NCT, <u>RTO,</u> Chinatown Mixed Use Districts, and				
10	Eastern Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of				
11	buildings shall be subject to the notification and review procedures required by this Section				
12	311. Notwithstanding the foregoing or any other requirement of this Section 311, <i>planning</i>				
13	entitlement Development Aapplications to construct an Accessory Dwelling Unit pursuant to				
14	Section 207.2 shall not be subject to the notification or review requirements of this Section				
15	311. A change of use to a principally permitted use in the Western SoMa Plan Area, Central				
16	SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions of this Section				
17	311.				
18	* * * *				
19	(3) In all Other Projects in Residential, NC, NCT, and Eastern				
20	Neighborhoods Mixed Use Districts. All $\frac{planning\ entitlement}{planning\ entitlement}$ $\underline{Development}\ \underline{Aa}$ pplications in				
21	Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts that propose any of				
22	the following shall be subject to the notification and review procedures required by this				
23	Section 311.				
24	* * * *				
25	(c) Planning Entitlement Development Application Review for Compliance. Upon				

1 acceptance	of any <u>Development .</u>	$\underline{A}a$ pplication subject †	to this Section 311,	the Planning
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2 Department shall review the proposed project for compliance with the Planning Code and any

- applicable design guidelines, *and standards* approved by the Planning Commission.
- 4 Applications determined *not* to be in compliance with the *Objective S* tandards of Articles 1.2,
- 5 1.5, 2, and 2.5 of the Planning Code, and any applicable Objective Standards adopted by the
- 6 <u>Commission shall be considered to be code-compliant. Development Applications for projects other</u>
- 7 <u>than code-compliant residential projects may be subject to additional controls, including the</u>
- 8 Residential Design Guidelines, *including* design guidelines for specific areas adopted by the

9 Planning Commission, or with any applicable conditions of previous approvals regarding the

project, shall be held until either the application is determined to be in compliance, is disapproved or a

11 recommendation for cancellation is sent to the Department of Building Inspection.

alteration of existing buildings shall be consistent with the design policies and guidelines of the General Plan, applicable Objective Standards, and with the "Residential Design Guidelines," and all other applicable design guidelines and standards as adopted and periodically amended for specific areas or conditions by the Planning Commission. The design for new buildings with residential uses in RTO Districts shall also be consistent with the design standards and guidelines of the "Ground Floor Residential Units Design Guidelines" as adopted and periodically amended by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing building in order to bring it into conformity with the applicable design guidelines. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

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(d) **Notification.** Upon determination that an application *is in compliance complies* with

the development standards of the Planning Code, the Planning Department shall cause a notice to be posted on the site pursuant to rules established by the Zoning Administrator and shall cause a written notice describing the proposed project to be sent in the manner described below. This notice shall be in addition to any notices required by the Building Code and shall have a format and content determined by the Zoning Administrator. The notice shall describe the project review process and shall set forth the mailing date of the notice and the expiration date of the notification period.

* * * *

- (5) **Notification Period.** All *planning entitlement Development Aa*pplications shall be held for a period of 30 calendar days from the date of the mailed notice to allow review by residents and owners of neighboring properties and by neighborhood groups.
- (6) **Elimination of Duplicate Notice.** The notice provisions of this Section <u>311</u> may be waived by the Zoning Administrator for *planning entitlement Development Aa*pplications for projects that have been, or before approval will be, the subject of a duly noticed public hearing before the Planning Commission or Zoning Administrator, provided that the nature of work for which the *planning entitlement Development Aa*pplication is required is both substantially included in the hearing notice and is the subject of the hearing.
- (7) **Notification Package.** The notification package for a project subject to notice under this Section 311 shall include a written notice and reduced-size drawings of the project. Distributed plans and drawings may be limited to comply with applicable state laws.

21 * * * *

(D) The *planning entitlement Development Aa*pplication number(s) shall be disclosed in the written notice. The start and expiration dates of the notice shall be stated. A description about the recipient's rights to request additional information, to request Discretionary Review by the Planning Commission and to appeal to other boards or

commissions shall be provided.

2 * * * *

(e) Requests for Planning Commission Review. A request for the Planning Commission to exercise its discretionary review powers over a specific *planning entitlement**Development Aapplication shall be considered by the Planning Commission if received by the Planning Department no later than 5:00 p.m. of the last day of the notification period as described in this Section 311, subject to guidelines adopted by the Planning Commission. The project sponsor of a planning entitlement Development Aapplication may request discretionary review by the Planning Commission to resolve conflicts between the Director of Planning and the project sponsor concerning requested modifications to comply with the Residential Design Guidelines, or other applicable design guidelines or standard.

12 * * * *

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

(a) **Findings.** San Francisco faces a continuing shortage of affordable housing. There is a high ratio of rental to ownership tenure among the City's residents. The General Plan recognizes that existing housing is the greatest stock of rental and financially accessible residential units, and is a resource in need of protection. Therefore, a public hearing will be held prior to approval of any permit that would remove existing housing, *reduce the size of a Residential Flat, merge any portion of a Residential Flat with another unit, or change the configuration of a Residential Flat such that the unit is no longer considered a Residential Flat, with certain exceptions, as described below. The Planning Commission shall develop a Code Implementation Document setting forth procedures and regulations for the implementation of this Section 317 as provided further below. The Zoning Administrator shall modify economic*

1	criteria related to property values and construction costs in the Implementation Document as				
2	warranted by changing economic conditions to meet the intent of this Section.				
3	(b) Definitions. For the purposes of this Section 317, the terms below shall be as				
4	defined below. Capitalized terms not defined below are defined in Section 102 of this Code.				
5	* * * *				
6	(7) "Residential Merger" shall mean the combining of two or more Residential				
7	or Unauthorized Units, resulting in a decrease in the number of Residential Units and				
8	Unauthorized Units within a building, or the enlargement of one or more existing units while				
9	substantially reducing the size of others by more than 25% of their original floor area, even if				
10	the number of units is not reduced. The Planning Commission may reduce the numerical				
11	element of this criterion by up to 20% of its value should it deem that adjustment is necessary				
12	to implement the intent of this Section 317, to conserve existing housing and preserve				
13	affordable housing. Residential Merger shall also include the reconfiguration of a Residential Flat				
14	with another Dwelling Unit, if the proposed project would reconfigure an existing Residential Flat such				
15	that the reconfigured Residential Flat would no longer meet the definition of a Residential Flat, even if				
16	the number of Dwelling Units is not reduced and the Residential Flat is not reduced in size.				
17	* * * *				
18	(c) Applicability; Exemptions.				
19	* * * *				
20	(12) Residential Flats. Notwithstanding anything to the contrary in this Section				
21	317, projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats				
22	shall not require a Conditional Use authorization if the project would increase the number of				
23	Dwelling Units on the property.				
24	* * * *				
25	(g) Conditional Use Criteria.				

1	* * * *			
2	(6) Residential Demolition. The Planning Commission shall consider the			
3	following additional criteria in the review of applications for Residential Demolition:			
4	* * * *			
5	(L) whether the project increases the number of family-sized units on-			
6	site, and in the case of demolition of any Residential Flats whether the proposed project is			
7	maintaining or increasing the number of units on the lot that contain at least two or more			
8	bedrooms or that are at least equivalent in size to the Residential Flats being demolished;			
9	* * * *			
10	(8) Denial of Application to Remove an Unauthorized Unit; Requirement to			
11	Legalize the Unit. If the Planning Commission denies an application to Remove an			
12	Unauthorized Unit, the property owner shall file an <u>Development Application and any necessary</u>			
13	application for a building permit to legalize the Unit. Failure to do so within a reasonable			
14	period of time, as determined by the Zoning Administrator, shall be deemed to be a violation			
15	of the Planning Code.			
16	(9) Residential Flats. In addition to the other considerations in this subsection (g), the			
17	Planning Commission shall consider the criteria below when reviewing a project application that			
18	would merge a Residential Flat such that it would no longer meet the definition of a Residential Flat:			
19	(A) whether reduction in size, reconfiguration, or merger of the Flat(s) would			
20	reduce the size of any Flat by more than 25% of its original floor area; and			
21	(B) whether the proposed project is maintaining or increasing the number of			
22	units on the Lot that contain at least two or more bedrooms or that are at least equivalent in size to the			
23	Residential Flats being reduced or reconfigured.			
24	* * * *			
25	SEC. 318. EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.			

1	(a) Definition. For purposes of this Section, an "Efficiency Dwelling Unit with reduced square
2	footage" shall mean an Efficiency Dwelling Unit with a living room of less than 220 square feet and
3	meeting the requirements of Section 1208.4 of the San Francisco Building Code that is not affordable
4	housing, group housing, or student housing as defined in this Code.
5	(b) Limitation on the Total Number of Efficiency Dwelling Units with Reduced Square
6	Footage That Can Be Constructed. The Planning Department may approve the construction of up to a
7	total number of 375 Efficiency Dwelling Units with reduced square footage; provided, however, that
8	Efficiency Dwelling Units shall not be included in this total. For purposes of this subsection, individual
9	units will be counted even if they comprise less than the total number of units in the building.
10	(c) Reporting and Reauthorization. After the approval of approximately 325 Efficiency
11	Dwelling Units with reduced square footage, the Planning Department in collaboration with the
12	Mayor's Office of Housing shall submit a report to the Board of Supervisors that provides whatever
13	information those Departments believe will assist the Board in determining whether to increase the
14	numerical cap on the number of Efficiency Units with reduced square footage or to otherwise modify
15	the requirements. At a minimum, the report shall include the following information:
16	(1) Pricing information, based on data from the Assessor's Office, for sales properties
17	and, to the extent feasible, rental prices for the Efficiency Dwelling Units with reduced square footage;
18	(2) A comparison of the sales and rental pricing information for Efficiency Dwelling
19	Units with reduced square footage to similar data for studio and 1-bedroom dwelling units;
20	(3) A map showing where the Efficiency Dwelling Units with reduced square footage
21	are located, both projects that are entitled but not yet built and projects that have been constructed;
22	(4) A comparison of the numbers of Efficiency Dwelling Units with reduced square
23	footage that are entitled and/or built and the goals for other dwelling unit sizes within any adopted
24	Area Plans; and
25	(5) A comparison of the numbers of Efficiency Dwelling Units with reduced square

1	footage with the quantified housing production goals, to the extent available by household income
2	level, set forth in the Regional Housing Needs Allocation.

Section 13. Conforming Changes to Zoning Tables. Articles 2, 7, and 8 of the Planning Code is hereby amended by revising Sections 210.1, 210.2, 210.3, 210.4, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 780.1, 780.3, 810, 811, 812, 825, 827, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, and 840 to read as

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

13 * * *

follows:

Table 210.1 ZONING CONTROL TABLE FOR C-2 DISTRICTS

Zoning Category	§ References	C-2
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105,	Generally 40 X Varies. Additional Height Limits of §
	106, 132.1,	261 apply. See Height and Bulk District Maps.
	250-252, 260,	
	<u>263.19,</u> 270,	
	<u>270.3,</u> 271 ,	
	295	

1	Floor Area Ratio	§§ 102, 123,	Basic FAR limit is 3.6 to 1. For a lot that is nearer
2		124 <u>, 207.9</u>	to an RM-4 or RC-4 District than to any other R
3			District, the FAR is 4.8 to 1. For a lot that is
4			nearer to a C-3 District than to any R District the
5			FAR is 10.0 to 1. FAR in the Waterfront and
6			Washington-Broadway Special Use Districts is 5
7			to 1. For Office Uses minimum intensities may apply
8			pursuant to § 207.9.
9	* * * *		
10	Miscellaneous		
11	* * * *		
12	Signs	§ 607	As permitted by Section § 607.
13	Design Guidelines and	<u>General Plan</u>	Subject to the Urban Design Guidelines, Citywide
14	<u>Standards</u>	Commerce and	Design Standards, and any other applicable design
15		<u>Industry</u>	guidelines that have been approved by the Planning
16		<u>Element</u>	Commission.
17	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
18			zoning modifications for eligible projects in the R-4
19			Height and Bulk District.
20	RESIDENTIAL STANDA	ARDS AND USE	S
21	Development Standard	s	
22	* * * *		
23	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
24	Demolition, or Merger		Unauthorized Units.
25	of Dwelling Units,		

	<u></u>		
1	including Residential		
2	<u>Flats</u>		
3	Dwelling Unit Mix	<u>§ 207.7</u>	Generally required for creation of 10 or more
4			<u>Dwelling Units. No less than 25% of the total number</u>
5			of proposed Dwelling Units shall contain at least two
6			Bedrooms, and no less than 10% of the total number
7			of proposed Dwelling Units shall contain at least
8			three Bedrooms.
9	* * * *		
10	Residential Uses	T	
11	Residential Density,	§ 207	P at a density ratio not exceeding the number of
12	Dwelling Units <u>Density</u> ,		dwelling units permitted in the nearest R District,
13	General (5)		with the distance to such R District measured
14			from the midpoint of the front lot line or from a
15			point directly across the street therefrom,
16			whichever permits the greater density; provided,
17			that the maximum density ratio shall in no case
18			be less than one unit for each 800 square feet of
19			lot area. NP above. (8)
20			
21			Form-Based Density applies within the R-4 Height
22			and Bulk District (§§ 263.19, 270(i)) and other
23			parcels per footnote 8.
24	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
25	<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.

1	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
2	<u>Size</u>		equivalent Floor Area Ratio for any individual
3			Dwelling Unit of 1.2:1. C for Dwelling Units that
4			exceed the greater of those thresholds.
5	Senior Housing <u>Density</u>	§§102,	P up to twice the number of dwelling units
6		202.2(f) <u>, 207</u>	otherwise permitted as a Principal Use in the
7			district and meeting all the requirements of §
8			202.2(f)(1). C up to twice the number of dwelling
9			units otherwise permitted as a Principal Use in
10			the district and meeting all requirements of §
11			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related
12			to location.
13			
14			Form-Based Density applies within the R-4 Height
15			and Bulk District (§§ 263.19, 270(i)) and other
16			parcels per footnote 8.
17	Residential Density,	§208	P at a density ratio not exceeding the maximum
18	Group Housing Density		density permitted for group housing in the
19			nearest R District, with the distance to such R
20			District measured from the midpoint of the front
21			lot line or from a point directly across the street
22			therefrom, whichever permits the greater density;
23			provided, that the maximum density ratio shall in
24			no case be less than one bedroom for each 275
25			square feet of lot area. NP above. (8)

1			
2			Form-Based Density applies within the R-4 Height
3			and Bulk District (§§ 263.19, 270(i)) and other
4			parcels per footnote 8.
5	* * * *		
6	NON-RESIDENTIAL ST	ANDARDS AN	D USES
7	* * * *		
8	Commercial Use Chara	acteristics	
9	Drive-up Facility	§ 102	<u>PC</u>
10	* * * *		
11	* * * *		
12	(5) Construction	of Accessory D	welling Units may be permitted pursuant to Sections
13	207.1 and 207.2.		
14	* * * *		
15	(8) Form-Based Z	oning applies <u>Ii</u> n	C-2 zoning districts: (i) on parcels in the R-4 Height and
16	Bulk District; and (ii) on pa	urcels east of or	fronting Franklin Street/13th Street and north of
17	Townsend Street, except	for parcels with	in the Northeast Waterfront Historic District, the
18	Jackson Square Historic	District, and the	Jackson Square Historic District Extension, there is
19	no density limit. The Jacks	son Square Hist	oric District Extension shall include parcels within the
20	area bounded by the north	thern boundary	of the Jackson Square Historic District and the
21	centerline of Sansome St	treet, Kearny St	reet, and Broadway. On parcels with no density limit,
22	density is regulated by the p	permitted height a	and bulk, and required setbacks, exposure, open space, and
23	other Code requirements ap	pplicable to each	development lot.
24	//		

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

1	* * * *									
2	Table 210.2									
3	ZONING CONTROL TABLE FOR C-3 DISTRICTS									
4	Zoning Category	§ References	C-3-O	C-3-	C-3-R	C-3-G	C-3-S			
5				O(SD)						
6	BUILDING STANDARDS									
7	Massing and Setbacks									
8	Height and Bulk Limits	§§ 102, 105,	Varies. S	See also	Height and Bulk	District N	laps.			
9		106, 250-								
10		252, 260,								
11		<u>263.19,</u> 261 ,								
12		270, <u>270.3,</u>								
13		271								
14	* * * *									
15	Basic Floor Area Ratio	§§ 102, 123,	9.0 to	6.0 to	6.0 to 1	6.0 to	5.0 to			
16	<u>(2)</u>	124 <u>, 207.9</u>	1	1		1	1			
17	* * * *									
18	Miscellaneous									
19	* * * *									
20	Signs	§ 607	As perm	itted by .	Section § 607.					
21	Design Guidelines and	<u>General Plan</u>	Subject to	o the Urb	an Design Guideli	nes, Cityw	<u>ide</u>			
22	<u>Standards</u>	Commerce and	Design S	tandards,	and any other ap	plicable de	<u>esign</u>			
23		<u>Industry</u>	guideline	s that hav	ve been approved i	by the Plar	ning			
24		<u>Element</u>	Commiss	ion.						
25	Housing Choice-SF	<u>§ 206.10</u>	Form-ba	sed densi	ty, additional heig	ht, and oth	er zoning			

1			modifications for eligible projects in the R-4 Height and				
2			Bulk District.				
3	RESIDENTIAL STAND	ARDS AND US	ES				
4	Development Standards						
5	* * * *						
6	Residential	§ 317	C for Removal of one or more Residential Units or				
7	Conversion,		Unauthorized Units.				
8	Demolition, or Merger						
9	of Dwelling Units,						
10	including Residential						
11	<u>Flats</u>						
12	Dwelling Unit Mix	<u>§ 207.7</u>	Generally required for creation of 10 or more Dwelling				
13			Units. No less than 25% of the total number of proposed				
14			Dwelling Units shall contain at least two Bedrooms,				
15			and no less than 10% of the total number of proposed				
16			Dwelling Units shall contain at least three Bedrooms.				
17	* * * *						
18	Residential Uses						
19	Residential Density,	§ 207	No density limit. Density is regulated by the permitted				
20	Dwelling Units <u>Density</u> ,		height and bulk, and required setbacks, exposure, and				
21	General (7)		open space of each development lot. Form-Based				
22			<u>Density</u>				
23	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally				
24	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.				
25	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 square feet of Gross Floor Area or an				

1	<u>Size</u>		equivalent Floor Area Ratio for any individual Dwelling
2			Unit of 1.2:1. C for Dwelling Units that exceed the
3			greater of those thresholds.
4	Senior Housing	§§102,	No density limit. Density is regulated by the permitted
5	<u>Density</u>	202.2(f) <u>, 207</u>	height and bulk, and required setbacks, exposure, and
6			open space of each development lot.Form-Based
7			<u>Density</u>
8	Residential Density,	§208	No density limit. Density is regulated by the permitted
9	Group Housing <u>Density</u>		height and bulk, and required setbacks, exposure, and
10			open space of each development lot.Form-Based
11			<u>Density</u>
12	* * * *		
13	NON-RESIDENTIAL ST	TANDARDS AN	D USES
14	* * * *		
15	* * * *		
16	(2) <i>[Reserved.]</i> <u>Fo</u>	or Office Uses in a	all C-3 Districts minimum intensities may apply pursuant
17	to § 207.9.		
18	* * * *		
19			
20	SEC. 210.3. PDR	DISTRICTS.	
21	* * * *		
22	//		
23	//		
24	//		
25			Table 210.3

1	ZONING CONTROL TABLE FOR PDR DISTRICTS									
2	Zanina		PDR-1-B	PDR-1-D	PDR-1-G	PDR-2				
3	Zoning	§	PUR-1-B	PDR-1-D	PDR-1-G	PDR-2				
4	Category	References								
5	* * * *									
6	RESIDENTIAL	RESIDENTIAL STANDARDS AND USES								
7	Development S	tandards								
8	* * * *									
9	Residential	§ 317	C for Removal	of one or more i	Residential Units	s or Unauthorized				
10	Conversion,		Units; in C-3, o	only for Removal	l above the grou i	nd floor				
11	Demolition, or									
12	Merger of									
13	Dwelling Units,									
14	<u>including</u>									
15	<u>Residential</u>									
16	<u>Flats</u>									
17	* * * *									
18	* * * *									
19										
20	SEC. 210	.4. M DISTRICT	S: INDUSTRIA	L.						
21	* * * *									
22	//									
23	//									
24	//									

Table 210.4

Mayor Lurie **BOARD OF SUPERVISORS**

ZONING CONTROL TABLE FOR M DISTRICTS

2

Zoning Category	§ References	M-1	M-2
BUILDING STANDARDS	6		
* * * *			
RESIDENTIAL STANDA	RDS AND USE	s	
Development Standards	5		
* * * *			
Residential Conversion,	§ 317	C for Removal of one or m	ore Residential Units or
Demolition, or Merger \underline{of}		Unauthorized Units.	
Dwelling Units, including			
<u>Residential Flats</u>			
Dwelling Unit Mix	<u>§ 207.7</u>	Generally required for cree	ation of 10 or more
		Dwelling Units. No less tha	an 25% of the total numbe
		of proposed Dwelling Unit.	s shall contain at least tw
		Bedrooms, and no less than	n 10% of the total number
		of proposed Dwelling Units	s shall contain at least
		three Bedrooms.	
* * * *			
Residential Uses	1	1	
Residential Density,	§ 207	C at a density ratio not e	xceeding the number o
Dwelling Units <u>Density</u> (3)		dwelling units permitted	in the nearest R Distric
		with the distance to such	R District measured
		from the midpoint of the	front lot line or from a
		point directly across the	street therefrom,

1			whichever permits the greater density; provide				
2			that the maximum density ratio shall in no case				
3			be less than one unit for each 800 feet of lot				
4		area. Any remaining fraction of one-half or more					
5		of the minimum amount of lot area per dwelling					
6			unit shall be adjusted upward to the next higher				
7			who	ole number of dwelling	units. NP above.		
8	Minimum Dwelling Unit	<u>§ 207.9</u>	§ 207.9 Varies depending on project location, but generally				
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.				
10	Maximum Dwelling Unit	<u>§§ 207.10,</u>	P up to 4,000 square feet of Gross Floor Area or an				
11	<u>Size</u>	<u>317</u>	equivalent Floor Area Ratio for any individual				
12			Dwe	elling Unit of 1.2:1. Cf	or Dwelling Units that		
13			exce	eed the greater of those	thresholds.		
14	Senior Housing	§ 102	NP		NP		
15	* * * *						
16	NON-RESIDENTIAL STA	NDARDS AND	USE	ES .			
17	Development Standards						
18	Floor Area Ratio	§§ 102, 123,		5 to 1. For Office Use	5 to 1. For Office Uses		
19		<u>207.9,</u> 124		minimum intensities	minimum intensities		
20				may apply pursuant to	may apply pursuant to		
21				<u>§ 207.9.</u>	<u>§ 207.9.</u>		
22	* * * *		_				

(3) Construction of Accessory Dwelling Units may be permitted pursuant to Sections 207.1 and 207.2.

23

24

1 * * * *

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

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

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

Building controls for the NC-1 District promote low <u>er</u>-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story, <u>with certain exceptions</u>. Rear yard requirements at all levels preserve existing backyard space.

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

Housing development in new buildings is encouraged above the ground story. *in most districts. Existing residential units are protected by prohibitions of conversions above the ground story*

and limitations on demolitions. Accessory Dwelling Units are permitted within the District pursuant
 to Section 207.1 of this Code.

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

Uses

		NC-1
Zoning Category	§	Controls
	References	
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk Map
	106, 250–	Sheets HT02-08, HT10-13 for more information.
	252, 260,	Height sculpting required on Alleys per § 261.1.
	261.1,	
	<u>263.19,</u> 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
5 Foot Height Bonus	§ 263.20	P(1) in some districts
for Active Ground Floor		

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<u>ting</u>
<u>required</u>
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1	Vehicular Access	§ 155(r)	Restricted on some streets, see § 155(r) for
2	Restrictions		specific districts
3	Miscellaneous		
4	Lot Size (Per	§§ 102,	P(2)
5	Development)	121.1	
6	Planned Unit	§ 304	С
7	Development		
8	Awning	§ 136.1	Р
9	Canopy or Marquee	§ 136.1	NP <u>(4)</u>
10	Signs	§§ 262, 602-	As permitted by § 607.1
11		604, 607,	
12		607.1, 608,	
13		609	
14	General Advertising	§§ 262, 602,	NP
15	Signs	604, 608,	
16		609, 610,	
17		611	
18	Design Guidelines and	General	Subject to the Urban Design Guidelines, Citywide
19	<u>Standards</u>	Plan	Design Standards, and any other applicable design
20		Commerce	guidelines that have been approved by the Planning
21		and Industry	Commission.
22		Element	
23	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
24			modifications for eligible projects in the R-4 Height and
25			Bulk District.

1	RESIDENTIAL STANDARDS AND USES						
2	Development Standard	ls					
3	Usable Open Space	§§ 135, 136	100 square feet if p	orivate, or 133 squ	uare feet if		
4	[Per Dwelling Unit]		common, or the amount of open space required in				
5			the nearest Residential District, whichever is less.				
6	Off-Street Parking	§§ 145.1,	No car parking required. Maximum permitted per §				
7	Requirements	150, 151,	151 Bike parking	required per §155	5.2. If car		
8		153 - 156,	parking is provided, car share spaces are required				
9		161, 166,	when a project has 50 units or more per §166.				
10		204.5					
11	Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more				
12			Dwelling Units. No less than 25% of the total				
13			number of proposed Dwelling Units shall contain at				
14			least two Bedrooms, and no less than 10% of the				
15			total number of pro	posed Dwelling L	Jnits shall		
16			contain at least thre	ee Bedrooms.			
17	Use Characteristics	1					
18	Intermediate Length	§§ 102,	P(11)				
19	Occupancy	202.10					
20	Single Room	§ 102	Р				
21	Occupancy						
22	Student Housing	§ 102	Р				
23	Residential Uses		Controls by Story				
24			1st	2nd	3rd +		
25	Residential Uses	§102	Р	Р	Р		

		T 1
Accessory Dwelling	§§102,	P per Planning Code Sections § 207.1 and 207.2.
Unit <i>Density</i>	207.1, 207.2	
Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density
<u>General</u>		permitted in the nearest R District, whichever is
		greater.
		Form-Based Density applies within the R-4 Height and
		Bulk District (§§ 263.19, 270(i)).
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
Maximum Dwelling Unit	<u>§§ 207.10,</u>	P up to 4,000 square feet of Gross Floor Area or an
<u>Size</u>	<u>317</u>	equivalent Floor Area Ratio for any individual Dwelling
		Unit of 1.2:1. C for Dwelling Units that exceed the
		greater of those thresholds.
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the
		density permitted in the nearest R District,
		whichever is greater.
		Form-Based Density applies within the R-4 Height and
		Bulk District (§§ 263.19, 270(i)).
Homeless Shelter	§§ 102, 208	Density limits regulated by the Administrative Code
Density		
Senior Housing	§§102,	P up to twice the number of dwelling units
Density	202.2(f),	otherwise permitted as a Principal Use in the
	207	district and meeting all the requirements of §
	Unit Density Dwelling Unit Density, General Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size Group Housing Density Homeless Shelter Density Senior Housing	Unit Density207.1, 207.2Dwelling Unit Density.§§ 102, 207General\$207.9Densities, if Applicable\$\$ 207.10,Maximum Dwelling Unit\$\$ 207.10,Size317Group Housing Density\$208Homeless Shelter Density\$\$ 102, 208Density\$\$102, 208Density\$202.2(f),

			•			
1			202.2(f)(1). C up to	twice the numbe	r of dwelling	
2			units otherwise per	rmitted as a Princi	pal Use in the	
3			district and meetin	g all requirements	of §	
4			202.2(f)(1), except	for § 202.2(f)(1)(I	D)(iv), related	
5			to location.			
6						
7			Form-Based Density	applies within the	R-4 Height and	
8			Bulk District (§§ 263	3.19, 270(i)).		
9	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
10	Conversion, Demolition,					
11	or Merger of Dwelling					
12	Units, including					
13	Residential Flats					
14			1st	2nd	3rd+	
15	Residential Conversion	§ 317	ϵ	N P	NP	
16	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
17	and Merger					
18	NON-RESIDENTIAL ST	ANDARDS AN	ID USES			
19	Development Standard	ls				
20	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Office</i>	Uses minimum inte	nsities may	
21		124 <u>, 207.9</u>	apply pursuant to § 2	<u> 207.9.</u>		
22	Use Size	§ <u>§</u> 102,	P up to 2,999 square feet; C 3,000 square feet and			
23		<u>121.2</u>	above			
24	Off-Street Parking	§§ 145.1,	No car parking required Maximum permitted per §			
25	Requirements	150, 151,	151. Bike parking ı	equired per Secti	on 155.2. Car	

_				
	153 - 156,	share spaces re	quired when a proj	ect has 25 or
	161, 166,	more parking sp	aces per §166.	
	204.5			
Off-Street Freight	§§ 150, 152,	None required if	gross floor area is	less than
Loading	153 - 155,	10,000 square fe	eet. Exceptions per	rmitted per §§
	161, 204.5	155 and 161.		
Commercial Use Char	acteristics			
Drive-up Facility	§ 102	NP		
Formula Retail	§ 102, 303.1	С		
Hours of Operation	§§ 102	P 6 a.m 11 p.r	n.; C 11 p.m 2 a.	m.
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102,	See § 703(b)		
	703(b)			
Outdoor Activity Area	§§ 102,	P if located in fro	ont of building or if	it complies with
	145.2, 202.2	Section 202.2(a))(7); C if located els	sewhere.
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL U	SES	CONTROLS BY	STORY	
		1st	2nd	3rd+
Agricultural Use Cate	gory			
Agriculture, Industrial	§§ 102,	NP	NP	NP
	202.2(c)			
Agriculture, Large	§§ 102,	С	С	С
Scale Urban	202.2(c)			

			T	
Agriculture,	§§ 102,	Р	Р	Р
Neighborhood	202.2(c)			
Automotive Use Catego	ory			
Automotive Uses*	§ 102	NP	NP	NP
Electric Vehicle	§§102,	C(13)	C(13)	C(13)
Charging Location	202.2(b),			
	202.13			
Parking Garage,	§ 102	С	С	С
Private				
Parking Garage, Public	§ 102	С	NP	NP
Parking Lot, Private	§§ 102, 142,	С	С	С
	156			
Parking Lot, Public	§§ 102, 142,	С	NP	NP
	156			
Entertainment, Arts and	d Recreation l	Jse Category		
Entertainment, Arts	§ 102	NP	NP	NP
and Recreation Uses*				
Arts Activities	§ 102	Р	Р	Р
Entertainment, General	§ 102	Р	Р	NP
Entertainment,	§ 102	С	NP	NP
Nighttime				
Movie Theater	§§ 102,	С	С	С
	202.4			
Open Recreation Area	§ 102	С	С	С
	Automotive Use Categor Automotive Uses* Electric Vehicle Charging Location Parking Garage, Private Parking Garage, Public Parking Lot, Private Parking Lot, Public Entertainment, Arts and Entertainment, Arts and Recreation Uses* Arts Activities Entertainment, Ceneral Entertainment, Nighttime Movie Theater	Neighborhood 202.2(c) Automotive Use Category Automotive Uses* § 102 Electric Vehicle \$\ \\$\ \\$\ 102, \ Charging Location 202.2(b), \ 202.13 Parking Garage, \$\ \\$\ 102 Parking Garage, Public \$\ \\$\ 102 Parking Lot, Private \$\ \\$\ \\$\ 102, \ 142, \ 156 Parking Lot, Public \$\ \\$\ \\$\ 102, \ 142, \ 156 Entertainment, Arts and Recreation Uses* Arts Activities \$\ \\$\ 102 Entertainment, General \$\ \\$\ 102 Entertainment, General \$\ \\$\ 102 Entertainment, \$\ \\$\ \\$\ 102 Entertainment, \$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\ \\$\	Neighborhood 202.2(c)	Neighborhood 202.2(c)

		1	1		ı			7
1	Passive Outdoor	§ 102	С		С		(C
2	Recreation							
3	Industrial Use Categor	у	_	T			1	
4	Industrial Uses*	§§ 102,	NP	NP		NP	NP	
5		202.2(d)						
6	Institutional Use Cateo	gory						
7	Institutional Uses*	§ 102	Р		С		1	NP
8	Child Care Facility	§ 102	Р		Р		F	ס
9	Community Facility	§ 102	Р		Р		F	5
10	Hospital	§ 102	NP		N	Р	١	NP
11	Medical Cannabis	§§ 102,	NP(6)		N	P(6)	1	NP
12	Dispensary	202.2(e)						
13	Public Facilities	§ 102	Р		Р		F	D
14	Religious Institution	§ 102	Р		С		١	NP
15	Residential Care	§ 102	Р		Р		F	o
16	Facility							
17	Social Service or	§ 102	Р		Р		F	o
18	Philanthropic Facility							
19	Sales and Service Cate	egory						
20	Retail Sales and	§§ 102,	P(3)		N	P	١	NP
21	Service Uses*	202.2(a),						
22		202.3						
23	Adult Business	§ 102	NP		N	P	N	NP
24	Adult Sex Venue	§ 102	NP		N	 P	N	NP

Animal Hospital	§ 102	Р	Р	Р
Bar	§§ 102,	P(6)	NP	NP
	202.2(a)			
Cannabis Retail	§§ 102,	NP(6)	NP(6)	NP
	202.2(a)			
Flexible Retail	§§ 102,	Р	NP	NP
	202.9			
Gym	§ 102	Р	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	С	NP	NP
Liquor Store	§ 102	P(6)(9)	NP	NP
Massage	§§ 102, 204,	Р	NP(12)	NP(12)
Establishment	703			
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102,	NP	NP	NP
	202.2(a)			
Restaurant	§§ 102,	P(3)	P(3)	NP
	202.2(a)			
Restaurant, Limited	§§ 102,	P(3)	P(3)	NP
	202.2(a)			
Services, Financial	§ 102	С	NP	NP
Services, Fringe	§ 102	NP(10)	NP(10)	NP(10)
Financial				
Services, Health	§ 102	Р	NP	NP

	1			1
Services, Limited	§ 102	Р	NP	NP
Financial				
Services, Personal	§ 102	Р	NP	NP
Services, Retail	§ 102	Р	Р	P
Professional				
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia	§ 102	С	NP	NP
Establishment				
Trade Shop	§ 102	Р	NP	NP
Non-Retail Sales and	§ 102	NP	NP	NP
Service Uses				
Design Professional	§ 102	Р	NP	NP
Service, Non-Retail	§ 102	С	Р	NP
Professional				
Trade Office	§ 102	Р	NP	NP
Utility and Infrastructu	re Use Catego	ory		
Utility and	§ 102	C(5)	C(5)	C(5)
Infrastructure*				
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

^{*} Not listed below

⁽¹⁾ Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:

1	(a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to
2	Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th
3	Avenue to Randolph Street to Monticello Street and back to Sargent Street.
4	(b) On Noriega, Irving, Taraval, and Judah Streets west of 19th Avenue.
5	(2) C for 5,000 square feet and above if located within the Priority Equity Geographies
6	Special Use District established under Section 249.97.
7	(3) TARAVAL STREET RESTAURANT SUBDISTRICT. Applicable only for the
8	Taraval Street NC-1 District between 40th and 41st Avenues and between 45th and 47th
9	Avenues as mapped on Sectional Maps 5 SU and 6 SU. Within the Taraval Street Restaurant
10	Subdistrict, Formula Retail Restaurants and Formula Retail Limited Restaurants are NP.
11	Formula Retail Restaurants and Formula Retail Limited Restaurants are NP if located within
12	one quarter of one mile from the Taraval Street Restaurant Subdistrict.
13	(4) [Note deleted.]—Canopy is P if required as a wind mitigation feature.
14	(5) C if a Macro WTS Facility; P if a Micro WTS Facility.
15	(6) C in the area comprising all of that portion of the City and County commencing at
16	the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension
17	of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding
18	southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to
19	19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and
20	proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat
21	Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
22	point of commencement.

(7) [Note deleted.]

(8) [Note deleted.]

23

24

(9) C within that portion of the City and County bounded as follows: commencing at
the intersection of Arguello Boulevard and Frederick Street, then proceeding southerly along
Arguello Boulevard to Carl Street, then proceeding easterly along Carl Street to Hillway
Avenue, then proceeding southerly along Hillway Avenue to Parnassus Avenue, then
proceeding easterly along Parnassus Avenue to Clayton Street, then proceeding northerly
along Clayton Street to Frederick Street, then proceeding easterly along Frederick Street to
Buena Vista Avenue West, then proceeding generally northerly along Buena Vista Avenue
West to Haight Street, then proceeding easterly along Haight Street to Baker Street, then
proceeding northerly along Baker Street to Oak Street, then proceeding westerly along Oak
Street to Stanyan Street, then proceeding southerly along Stanyan Street to Frederick Street
then proceeding westerly along Frederick Street to the point of commencement.

- (10) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

 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).
- (11) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.
 - (12) P if accessory to a Hotel, Personal Service or Health Service.
 - (13) P where existing use is any Automotive Use.

SEC. 711. NC-2 - SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood

Commercial District. These districts are linear shopping streets which provide convenience
goods and services to the surrounding neighborhoods as well as limited comparison shopping
goods for a wider market. The range of comparison goods and services offered is varied and

often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land

The small-scale 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.

uses. Buildings typically range in height from two to four stories with occasional one-story

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. *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 *storyfloor*. *Existing residential units are protected by limitations on demolition and upper-story conversions.*Accessory Dwelling Units are permitted *within the District pursuant to Section 207.1 of this Code*.

Table 711 SMALL-SCALE NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-2
ZONING CONTROL TABLE

NC-2

commercial buildings.

1	Zoning Category	§	Controls
2		References	
3	BUILDING STANDARD	S	
4	Massing and Setbacks		
5	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40 X. See Height and Bulk
6		106, 250–	Map Sheets HT10-13 for more information. Height
7		252, 260,	sculpting required on Alleys per § 261.1.
8		261.1, <u>263.19,</u>	
9		270, <u>270.3,</u>	
10		271. See also	
11		Height and	
12		Bulk District	
13		Maps	
14	5 Foot Height Bonus	§ 263.20	P(1) in some districts
15	for Active Ground Floor		
16	Uses		
17	Rear Yard	§§ 130, 134,	Required at the Second Story and at each
18		134(a)(e),	succeeding level or Story of the building, and at
19		136	the First Story if it contains a Dwelling Unit: 25%
20			of lot depth, but in no case less than 15 feet
21	Front Setback and	§§ 130, 131,	Not Required.
22	Side Yard	132, 133	
23	Front Setback and	§§ 130, 131,	<u>Generally Nn</u> ot <u>Rrequired.; however, if the existing</u>
24	Side Yard	132, 133	sidewalk does not meet the recommended width
25			required by the Better Streets Plan, a front setback

		1	
1			shall be provided so that, when combined with the
2			existing sidewalk, the total distance from the curb to
3			the building frontage meets or exceeds the required
4			recommended width under the Better Streets Plan. This
5			setback is required only up to 15 feet above street
6			grade. See § 132(e).
7	Street Frontage and Pu	ıblic Realm	
8	Streetscape and	§ 138.1	Required.
9	Pedestrian		
10	Improvements		
11	Street Frontage	§ 145.1	Required; controls apply to above-grade parking
12	Requirements		setbacks, parking and loading entrances, active
13			uses, ground floor ceiling height, street-facing
14			ground-level spaces, transparency and
15			fenestration, and gates, railings, and grillwork.
16			Exceptions permitted for historic buildings.
17	Ground Floor	§ 145.4	Required on some streets, see § 145.4 for specific
18	Commercial		districts.
19	Vehicular Access	§ 155(r)	Restricted on some streets, see § 155(r) for
20	Restrictions		specific districts
21	Miscellaneous		
22	Lot Size (Per	§§ 102,	P(2)
23	Development)	121.1	
24	Planned Unit	§ 304	С
25	Development		
20212223	Restrictions Miscellaneous Lot Size (Per Development)	§§ 102, 121.1	specific districts P(2)

Awning, Canopy or	§ 136.1	P
Marquee		
General Advertising	§§ 262, 602,	NP
Signs	604, 608,	
	609, 610,	
	611	
Signs	§§ 262, 602-	As permitted by § 607.1
	604, 607,	
	607.1, 608,	
	609	
Design Guidelines and	General	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Plan	Design Standards, and any other applicable design
	Commerce	guidelines that have been approved by the Planning
	and Industry	Commission.
	Element	
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
		modifications for eligible projects in the R-4 Height and
		Bulk District.
RESIDENTIAL STANDA	ARDS AND US	ES
Development Standard	S	
Usable Open Space	§§ 135, 136	100 square feet if private, or 133 square feet if
[Per Dwelling Unit]		common, or the amount of open space required in
		the nearest Residential District, whichever is less.
Off-Street Parking	§§ 145.1,	No car parking required. Maximum permitted per §
Requirements	150, 151,	151. Bike parking required per §155.2. If car
	Marquee General Advertising Signs Signs Design Guidelines and Standards Housing Choice-SF RESIDENTIAL STANDA Development Standard Usable Open Space [Per Dwelling Unit] Off-Street Parking	Marquee \$\frac{3}{2}\$ 262, 602, Signs 604, 608, 609, 610, 611 Signs \$\frac{3}{2}\$ 262, 602-604, 607, 607.1, 608, 609 Design Guidelines and Standards General Plan Commerce and Industry Element Housing Choice-SF \$\frac{3}{2}\$ 206.10 RESIDENTIAL STANDARDS AND US Development Standards Usable Open Space [Per Dwelling Unit] \$\frac{3}{2}\$ 135, 136 [Per Dwelling Unit] \$\frac{3}{2}\$ 145.1,

	161, 166,	when a project has	s 50 units or more	e per §166.	
	204.5				
Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more			
		Dwelling Units. No	less than 25% of	f the total	
		number of propose	ed Dwelling Units	shall contain	
		least two Bedroom	ns, and no less tha	an 10% of the	
		total number of proposed Dwelling Units shall			
		contain at least three Bedrooms.			
Use Characteristics		,			
Intermediate Length	§§ 102,	P(12)			
Occupancy	202.10				
Single Room	§ 102	Р			
Occupancy					
Student Housing	§ 102	Р			
Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§102,	P per Planning Co	de <i>Sections</i> §§ 207	.1 and 207.2	
Unit <i>Density</i>	207.1, 207.2				
Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density			
<u>General</u>		permitted in the nearest R District, whichever is			
		greater.			

		T	
1			Form-Based Density applies within the R-4 Height and
2			Bulk District (§§ 263.19, 270(i)).
3	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
4	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
5	Maximum Dwelling Unit	<u>§§ 207.10,</u>	P up to 4,000 square feet of Gross Floor Area or an
6	<u>Size</u>	<u>317</u>	equivalent Floor Area Ratio for any individual Dwelling
7			Unit of 1.2:1. C for Dwelling Units that exceed the
8			greater of those thresholds.
9	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the
10			density permitted in the nearest R District,
11			whichever is greater.
12			
13			Form-Based Density applies within the R-4 Height and
14			Bulk District (§§ 263.19, 270(i)).
15	Homeless Shelter	§§ 102, 208	Density limits regulated by the Administrative Code
16	Density		
17	Senior Housing	§§102,	P up to twice the number of dwelling units
18	Density	202.2(f),	otherwise permitted as a Principal Use in the
19		207	district and meeting all the requirements of §
20			202.2(f)(1). C up to twice the number of dwelling
21			units otherwise permitted as a Principal Use in the
22			district and meeting all requirements of §
23			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related
24			to location.
25			

1			Form-Based Densit	y applies within the	R-4 Height and
2			Bulk District (§§ 26	(3.19, 270(i)).	
3	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
4	Conversion, Demolition,				
5	or Merger of Dwelling				
6	<u>Units, including</u>				
7	Residential Flats				
8			1st	2nd	3rd+
9	Residential Conversion	§ 317	€	ϵ	<u>NP</u>
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ
11	and Merger				
12	NON-RESIDENTIAL ST	ANDARDS AN	ID USES		
13	Development Standard	s			
14	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office</i>	Uses minimum inte	ensities may
15		124 <u>, 207.9</u>	apply pursuant to §	<u>207.9.</u>	
16	Use Size	§§ 102,	P up to 3,999 squa	are feet; C 4,000 s	square feet and
17		121.2	above		
18	Off-Street Parking	§§ 145.1,	No car parking. M	aximum permitted	per § 151. Bike
19	Requirements	150, 151,	parking required p	er Section 155.2.	Car share
20		153 - 156,	spaces required w	hen a project has	25 or more
21		161, 166,	parking spaces pe	er § 166.	
22		204.5			
23	Off-Street Freight	§§ 150, 152,	None required if g	ross floor area is l	less than
24	Loading	153 - 155,	10,000 square fee	et. Exceptions perr	mitted per §§
25		161, 204.5	155 and 161.		

Commercial Use Char	acteristics			
Drive-up Facility	§ 102	NP		
Formula Retail	§ 102, 303.1	С		
Hours of Operation	§§ 102	P 6 a.m 2 a.m.	; C 2 a.m 6 a.m.	
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102,	See § 703(b)		
	703(b)			
Outdoor Activity Area	§§ 102,	P if located in fro	ont or it complies wi	ith Section
	145.2, 202.2	202.2(a)(7); C if	located elsewhere.	
Walk-up Facility	§ 102	Р		
NON-RESIDENTIAL USES		CONTROLS BY STORY		
		1st	2nd	3rd+
Agricultural Use Cate	gory	,	,	
Agriculture, Industrial	§§ 102,	NP	NP	NP
	202.2(c)			
Agriculture, Large	§§ 102,	С	С	С
Scale Urban	202.2(c)			
Agriculture,	§§ 102,	P	Р	Р
Neighborhood	202.2(c)			
Automotive Use Cate	jory	,	,	
Automotive Uses*	§ 102	NP	NP	NP
Automotive Repair	§ 102	С	NP	NP
Automotive Service	§ 102	С	NP	NP
Station				

Electric Vehicle	§§102,	C(14)	C(14)	C(14)
Charging Location	202.2(b),			
	202.13			
Fleet Charging	§ 102	С	С	С
Gas Station	§§ 102,	С	NP	NP
	187.1,			
	202.2(b)			
Parking Garage,	§ 102	С	С	С
Private				
Parking Garage, Public	§ 102	С	С	С
Parking Lot, Private	§§ 102, 142,	С	С	С
	156			
Parking Lot, Public	§§ 102, 142,	С	С	С
	156			
Entertainment, Arts an	d Recreation	Use Category		
Entertainment, Arts	§ 102	NP	NP	NP
and Recreation Uses*				
Arts Activities	§ 102	Р	Р	Р
Entertainment, General	§ 102	Р	Р	NP
Entertainment,	§ 102	Р	NP	NP
Nighttime				
Movie Theater	§§ 102,	Р	Р	Р
	202.4			

Passive Outdoor	§ 102	С		С			С
Recreation							
Industrial Use Catego	ory						
Industrial Uses*	§§ 102,	NP	NP		NP	١	NP
	202.2(d)						
Institutional Use Cate	gory						
Institutional Uses*	§ 102	Р		С			С
Child Care Facility	§ 102	Р		Р			Р
Community Facility	§ 102	Р		Р			Р
Hospital	§ 102	NP		N	NP		NP
Medical Cannabis	§§ 102,	DR		D	R		NP
Dispensary**	202.2(e)						
Public Facilities	§ 102	Р		Р			Р
Residential Care	§ 102	Р		Р			Р
Facility							
Social Service or	§ 102	Р		Р			Р
Philanthropic Facility							
Sales and Service Ca	tegory						
Retail Sales and	§§ 102,	Р		Р			NP
Service Uses*	202.2(a),						
	202.3						
Adult Business	§ 102	NP		N	Р		NP
Adult Sex Venue	§ 102	NP		N	Р		NP
Animal Hospital	§ 102	Р		Р			NP

Bar	§§ 102,	P(9)	NP	NP
	202.2(a)			
Cannabis Retail	§§ 102,	С	С	NP
	202.2(a)			
Flexible Retail	§§ 102,	Р	NP	NP
	202.9			
Hotel	§ 102	С	С	С
Kennel	§ 102	С	NP	NP
Liquor Store	§ 102	P(9)	NP	NP
Massage	§§ 102, 204,	P(9)	C(13)	NP(13)
Establishment	303(n), 703			
Massage, Foot/Chair	§ 102	P(9)	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102,	NP	NP	NP
	202.2(a)			
Restaurant	§§ 102,	P(4)	P(4)	NP
	202.2(a)			
Restaurant, Limited	§§ 102,	P(4)	P(4)	NP
	202.2(a)			
Services, Financial	§ 102	P(5)	C(5)	NP
Services, Fringe	§ 102	P(5)(6)	NP	NP
Financial				
Services, Limited	§ 102	P(5)	NP	NP
Financial				

Services, Retail	§ 102	P	Р	Р	
Professional					
Storage, Self	§ 102	NP	NP	NP	
Tobacco Paraphernalia	§ 102	С	NP	NP	
Establishment					
Trade Shop	§ 102	Р	С	NP	
Non-Retail Sales and	§ 102	NP	NP	NP	
Service Uses					
Design Professional	§ 102	Р	Р	NP	
Service, Non-Retail	§ 102	С	Р	NP	
Professional					
Trade Office	§ 102	Р	Р	NP	
Utility and Infrastructu	Utility and Infrastructure Use Category				
Utility and	§ 102	C(7)	C(7)	C(7)	
Infrastructure*					
Power Plant	§ 102	NP	NP	NP	
Public Utilities Yard	§ 102	NP	NP	NP	

^{*} Not listed below

- (1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.
- (2) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.
 - (3) [Note deleted.]

STREET RESTAURANT SU	BDISTRICT: Applicable only for the
District between 12th and 19th	Avenues as mapped on Sectional Maps 5
a Retail Restaurants and Limi	ed-Restaurants are NP.

- (5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: C for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.
- (6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The FFSRUD and its one-quarter mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

Controls: 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).

- (7) C if a Macro WTS Facility; P if a Micro WTS Facility.
- (8) P in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.

1	(9) C in the area comprising all of that portion of the City and County commencing at
2	the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension
3	of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding
4	southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to
5	19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and
6	proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat
7	Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
8	point of commencement.
9	(10) [Note deleted.]
10	(11) [Note deleted.]
11	(12) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or
12	more Dwelling Units.

- (13) P if accessory to a Hotel. Personal Service or Health Service, except C if accessory to a Hotel, Personal Service or Health Service within the boundaries described in note 9 to this Table.
 - (14) P where existing use is any Automotive Use.

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

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

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

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

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. 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 Section 207.1 of this Code.

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

		NC-3			
Zoning Category	§ References	Controls			
BUILDING STANDARDS					
Massing and Setbacks					
Height and Bulk Limits	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk			
	106, 250–252,	Map Sheets HT01-04, HT07, HT08, HT10, and			

	-	T	1
1		260, 261.1,	HT11 for more information. Height sculpting
2		<u>263.19,</u> 270,	required on Alleys per § 261.1.
3		<u>270.3,</u> 271 .	
4		See also	
5		Height and	
6		Bulk District	
7		Maps	
8	* * * *		
9	Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired-; however, if the existing
10	Side Yard	132, 133	sidewalk does not meet the recommended width
11			required by the Better Streets Plan, a front setback
12			shall be provided so that, when combined with the
13			existing sidewalk, the total distance from the curb to
14			the building frontage meets or exceeds the required
15			recommended width under the Better Streets Plan.
16			This setback is required only up to 15 feet above street
17			grade. See § 132(e).
18	* * * *		
19	Miscellaneous		
20	* * * *		
21	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
22	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
23		and Industry	guidelines that have been approved by the Planning
24		Element	Commission.
	· · · · · · · · · · · · · · · · · · ·		

1	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
2			zoning modificatio	ns for eligible proj	ects in the R-4
3			Height and Bulk D	<u> istrict.</u>	
4	RESIDENTIAL STANDA	ARDS AND USE	S		
5	Development Standard	S			
6	* * * *				
7	Residential Uses		С	ontrols by Story	1
8			1st	2nd	3rd +
9	Residential Uses	§102	Р	Р	Р
10	Accessory Dwelling	§§102, 207.1,	P per Planning Code §§Sections and 207(c)(6)		
11	Unit <i>Density</i>	207.2	207.1 and 207.2.		
12	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density		
13	<u>General</u>		permitted in the nearest R District, whichever is		
14			greater.		
15					
16			Form-Based Densi	ity applies within th	ne R-4 Height
17			and Bulk District ((§§ 263.19, 270(i)).	
18	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location,	but generally
19	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
20	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an
21	<u>Size</u>		equivalent Floor A	area Ratio for any i	ndividual_
22			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
	1	1	1		

exceed the greater of those thresholds.

23

24

	0 11 1 5 11	2222			
1	Group Housing Density	§208		275 square foot lo	
2			density permitted	d in the nearest R	R District,
3			whichever is gre	ater.	
4					
5			Form-Based Dens	sity applies within t	he R-4 Height
6			and Bulk District	(§§ 263.19, 270(i))	<u>.</u>
7	* * * *				
8	Senior Housing Density	§§102,	P up to twice the	e number of dwell	ing units
9		202.2(f), 207	otherwise permi	tted as a Principa	l Use in the
10			district and mee	ting all the require	ements of §
11			202.2(f)(1). C up	to twice the num	ber of dwelling
12			units otherwise p	permitted as a Pri	ncipal Use in
13			the district and n	neeting all require	ements of §
14			202.2(f)(1), exce	ept for § 202.2(f)(I)(D)(iv), related
15			to location.		
16					
17			Form-Based Density applies within the R-4 Height		
18			and Bulk District (§§ 263.19, 270(i)).		
19	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C(2)</u>	
20	Conversion, Demolition,				
21	or Merger of Dwelling				
22	Units, including				
23	<u>Residential Flats</u>				
24			1st	2nd	3rd+
25	Residential Conversion	§ 317	€	€	C(2)

Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL STA	ANDARDS <u>and</u>	<u>USES</u>		
Development Standards				
Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Offi</i>	ice Uses minimum i	ntensities may
	124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
* * * *				

(2) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to NC-3 Districts.

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 303317, 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;
 - (b) The proposed use is to be operated by a nonprofit public benefit corporation; and
 - (c) No legally residing residential tenants will be displaced.

* * * *

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

NC-S Districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve

the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

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

The NC-S standards and use provisions allow for medium-size commercial uses-in low-scale buildings. Rear yards are not required for new development. Most neighborhood-serving retail businesses are permitted at the first and second stories.

Housing development in new buildings is permitted. Existing residential units are protected by limitations on demolitions and prohibitions of upper story conversions. Accessory Dwelling Units are permitted within the District pursuant to Section 207.1 of this Code.

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

	40 CONTROL TABLE	
		NC-S
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–252,	Map Sheets HT02-05, HT07, and HT10-13 for
	260, <u>263.19,</u>	more information. Height sculpting required on
	261.1, 270,	Alleys per §261.1.
	<u>270.3,</u> 271 .	

ı		T	
1		See also	
2		Height and	
3		Bulk District	
4		Maps	
5	* * * *		
6	Rear Yard	§§ 130, 134,	Not Required. Required at the Second Story and at
7		134(a)(e), 136	each succeeding level or Story of the building, and at
8			the First Story if it contains a Dwelling Unit: 25% of
9			lot depth, but in no case less than 15 feet.
10	Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired: however, if the existing
11	Side Yard	132, 133	sidewalk does not meet the recommended width
12			required by the Better Streets Plan, a front setback
13			shall be provided so that, when combined with the
14			existing sidewalk, the total distance from the curb to
15			the building frontage meets or exceeds the required
16			recommended width under the Better Streets Plan.
17			This setback is required only up to 15 feet above street
18			grade. See § 132(e).
19	* * * *		
20	Miscellaneous		
21	* * * *		
22	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
23	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
24		and Industry	guidelines that have been approved by the Planning
25		Element	Commission.

			Γ		
1	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
2			zoning modificatio	ns for eligible proj	ects in the R-4
3			Height and Bulk D	<u> Pistrict.</u>	
4	RESIDENTIAL STANDARDS AND USES				
5	Development Standard	s			
6	* * * *				
7	Residential Uses		С	ontrols by Story	1
8			1st	2nd	3rd +
9	Residential Uses	§102	Р	Р	Р
10	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode <i>Sections</i> §§ 20	7.1 and 207.2.
11	Unit <i>Density</i>	207.2			
12	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
13	<u>General</u>		permitted in the r	nearest R District,	whichever is
14			greater.		
15					
16			Form-Based Densi	ity applies within th	ne R-4 Height
17			and Bulk District (§§ 263.19, 270(i)).	
18	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location,	but generally
19	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
20	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Flo	oor Area or an
21	<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual
22			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
23			exceed the greater	of those thresholds	<u>v.</u>

1 Group Housing Density §208 1 bedroom per 275 square foot lot area density permitted in the nearest R District whichever is greater. 4 Form-Based Density applies within the R-2 and Bulk District (§§ 263.19, 270(i)). 7 * * * * * 8 Senior Housing Density §§102, P up to twice the number of dwelling under the permitted as a Principal Use	trict, <u>4 Height</u>		
whichever is greater. Form-Based Density applies within the R-2 and Bulk District (§§ 263.19, 270(i)). * * * * * Senior Housing Density §§102, P up to twice the number of dwelling un	4 Height		
Form-Based Density applies within the R-2 and Bulk District (§§ 263.19, 270(i)). * * * * * Senior Housing Density §§102, P up to twice the number of dwelling un	-		
Form-Based Density applies within the R-4 and Bulk District (§§ 263.19, 270(i)). * * * * * Senior Housing Density §§102, P up to twice the number of dwelling un	-		
6 and Bulk District (§§ 263.19, 270(i)). 7 * * * * 8 Senior Housing Density §§102, P up to twice the number of dwelling un	-		
7 * * * * 8 Senior Housing Density §§102, P up to twice the number of dwelling ur	nits		
8 Senior Housing Density §§102, P up to twice the number of dwelling un	nits		
	nits		
9 202.2(f), 207 otherwise permitted as a Principal Use			
	in the		
district and meeting all the requirement	its of §		
11 202.2(f)(1). C up to twice the number of	of dwelling		
12 units otherwise permitted as a Principa	al Use in		
the district and meeting all requirement	its of §		
14 202.2(f)(1), except for § 202.2(f)(1)(D)((iv), related		
to location.			
16			
17 <u>Form-Based Density applies within the R-4</u>	Form-Based Density applies within the R-4 Height		
18 <u>and Bulk District (§§ 263.19, 270(i)).</u>			
19 Loss of Dwelling Units: § 317 Controls by StoryC			
20 <u>Conversion, Demolition,</u>			
21 <u>or Merger of Dwelling</u>			
22 <u>Units, including</u>			
23 <u>Residential Flats</u>			
24 <u>1st</u> <u>2nd</u>	3rd+		
25 Residential Conversion § 317 C NP NP			

1	Residential Demolition	§ 317	ϵ	ϵ	ϵ
2	and Merger				
3	NON-RESIDENTIAL STA	ANDARDS <u>AND</u>	<u>USES</u>		
4	Development Standards				
5	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
6		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
7	* * * *				
8	* * * *				

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Broadway NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARD	os			
Massing and Setbacks				
* * * *				
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing		
Side Yard	132, 133	sidewalk does not meet the recommended width		
		required by the Better Streets Plan, a front setback		
		shall be provided so that, when combined with the		
		existing sidewalk, the total distance from the curb to		
		the building frontage meets or exceeds the required		
		recommended width under the Better Streets Plan.		

			<u> </u>		
1			This setback is req	uired only up to 15	feet above street
2			grade. See § 132(e	<u>?).</u>	
3	* * * *				
4	Miscellaneous				
5	* * * *				
6	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>,</u> <i>and</i>
7	<u>Standards</u>	Commerce	Citywide Design S	tandards, historic	resource
8		and Industry	consideration, an	nd any other applica	able design
9		Element	guidelines that hav	ve been approved b	y the Planning
10			Commission. Prop	perties in this Dist	rict have been
11			identified as pote	entially eligible for	the National
12			Register or Califo	ornia Register.	
13	RESIDENTIAL STANDARDS AND USES				
14	Development Standard	s			
15	* * * *				
16	Residential Uses		Controls by Story		
17			1st	2nd	3rd +
18	Residential Uses	§102	Р	Р	Р
19	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
20	Unit <i>Density</i>	207.2			
21	Dwelling Unit Density,	§§ 102, 207	1 unit per 400 sq	uare foot lot area	, or the density
22	<u>General</u>		permitted in the r	nearest R District,	whichever is
23			greater.		
24	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally
25				and 100 dwelling	

1	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squa	are feet of Gross Fi	loor Area or an
2	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
3			Dwelling Unit of	1.2:1. C for Dwelli	ing Units that
4			exceed the greater	r of those threshold	<u>ls.</u>
5	Group Housing Density	§ 208	1 bedroom per 1	40 square foot lo	t area, or the
6			density permitted	d in the nearest R	R District,
7			whichever is gre	ater.	
8					
9	* * * *				
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	S			
21	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
22		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
23	* * * *				
24	* * *				

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

2 * * * *

(b) Intent of Controls. The Castro Street District controls are designed to accommodate various scales of maintain existing small-scale-development and promote a balanced mix of uses. Building standards permit small-and mid-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls authorize some additional drinking establishments with a conditional use, permit self-service specialty food establishments, and permit with certain limitations new latenight uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses. Housing development in new buildings is encouraged above the second story. Existing housing units are protected by limitations on demolitions and upper story conversions. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Castro Street NCD			
Zoning Category	§ References	Controls			
BUILDING STANDARDS					
Massing and Setbacks					

			1
1	Height and Bulk Limits	§§ 102, 105,	40 X, 65 B. Varies. See Height and Bulk Map
2		106, 250–252,	Sheet HT07 for more information. Height
3		253.1, 260,	Sculpting on Alleys per § 261.1.
4		<u>263.19,</u> 261.1,	
5		270, <u>270.3,</u>	
6		271. See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

		1	_		
1		and Industry	guidelines that have been approved by the Planning		y the Planning
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
4			zoning modification	ns for eligible proj	ects in the R-4
5			Height and Bulk D	<u> District.</u>	
6	RESIDENTIAL STANDA	ARDS AND USES	S		
7	Development Standard	S			
8	* * * *		,		
9	Residential Uses		Controls by Story		
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Sode Sections §§ 20	07.1 and 207.2.
13	Unit <i>Density</i>	207.2			
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 squ	are foot lot area, o	r the density
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is
16			greater.Form-Base	ed Density.	
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
18	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Fl	oor Area or an
20	<u>Size</u>		equivalent Floor A	rea Ratio for any i	<u>ndividual</u>
21			Dwelling Unit of 1	.2:1. C for Dwelli	ng Units that
22			exceed the greater	of those threshold.	<u>s.</u>
23	Group Housing Density	§208	Up to 1 bedroom p	oer 210 square foot	lot area, or the

25

density permitted in the nearest R District, whichever

is greater. Form-Based Density.

1	* * * *				
2	Senior Housing Density	§§102,	P up to twice the	number of dwelling	units otherwise
3		202.2(f), 207	permitted as a Pr	incipal Use in the a	listrict and
4			meeting all the re	quirements of § 202	2.2(f)(1). C up to
5			twice the number	of dwelling units or	therwise
6			permitted as a Pr	incipal Use in the a	listrict and
7			meeting all requir	rements of § 202.2(j	f)(1), except for §
8			202.2(f)(1)(D)(iv)	, related to locatio	n. Form-Based
9			Density.		
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	S			
21	Floor Area Ratio	§§ 102, 123,	3.0 to 1. For Offi	ice Uses minimum i	intensities may
22		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
23	* * *				
			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

Housing development is encouraged in new buildings above the ground story. *Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE			
		Inner Clement Street	
Zoning Category	§ References	Controls	
BUILDING STANDARD	S		
Massing and Setbacks			
Height and Bulk Limits	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet	
	106, 250–252,	HT03 for more information. Height sculpting	
	260, <u>263.19,</u>	required on Alleys per § 261.1.	
	261.1, 270,		
	<u>270.3,</u> 271 .		
	See also		
	Height and		
	Bulk District		
	Maps		
* * * *			
Front Setback and	§§ 130, 131,	Generally Anot Rrequired: however, if the existing	
Side Yard	132, 133	sidewalk does not meet the recommended width	
		required by the Better Streets Plan, a front setback	
		shall be provided so that, when combined with the	
		existing sidewalk, the total distance from the curb to	
		the building frontage meets or exceeds the required	
		recommended width under the Better Streets Plan.	
		This setback is required only up to 15 feet above stre	
		grade. See § 132(e).	

* * * *					
Miscellaneous					
* * * *					
Design Guidelines and	General Plan	Subject to the I	Jrban Design	Guidelines, Citywide	
<u>Standards</u>	Commerce	Design Standara	ls, and any othe	er applicable design	
	and Industry	guidelines that h	ave been appro	oved by the Planning	
	Element	Commission.			
Housing Choice-SF	<u>§ 206.10</u>	Form-based den	sity, additional	height, and other	
		zoning modificat	ions for eligibl	e projects in the R-4	
		Height and Bulk	District.		
RESIDENTIAL STANDARDS AND USES					
Development Standard	s				
* * * *					
Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§102, 207.1,	P per Planning	Code Sections	<u>s§§</u> 207.1 and 207.2.	
Unit <i>Density</i>	207.2				
Dwelling Unit Density,	§§ 102, 207	1 unit per 600 sq	nuare foot lot a	rea, or the density	
<u>General</u>		permitted in the	nearest R Distr	cict, whichever is	
		greater.Form-Bo	used Density.		
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies dependin	g on project loc	cation, but generally	
Densities, if Applicable		ranges hetween	50 and 100 dw	elling units per acre.	

1	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4 000 sau	are feet of Gross F	loor Area or an
2	Size	3, 207,10, 017		Area Ratio for any	
3				1.2:1. C for Dwelli	
4				r of those threshold	-
5	Group Housing Density	§208		per 210 square foo	
6		3		in the nearest R Di	
7			is greater.Form-B		,
8	* * * *				
9	Senior Housing Density	§§102,	P up to twice the	number of dwelling	units otherwise
10		202.2(f), 207	permitted as a Pri	incipal Use in the a	listrict and
11			meeting all the rec	quirements of § 202	2.2(f)(1). C up to
12			twice the number	of dwelling units o	therwise
13			permitted as a Pri	incipal Use in the a	listrict and
14			meeting all requir	rements of § 202.2(j	f)(1), except for §
15			202.2(f)(1)(D)(iv)	, related to location	r. Form-Based
16			<u>Density.</u>		
17	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
18	Conversion, Demolition,				
19	or Merger of Dwelling				
20	Units, including				
21	Residential Flats				
22			1st	2nd	3rd+
23	Residential Conversion	§ 317	ϵ	NP	NP
24	Residential Demolition	§ 317	ϵ	ϵ	ϵ
25	and Merger				

Development Standards					
Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Office Uses minimum intensities may</i>			
	124 <u>, 207.9</u>	apply pursuant to § 207.9.			

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

The Outer Clement Street District controls are designed to promote development that is in keeping with the <u>dD</u>istrict's existing small-scale, mixed-use character. The building standards <u>monitorguide</u> large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. Additional eating and drinking establishments are regulated to prevent over-concentration, while ground-story entertainment and financial service uses are monitored in order to limit the problems of traffic, congestion, noise and late-night activity associated with such uses and to protect existing neighborhood-serving businesses. Other controls restricting

late-night activity, hotels, automobile uses, and drive-up facilities are designed to preserve the low-intensity character of the district.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibitions of upper story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

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

11			Outer Clement Street
12	Zoning Category	§ References	Controls
13	BUILDING STANDARD	S	
14	Massing and Setbacks		
15	Height and Bulk Limits	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet
16		106, 250–252,	HT03 and HT04 for more information. Height
17		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
18		261.1, 270,	
19		<u>270.3,</u> 271 .	
20		See also	
21		Height and	
22		Bulk District	
23		Maps	
24	* * * *		

1	Front Setback and	§§ 130, 131,	Generally Nnot Rn	equired- <u>; however</u>	, if the existing
2	Side Yard	132, 133	sidewalk does not	meet the recommen	ded width
3			required by the Be	tter Streets Plan, a	front setback
4			shall be provided s	so that, when comb	ined with the
5			existing sidewalk,	the total distance fr	om the curb to
6			the building fronta	ge meets or exceed	s the required
7			recommended width under the Better Streets Plan.		
8			This setback is required only up to 15 feet above stre		
9			grade. See § 132(e).		
10	* * * *				
11	Miscellaneous				
12	* * * *				
13	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>
14	<u>Standards</u>	Commerce and	Design Standards,	and any other app	licable design
15		Industry	guidelines that hav	ve been approved b	y the Planning
16		Element	Commission.		
17	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
18			zoning modification	ns for eligible proj	ects in the R-4
19			Height and Bulk D	<u> Pistrict.</u>	
20	RESIDENTIAL STANDA	ARDS AND USES	3		
21	Development Standard	ds			
22	* * * *				
23	Residential Uses		C	ontrols by Story	1
24			1st	2nd	3rd +
25	Residential Uses	§102	Р	Р	Р

1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.
2	Unit <i>Density</i>	207.2	
3	Dwelling Unit Density.	§§ 102, 207	1 unit per 600 square foot lot area, or the density
4	<u>General</u>		permitted in the nearest R District, whichever is
5			greater.Form-Based Density.
6	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
7	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
8	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
9	<u>Size</u>		equivalent Floor Area Ratio for any individual
10			Dwelling Unit of 1.2:1. C for Dwelling Units that
11			exceed the greater of those thresholds.
12	Group Housing Density	§208	1 bedroom per 210 square foot lot area, or the density
13			permitted in the nearest R District, whichever is
14			greater. Form-Based Density.
15	* * * *		
16	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise
17		202.2(f), 207	permitted as a Principal Use in the district and
18			meeting all the requirements of § 202.2(f)(1). C up to
19			twice the number of dwelling units otherwise
20			permitted as a Principal Use in the district and
21			meeting all requirements of § 202.2(f)(1), except for §
22			202.2(f)(1)(D)(iv), related to location.Form-Based
23			Density.
24	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
25	Conversion, Demolition,		

or Merger of Dwelling					
Units, including					
<u>Residential Flats</u>				T	
		1st	2nd	3rd+	
Residential Conversion	§ 317	ϵ	N P	NP	
Residential Demolition	§ 317	ϵ	ϵ	C	
and Merger					
NON-RESIDENTIAL ST	TANDARDS AND	USES			
Development Standard	ds				
Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may	
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.		
* * * *					

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Fillmore Street Neighborhood Commercial District is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The Upper Fillmore District controls are designed to *protect* <u>reflect</u> the existing building scale and promote new mixed-use development which is in character with adjacent buildings.

Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings. Special controls are designed to preserve *the existingan* equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, additional bars (unless part of a restaurant) and formula retail establishments are prohibited, and financial service uses are limited. In order to promote continuous retail frontage, drive-up and most automobile uses are prohibited.

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 Section 207.1 of this Code.

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

		Upper Fillmore Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet
	106, 250–252,	HT02 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	

1		Height and	
2		Bulk District	
3		Maps	
4	* * * *		
5	Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired-; however, if the existing</u>
6	Side Yard	132, 133	sidewalk does not meet the recommended width
7			required by the Better Streets Plan, a front setback
8			shall be provided so that, when combined with the
9			existing sidewalk, the total distance from the curb to
10			the building frontage meets or exceeds the required
11			recommended width under the Better Streets Plan.
12			This setback is required only up to 15 feet above street
13			grade. See § 132(e).
14	* * * *		
15	Miscellaneous		
16	* * * *		
17	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
18	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
19		and Industry	guidelines that have been approved by the Planning
20		Element	Commission.
21	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
22			zoning modifications for eligible projects in the R-4
23			Height and Bulk District.
24	RESIDENTIAL STANDA	ARDS AND USE	S
25	Development Standard	ls	

1	* * * *				
2	Residential Uses		Controls by Story		
3			1st	2nd	3rd +
4	Residential Uses	§102	Р	Р	Р
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2		
6	Unit <i>Density</i>	207.2			
7	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density		
8	<u>General</u>		permitted in the nearest R District, whichever is		
9			greater.Form-Based Density.		
10	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
11	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
12	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
13	<u>Size</u>		equivalent F	loor Area Ratio for	any individual
14			Dwelling Un	nit of 1.2:1. C for D	welling Units that
15			exceed the g	reater of those thres	sholds.
16	Group Housing Density	§208	Up to 1 bedi	room per 210 square	e foot lot area, or the
17			density pern	nitted in the nearest	R District, whichever
18			is greater. <u>F</u>	orm-Based Density.	
19	* * * *				
20	Senior Housing Density	§§102,	P up to twic	e the number of dwe	lling units otherwise
21		202.2(f), 207	permitted as	a Principal Use in	the district and
22			meeting all	the requirements of	§ 202.2(f)(1). C up to
23			twice the nu	mber of dwelling un	its otherwise
24			permitted as	a Principal Use in	the district and
25			meeting all	requirements of § 20)2.2(f)(1), except for §

1			202.2(f)(1)(D)(iv), related to location.Form-Based			
2			<u>Density.</u>			
3	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
4	Conversion, Demolition,					
5	or Merger of Dwelling					
6	Units, including					
7	Residential Flats					
8			1st	2nd	3rd +	
9	Residential Conversion	§ 317	ϵ	ϵ	NP	
10	Residential Demolition	§ 317	ϵ	$ \epsilon $	ϵ	
11	and Merger					
12	NON-RESIDENTIAL STA	ANDARDS AND	USES			
13	Development Standards	5				
14	Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Office Uses minimum intensities may			
15		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
16	* * * *					

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Northwest of the City's geographical center, the Haight Street Neighborhood
Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight
Street between Stanyan and Central Avenue, including a portion of Stanyan Street between
Haight and Beulah. The shopping area provides convenience goods and services to local
Haight-Ashbury residents, as well as comparison shopping goods and services to a larger
market area. The commercial district is also frequented by users of Golden Gate Park on

weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the $d\underline{D}$ istrict's mixed residential-commercial character.

The Haight Street District controls are designed to *protect reflect* the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed-use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls limit additional drinking uses and tourist hotels. Prohibitions of most automobile and drive-up uses protect the *dDistrict's* continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibition of upper-story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARD	BUILDING STANDARDS					
Massing and Setbacks						

1	Height and Bulk Limits.	§§ 102, 105,	40 X. Varies. See Height and Bulk Map Sheets
2		106, 250–252,	HT06 and HT07 for more information. Height
3		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired-; however, if the existing</u>
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce and	Design Standards, and any other applicable design

1		Industry	guidelines that hay	ve been approved b	y the Planning	
2		Element	Commission.			
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other			
4			zoning modificatio	ns for eligible proj	ects in the R-4	
5			Height and Bulk D	<u> Pistrict.</u>		
6	RESIDENTIAL STANDARDS AND USES					
7	Development Standards					
8	* * * *					
9	Residential Uses			Controls by Story		
10			1st	2nd	3rd +	
11	Residential Uses	§102	Р	Р	Р	
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.	
13	Unit <i>Density</i>	207.2				
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 squ	are foot lot area, o	r the density	
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is	
16			greater.Form-Base	ed Density.		
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location,	but generally	
18	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
20	<u>Size</u>		equivalent Floor Area Ratio for any individual			
21			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that	
22			exceed the greater	of those thresholds	<u>s.</u>	

Group Housing Density

§208

23

24

25

1 bedroom per 210 square foot lot area, or the density

permitted in the nearest R District, whichever is

greater.Form-Based Density

		T				
1	* * * *					
2	Senior Housing Density	§§102,	P up to twice the	number of dwelling	g units otherwise	
3		202.2(f), 207	permitted as a Pr	incipal Use in the c	district and	
4			meeting all the re	equirements of § 20	2.2(f)(1). C up to	
5			twice the number of dwelling units otherwise			
6			permitted as a Pr	incipal Use in the c	district and	
7			meeting all requirements of § 202.2(f)(1), except for §			
8			202.2(f)(1)(D)(iv), related to location.Form-Based			
9			Density.			
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
11	Conversion, Demolition,					
12	or Merger of Dwelling					
13	Units, including					
14	Residential Flats			<u>, </u>		
15			1st	2nd	3rd+	
16	Residential Conversion	§ 317	ϵ	N P	NP	
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
18	and Merger					
19	NON-RESIDENTIAL STA	ANDARDS AND	USES			
20	Development Standard	S				
21	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Off</i>	ice Uses minimum	intensities may	
22		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
23	* * * *					
24	* * *					

1 SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT. 2 3 Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL 4 DISTRICT 5 **ZONING CONTROL TABLE** 6 7 **Excelsior Outer Mission NCD** 8 **Zoning Category** § References Controls 9 **BUILDING STANDARDS** 10 Massing and Setbacks 11 12 Front Setback and §§ 130, 131, Generally Not Rrequired; however, if the existing 13 Side Yard 132, 133 sidewalk does not meet the recommended width 14 required by the Better Streets Plan, a front setback 15 shall be provided so that, when combined with the 16 existing sidewalk, the total distance from the curb to 17 the building frontage meets or exceeds the required 18 recommended width under the Better Streets Plan. 19 This setback is required only up to 15 feet above street 20 grade. See § 132(e). 21 22 Miscellaneous 23

General Plan

Commerce

Standards

Design Guidelines and

24

25

Subject to the Urban Design Guidelines, Citywide

Design Standards, and any other applicable design

		1	1		
1		and Industry	guidelines that have been approved by the Planning		
2		Element	Commission.		
3	RESIDENTIAL STANDA	ARDS AND USE	S		
4	Development Standard	s			
5	* * * *				
6	Residential Uses Controls by Story			1	
7			1st	2nd	3rd +
8	Residential Uses	§102	Р	Р	Р
9	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
10	Unit	207.2			
11	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 600 square foot lot area		
12	<u>General</u>				
13	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
14	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
15	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Flo	oor Area or an
16	<u>Size</u>		equivalent Floor A	rea Ratio for any i	<u>ndividual</u>
17			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
18			exceed the greater	of those thresholds	<u>v.</u>
19	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	area.
20	* * * *				
21	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>7</u>	
22	Conversion, Demolition,				
23	or Merger of Dwelling				
24	Units, including				
25	Residential Flats				

Reside		\$ 317 \$ 317 SANDARDS AND	€ €	€	€	
and M	e rger			€	ϵ	
NON-		ANDARDS AND	USFS			
11011	RESIDENTIAL ST	ANDARDS AND	USES			
		NON-RESIDENTIAL STANDARDS AND USES				
Deve	Development Standards					
Floor	Area Ratio	§§ 102, 123,	3.6 to 1. For Offi	ce Uses minimum i	intensities may	
		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.		
* *	* * * *					

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Japantown NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARDS						
Massing and Setbacks						
* * * *						
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing				
Side Yard	132, 133	sidewalk does not meet the recommended width				
		required by the Better Streets Plan, a front setback				
		shall be provided so that, when combined with the				
		existing sidewalk, the total distance from the curb to				

1			the building fronta	ige meets or exceed	ls the required
2			recommended wid	th under the Better	Streets Plan.
3			This setback is req	uired only up to 15	feet above street
4			grade. See § 132(e	<u>.).</u>	
5	* * * *				
6	Miscellaneous				
7	* * * *				
8	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>
9	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design
10		and Industry	guidelines that hav	ve been approved b	y the Planning
11		Element	Commission.		
12	RESIDENTIAL STANDA	RDS AND USES	S		
13	Development Standard	s			
14	* * * *				
15	Residential Uses		Controls by Story		
16			1st	2nd	3rd +
17	Residential Uses	§102	Р	Р	Р
18	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
19	Unit	207.2			
20	Dwelling Unit Density,	§§ 102, 207	1 unit per 400 sq	uare foot lot area	
21	<u>General</u>				
22	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally
23	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.

1	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ire feet of Gross Flo	oor Area or an
2	<u>Size</u>		equivalent Floor A	area Ratio for any i	ndividual
3			Dwelling Unit of I	.2:1. C for Dwellin	ng Units that
4			exceed the greater	of those thresholds	<u>.</u>
5	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	area.
6	* * * *				
7	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>Z</u>	
8	Conversion, Demolition,				
9	or Merger of Dwelling				
10	<u>Units, including</u>				
11	<u>Residential Flats</u>				
12			1st	2nd	3rd+
13	Residential Conversion	§ 317	ϵ	ϵ	ϵ
14	Residential Demolition	§ 317	ϵ	ϵ	ϵ
15	and Merger				
16	NON-RESIDENTIAL STA	ANDARDS AND	USES		
17	Development Standard	S			
18	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office</i>	ce Uses minimum in	ntensities may
19		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
20	* * * *				
	L				

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of

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Broadway. North Beach functions as a neighborhood-serving marketplace, eCitywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the dDistrict has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and professional services has also upset the dDistrict's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

* * * *

In keeping with the <u>4D</u>istrict's existing mixed-use character, housing development in new buildings is encouraged above the ground floor. Existing residential units are protected by <u>prohibitions limitations</u> of upper-story conversions, mergers, removals, and demolitions. <u>Per Section 207.1 of this Code</u>, Accessory Dwelling Units are permitted within the existing building envelope, but may not eliminate or reduce ground-story retail or commercial space.

Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		North Beach NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				

1	Height and Bulk Limits.	§§ 102, 105,	40 X. Varies. See Height and Bulk Map Sheet
2		106, 250–252,	HT01 for more information. Height sculpting
3		260, <u>263.19,</u>	required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the General Plan's Urban Design
24	<u>Standards</u>	Commerce	Guidelines, Citywide Design Standards, and historic
25			resource consideration, and any other applicable

1		and Industry	design guidelines	that have been appr	roved by the
2		Element	Planning Commission	sion. Properties in	this District
3			have been identi	fied as potentially	eligible for
4			National Registe	r or California Re	gister.
5	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional heigh	t, and other
6			zoning modification	ons for eligible proj	ects in the R-4
7			Height and Bulk L	<u> District.</u>	
8	RESIDENTIAL STANDA	ARDS AND USE	8		
9	Development Standard	ls			
10	* * * *				
10 11	* * * * Residential Uses		C	Controls by Story	1
	* * * * Residential Uses		1st	Controls by Story	7 3rd +
11	* * * * Residential Uses Residential Uses	§102			
11 12		§102 §§102, 207.1,	1st NP(11)	2nd	3rd + P
11 12 13	Residential Uses		1st NP(11)	2nd P	3rd + P
11 12 13 14	Residential Uses Accessory Dwelling	§§102, 207.1,	1st NP(11) P per Planning C	2nd P	3rd + P 07.1 and 207.2.
11 12 13 14 15	Residential Uses Accessory Dwelling Units	§§102, 207.1, 207.2	1st NP(11) P per Planning C 1 unit per 400 sq	2nd P Code Sections § § 20	3rd + P 07.1 and 207.2. , or the density

25	<u>Size</u>

19

20

21

22

23

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Minimum Dwelling Unit

Densities, if Applicable

Maximum Dwelling Unit

<u>§ 207.9</u>

§§ 207.10, 317

Form-Based Density applies within the R-4 Height

Varies depending on project location, but generally

ranges between 50 and 100 dwelling units per acre.

P up to 4,000 square feet of Gross Floor Area or an

equivalent Floor Area Ratio for any individual

and Bulk District (§§ 263.19, 270(i)).

1			Dwelling Unit of 1.2:1. C for Dwelling Units that
2			exceed the greater of those thresholds.
3	Group Housing <u>Density</u>	§208	1 bedroom per 140 square foot lot area, or the
4			density permitted in the nearest R District, whichever
5			<u>is greater</u> .
6			
7			Form-Based Density applies within the R-4 Height
8			and Bulk District (§§ 263.19, 270(i)).
9	* * * *		
10	Senior Housing <u>Density</u>	§§102,	P up to twice the number of dwelling units
11		202.2(f), 207	otherwise permitted as a Principal Use in the
12			district and meeting all the requirements of §
13			202.2(f)(1). C up to twice the number of dwelling
14			units otherwise permitted as a Principal Use in
15			the district and meeting all requirements of §
16			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related
17			to location.
18			
19			Form-Based Density applies within the R-4 Height
20			and Bulk District (§§ 263.19, 270(i)).
21	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
22	Conversion, Demolition,		
23	or Merger of Dwelling		
24	Units, including		
25	<u>Residential Flats</u>		

1			1st	2nd	3rd+	
2	Residential Conversion	§§ 317,	$ \epsilon $	NP	NP	
3		780.3(c)(4)				
4	Residential Demolition	§§ 317,	ϵ	NP	NP	
5	and Merger	780.3(c)(4)				
6	NON-RESIDENTIAL STANDARDS AND USES					
7	Development Standards					
8	Floor Area Ratio §§ 102, 123, 1.8 to 1. For Office Uses minimum intensities may				ntensities may	
9	124 <u>, 207.9</u> apply pursuant to § 207.9.					
10	* * * *					
11	1 * Not listed below					
12	(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))					
13	* * * *					
14	(a) Installing a gar	age in an existin	g or proposed res	sidential building	of two or more	
15	units requires a mandatory	y Discretionary R	Review by the Plan	nning Commissio	n. In order to	
16	approve the installation of any garage in these districts, the City shall find that:					
17	* * * *					
18	(iv) the gar	age would not fro	ont on an Alley pu	rsuant to Section	155(r)(2 <u>1</u>) of this	
19	Code or on a public right-o	of-way narrower	than 41 feet, and			
20	* * * *					
21						
22	SEC. 723. POLK S	TREET NEIGHE	BORHOOD COM	MERCIAL DISTR	ICT.	
23	* * * *					
24	(b) Controls.					

(1) Purposes. The Polk Street District controls are designed to encourage and
promote development that is compatible with the surrounding neighborhood. The building
standards <i>monitor</i> guide large-scale development and protect rear yards at residential levels.
Consistent with Polk Street's existing mixed-use character, new buildings may contain most
commercial uses at the First Story. The controls encourage neighborhood-serving
businesses. They also prohibit new adult entertainment uses. Restrictions on drive-up and
most automobile uses protect the district's continuous retail frontage and prevent further traffic
congestion.

Housing developed in new buildings is encouraged above the First Story, especially in the less intensely developed portions of the district along Larkin Street and on large lots throughout the district. New housing development requires 40% or more two-bedroom plus units to encourage families to live in the district. Parking is limited in new developments given the <u>dD</u>istrict's transit access and the proximity to bus rapid transit along Van Ness Avenue parallel to the district. <u>Existing housing units are protected by on demolitions and upper story conversions</u>. Accessory Dwelling Units are permitted <u>within the district pursuant to Section 207.1 of this Code</u>.

* * * *

(4) Loss of Residential Units. To prevent the loss of existing Residential Units, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.

(54) **Neighborhood Commercial Design Guidelines.** The construction of new buildings and alteration of existing buildings in the Polk Street NC District shall be consistent with the design policies and guidelines of the General Plan and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an

- 1 existing residential building in order to bring it into conformity with the *Citywide Design*
- 2 <u>Standards</u>, "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These
- 3 modifications may include, but are not limited to, changes in siting, building envelope, scale
- 4 texture and detailing, openings, and landscaping.

6

Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

7		ZONIN	NG CONTROL TABLE
8			Polk Street NCD
9	Zoning Category	§ References	Controls
10	BUILDING STANDARD	S	
11	Massing and Setbacks		
12	Height and Bulk Limits.	§§ 102, 105,	Varies. 65-A, 80-A, and 130-E. See Height and Bulk
13		106, 250–252,	Map Sheet HT02 for more information. Height
14		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
15		261.1, 270,	
16		<u>270.3,</u> 271 .	
17		See also	
18		Height and	
19		Bulk District	
20		Maps	
21	* * * *		
22	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
23	Side Yard	132, 133	sidewalk does not meet the recommended width
24			required by the Better Streets Plan, a front setback
25			shall be provided so that, when combined with the

1			existing sidewalk, the total distance from the curb to	
2			the building frontage meets or exceeds the required	
3			recommended width under the Better Streets Plan.	
4			This setback is required only up to 15 feet above street	
5			grade. See § 132(e).	
6	Streetscape and	§ 138.1	Required.	
7	Pedestrian Improvements			
8	Street Frontage and Pu	blic Realm		
9	Streetscape and	<u>§ 138.1</u>	Required.	
10	Pedestrian Improvements			
11	Street Frontage	§ 145.1	Required; controls apply to above-grade parking	
12	Requirements		setbacks, parking and loading entrances, active	
13			uses, ground floor ceiling height, street-facing	
14			ground-level spaces, transparency and	
15			fenestration, and gates, railings, and grillwork.	
16			Exceptions permitted for historic buildings.	
17	* * * *			
18	Miscellaneous			
19	* * * *			
20	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
21	<u>Standards</u>	Commerce	Design Standards, and the Polk/Pacific Special	
22		and Industry	Area Design Guidelines, and any other applicable	
23		Element and	design guidelines that have been approved by the	
24		the	Planning Commission.	
25		Polk/Pacific		
16 17 18 19 20 21 22 23 24	Miscellaneous * * * * Design Guidelines and	Commerce and Industry Element and the	Subject to the Urban Design Guidelines, Citywide Design Standards, and the Polk/Pacific Special Area Design Guidelines, and any other applicable design guidelines that have been approved by the	

1		Special Area				
2		Design				
3		Guidelines				
4	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional heigh	nt, and other	
5			zoning modification	ons for eligible proj	ects in the R-4	
6			Height and Bulk L	District.		
7	RESIDENTIAL STANDA	ARDS AND USES	S			
8	Development Standard	S				
9	* * * *					
10	Dwelling Unit Mix	§ 207.6	Generally <i>Rr</i> equired for creation of five or more			
11			Dwelling Units. No less than 40% of the total			
12			number of proposed Dwelling Units shall contain			
13			at least two bedrooms; or no less than 30% of the			
14			total number of p	proposed Dwelling	g Units shall	
15			contain at least t			
16	* * * *					
17	Residential Uses		(Controls by Story	ı	
18			1st	2nd	3rd +	
19	Residential Uses	§102	Р	Р	Р	
20	Accessory Dwelling	§§102, 207.1,	<u> </u>			
21	Units	207.2	per transming dead seemons in 2011. Gird 20112.			
22	Dwelling Units <u>Density,</u>	§§ 102, 207	1 unit per 400 square foot lot area, or the density			
23	<u>General</u>		permitted in the nearest R District, whichever is			
24			greater.Form-Based Density.			
25		ı				

1	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
2	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
3	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fi	loor Area or an	
4	<u>Size</u>		equivalent Floor Area Ratio for any individual			
5			Dwelling Unit of	1.2:1. <i>C for Dwelli</i>	ng Units that	
6			exceed the greater	r of those threshold	<u>S.</u>	
7	Residential	§208	1 bedroom per 14	0 square foot lot ar	rea, or the density	
8	Density, Group Housing		permitted in the n	earest R District, w	hichever is	
9	<u>Density</u>		greater.Form-Bas	ed Density.		
10	* * * *					
11	Senior Housing <u>Density</u>	§§102,	P up to twice the t	number of dwelling	units otherwise	
12		202.2(f), 207	permitted as a Pri	ncipal Use in the d	istrict and	
13			meeting all the red	quirements of § 202	2.2(f)(1). C up to	
14			twice the number	of dwelling units of	therwise	
15			permitted as a Pri	ncipal Use in the d	listrict and	
16			meeting all requir	ements of § 202.2(j	f)(1), except for §	
17			202.2(f)(1)(D)(iv)	, related to location	1. Form-Based	
18			Density.			
19	Loss and Division of	<u>§ 317</u>	Controls by Story	<u>C</u>		
20	Dwelling Units:					
21	Conversion, Demolition,					
22	or Merger of Dwelling					
23	Units, including					
24	<u>Residential Flats</u>					
25			1st	2nd	3rd+	

Residential Conversion	§ 317	NP	NP	NP		
Residential Demolition	§ 317	NP	NP	N P		
and Merger						
Division of Dwelling	§ 207.8	Division of existi	Division of existing Dwelling Units P per §_207.8.			
Units						
NON-RESIDENTIAL S	TANDARDS AND) USES (7)				
Development Standar	ds					
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>				
	124 , <i>207.9</i>	apply pursuant to § 207.9.				

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial District functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce Streets. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the City. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street District controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards <code>monitorguide</code> large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; <code>a conditional use authorization is required if a general retail uses are permitted at the second story only if such use would not involve conversion of any existing housing units. Special controls are designed to protect existing neighborhood-serving ground-story retail uses. Limits on financial service uses are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the <code>dD</code>istrict is encouraged by requiring conditional use authorization for bars and restricting late-night commercial activity. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.</code>

Housing development in new buildings is encouraged above the second story. *Existing* residential units are protected by limitations on demolitions and prohibitions of upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

	Sacramento Street NCD					
Zoning Category	§ References	Controls				
BUILDING STANDARI	BUILDING STANDARDS					
Massing and Setbacks						

1	Height and Bulk Limits.	§§ 102, 105,	Varies. 40 X. See Height and Bulk Map Sheets
2		106, 250–252,	HT02 and HT03 for more information. Height
3		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *	T	
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

		_				
1		and Industry	guidelines that have been approved by the Planning			
2		Element	Commission.			
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other			
4			zoning modification	ons for eligible pro	iects in the R-4	
5			Height and Bulk L	<u>District.</u>		
6	RESIDENTIAL STANDA	ARDS AND USE	S			
7	Development Standard	s				
8	* * * *					
9	Residential Uses		C	Controls by Story	y	
10			1st	2nd	3rd +	
11	Residential Uses	§102	Р	Р	Р	
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code <i>Sections</i> §§ 20	07.1 and 207.2.	
13	Unit s	207.2				
14	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density	
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is	
16			greater.Form-Bas	ed Density.		
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
18	<u>Densities, if Applicable</u>		ranges between 50	and 100 dwelling	units per acre.	
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an	
20	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>individual</u>	
21			Dwelling Unit of 1.2:1. C for Dwelling Units that			
22			exceed the greater	of those threshold	<u>s.</u>	
23	Group Housing <u>Density</u>	§208	1 bedroom per 27.	5 square foot lot ar	ea, or the density	
24			permitted in the ne	earest R District, w	hichever is	

permitted in the nearest R District, whichever is

greater.Form-Based Density.

* * * *					
Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	g units otherwise	
	202.2(f), 207	permitted as a Pr	incipal Use in the	district and	
		meeting all the requirements of § 202.2(f)(1). C up to			
		twice the number	of dwelling units o	otherwise	
		permitted as a Pr	incipal Use in the c	district and	
		meeting all requi	rements of § 202.2((f)(1), except for §	
		202.2(f)(1)(D)(iv), related to location.Form-Based			
		<u>Density.</u>			
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
Conversion, Demolition,					
or Merger of Dwelling					
Units, including					
Residential Flats			T		
		1st	2nd	3rd+	
Residential Conversion	§ 317	ϵ	NP	N P	
Residential Demolition	§ 317	ϵ	ϵ	ϵ	
and Merger					
NON-RESIDENTIAL ST	ANDARDS AND	USES			
Development Standard	S	_			
Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Off</i>	ice Uses minimum	intensities may	
	124 <u>, 207.9</u>	apply pursuant to § 207.9.			
* * * *					

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

2 * * * *

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

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 Section 207.1 of this Code.

Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Union Street NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARI	BUILDING STANDARDS					
Massing and Setbacks						

Height and Bulk Limits.	§§ 102, 105,	Varies. 40 X. See Height and Bulk Map Sheet
	106, 250–252,	HT02 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *		
Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired.; however, if the existing</u>
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	* * * * Front Setback and Side Yard * * * * Miscellaneous * * * * Design Guidelines and	106, 250–252, 260, 263.19, 261.1, 270, 270.3, 271. See also Height and Bulk District Maps

1		and Industry	guidelines that have been approved by the Planning			
2		Element	Commission.			
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other			
4			zoning modification	ons for eligible proj	ects in the R-4	
5			Height and Bulk D	<u> District.</u>		
6	RESIDENTIAL STANDA	ARDS AND USE	S			
7	Development Standard	S				
8	* * * *					
9	Residential Uses		C	Controls by Story	1	
10			1st	2nd	3rd +	
11	Residential Uses	§102	Р	Р	Р	
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	7.1 and 207.2.	
13	Unit s <u>Density</u>	207.2				
14	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 600 squ	are foot lot area, o	r the density	
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is	
16			greater.Form-Based Density.			
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
18	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
20	<u>Size</u>		equivalent Floor Area Ratio for any individual			
21			Dwelling Unit of 1.2:1. C for Dwelling Units that			
22			exceed the greater of those thresholds.			
23	Group Housing <u>Density</u>	§208	1 bedroom per 210	O square foot lot ar	ea, or the density	
24			permitted in the ne	earest R District, w	hichever is	

greater. Form-Based Density.

1	* * * *					
2	Senior Housing <u>Density</u>	§§102,	P up to twice th	e number of dwellin	ig units otherwise	
3		202.2(f), 207	permitted as a I	Principal Use in the	district and	
4			meeting all the requirements of § 202.2(f)(1). C up to			
5			twice the number	er of dwelling units	otherwise	
6			permitted as a I	Principal Use in the	district and	
7			meeting all requ	uirements of § 202.2	2(f)(1), except for §	
8			202.2(f)(1)(D)(iv), related to location.Form-Based			
9			Density.			
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
11	Conversion, Demolition,					
12	or Merger of Dwelling					
13	Units, including					
14	Residential Flats					
15			1st	2nd	3rd+	
16	Residential Conversion	§ 317	ϵ	ϵ	ϵ	
17	Residential Demolition	§ 317	ϵ	ϵ	C	
18	and Merger					
19	NON-RESIDENTIAL ST	ANDARDS AND	USES			
20	Development Standard	s				
21	Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For O</i>	ffice Uses minimum	intensities may	
22		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
23	* * * *					
24	* * * *					

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OLU.	<i>i</i> 20.	FACIFIC	AVLINUL	NEIGHBUR	MIOOD (COMMENCIAL	DIGINIGI.

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(b) Controls.

(1) **Purposes.** The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way, and protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

* * * *

(3) Loss of Residential Units. To prevent the loss of existing Residential Units, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.

buildings and alteration of existing buildings in the Pacific Avenue Neighborhood Commercial District shall be consistent with the design policies and guidelines of the General Plan, the Citywide Design Standards, the Urban Design Guidelines and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing residential building in order to bring it into conformity with the Citywide Design Standards and the "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

2	ZONING CONTROL TABLE
_	ZONING CONTROL TABLE

		VG CONTROL TABLE
		Pacific Avenue NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. 40-X. See Height and Bulk Map Sheets
	106, 250–252,	HT01 and HT02 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *	T	
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).

1	* * * *				
2	Miscellaneous				
3	* * * *				
4	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
5	<u>Standards</u>	Commerce	Design Standards, and the Polk/Pacific Special		
6		and Industry	Area Design Guidelines, and any other applicable		
7		Element and	design guidelines that have been approved by the		
8		the	Planning Commission.		
9		Polk/Pacific			
10		Special Area			
11		Design			
12		Guidelines			
13	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other		
14			zoning modifications for eligible projects in the R-4		
15			Height and Bulk District.		
16	RESIDENTIAL STANDA	RDS AND USES	S		
17	Development Standard	S			
18	* * * *				
19	Dwelling Unit Mix	§ § 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more		
20			Dwelling Units. No less than 40% of the total		
21			number of proposed Dwelling Units shall contain		
22			at least two bedrooms; or no less than 30% of the		
23			total number of proposed Dwelling Units shall		
24			contain at least three bedrooms.		
25	* * * *				

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 2	07.1 and 207.2
Unit	207.2			
Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 1,000 sq	nare foot lot area,	or the density
<u>General</u>		permitted in the ne	earest R District, w	rhichever is
		greater.Form-Base	ed Density.	
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
<u>Size</u>		equivalent Floor A	rea Ratio for any	<u>individual</u>
		Dwelling Unit of 1	.2:1. C for Dwelli	ng Units that
		exceed the greater	of those threshold	<u>'s.</u>
Group Housing <u>Density</u>	§208	1 bedroom per 275	square foot lot ar	ea, or the densit
		permitted in the ne	earest R District, w	hichever is
		greater.Form-Base	ed Density.	
* * * *				
Senior Housing <i>Density</i>	§§102,	P up to twice the n	umber of dwelling	units otherwise
	202.2(f), 207	permitted as a Pri	ncipal Use in the d	istrict and
		meeting all the req	uirements of § 202	2.2(f)(1). C up to
		twice the number of	of dwelling units of	therwise
		permitted as a Pri	ncipal Use in the d	istrict and
		meeting all require	ements of § 202.2()	f)(1), except for

1			202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
2			Density.		
3	Loss and Division of	<u>§ 317</u>	Controls by Story	<u>C</u>	
4	Dwelling Units:				
5	Conversion, Demolition,				
6	or Merger of Dwelling				
7	Units, including				
8	Residential Flats				
9			1st	2nd	3rd+
10	Residential Conversion	§ 317	NP	NP	NP
11	Residential Demolition	§ 317	NP	NP	NP
12	Residential Merger	§ 317	NP	NP	NP
13	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	s P per <u>§</u> 207.8.
14	Units				
15	NON-RESIDENTIAL ST	ANDARDS AND	USES		
16	Development Standard	S			
17	Floor Area Ratio	§§ 102, 123,	1.5 to 1. <i>For Offi</i>	ce Uses minimum i	intensities may
18		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
19	* * * *				

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SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lakeside Village Neighborhood Commercial District is located in the southwestern part of the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a neighborhood serving shopping corridor nestled among single-family homes.

Lakeside Village has small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

Building controls for the Lakeside Village Neighborhood Commercial District promote *low-intensity various scales of development which *isare* compatible with the existing scale and character of the District. Commercial development is limited *to one story, with certain exceptions*. Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions*. Accessory Dwelling Units are permitted within the District *pursuant to Sections 207.1 and 207.2 of this Code*.

Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lakeside Village NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 26-X. See Height and Bulk		
	106, 250–252,	Map Sheet HT12 for more information. Height		
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.		

1		261.1, 270,	
2		<u>270.3,</u> 271 .	
3		See also	
4		Height and	
5		Bulk District	
6		Maps	
7	* * * *		
8	Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired-; however, if the existing</u>
9	Side Yard	132, 133	sidewalk does not meet the recommended width
10			required by the Better Streets Plan, a front setback
11			shall be provided so that, when combined with the
12			existing sidewalk, the total distance from the curb to
13			the building frontage meets or exceeds the required
14			recommended width under the Better Streets Plan.
15			This setback is required only up to 15 feet above street
16			grade. See § 132(e).
17	* * * *		
18	Miscellaneous		
19	* * * *	_	
20	Canopy or Marquee	§ 136.1	NP <u>(5)</u>
21	* * * *		
22	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
23	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
24		and Industry	guidelines that have been approved by the Planning
25		Element	Commission.

1	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional heigh	t, and other
2			zoning modification	ons for eligible proj	ects in the R-4
3			Height and Bulk L	<u> District.</u>	
4	RESIDENTIAL STANDA	RDS AND USE	S		
5	Development Standard	s			
6	* * * *				
7	Residential Uses		C	Controls by Story	1
8			1st	2nd	3rd +
9	Residential Uses	§102	Р	Р	Р
10	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	7.1 and 207.2.
11	Unit <i>Density</i>	207.2			
12	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density
13	<u>General</u>		permitted in the ne	earest R District, w	hichever is
14			greater.Form-Bas	ed Density.	
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
16	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
17	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an
18	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual
19			Dwelling Unit of I	.2:1. C for Dwellin	ng Units that
20			exceed the greater	of those thresholds	<u>s.</u>
21	Group Housing Density	§208	1 bedroom per 27.	5 square foot lot ar	ea, or the density
22			permitted in the ne	earest R District, w	hichever is
23			greater.Form-Bas	ed Density.	
24	* * * *				

1	Senior Housing Density	§§102,	P up to twice the	number of dwelling	units otherwise
2		202.2(f), 207	permitted as a Pr	incipal Use in the a	listrict and
3			meeting all the re	quirements of § 202	2.2(f)(1). C up to
4			twice the number	of dwelling units o	therwise
5			permitted as a Pr	incipal Use in the a	listrict and
6			meeting all requir	rements of § 202.2(j	f)(1), except for §
7			202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
8			Density.		
9	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
10	Conversion, Demolition,				
11	or Merger of Dwelling				
12	Units, including				
13	Residential Flats				
14			1st	2nd	3rd+
15	Residential Conversion	§ 317	ϵ	NP	NP.
16	Residential Demolition	§ 317	ϵ	ϵ	ϵ
17	and Merger				
18	NON-RESIDENTIAL STA	ANDARDS AND	USES		
19	Development Standard	S			
20	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
21		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	·
22	* * * *				

(5) Canopy is P if required as a wind mitigation feature.

23

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SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

Housing development in new buildings is encouraged above the ground story. *Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions.*Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

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

		24th Street – Noe Valley NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–252,	Map Sheet HT07 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *		
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>
3	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design
4		and Industry	guidelines that hav	ve been approved b	y the Planning
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
7			zoning modification	ns for eligible proj	ects in the R-4
8			Height and Bulk D	<u> Pistrict.</u>	
9	RESIDENTIAL STANDARDS AND USES				
10	Development Standard	S	T		
11	* * * *				
12	Dwelling Unit Mix	§ 207.7	Generally_Rrequired for creation of 10 or more		f 10 or more
13			Dwelling Units. N	lo less than 25%	of the total
14			number of propo	sed Dwelling Unit	s shall contain
15			at least two Bedr	ooms, and no les	s than 10% of
16			the total number	of proposed Dwe	lling Units shall
17			contain at least t	hree Bedrooms.	
18	* * * *		T		
19	Residential Uses		C	controls by Story	1
20			1st	2nd	3rd +
21	Residential Uses	§102	Р	Р	Р
22	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		07.1 and 207.2.
23	Unit <i>Density</i>	207.2			

Dwelling Units Density, General Separal Separate			1	T
Minimum Dwelling Unit \$207.9 Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.	1	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 600 square foot lot area, or the density
Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size Maximum Dwelling Unit Size Maximum Dwelling Unit Size Pup to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds. Group Housing Density Size Group Housing Density Size Group Housing Density Pup to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds. I bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater-Form-Based Density. Senior Housing Density Signature foot lot area, or the density permitted in the nearest R District, whichever is greater-Form-Based Density. Pup 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-Form-Based Density. Loss of Dwelling Units: Conversion, Demolition.	2	<u>General</u>		permitted in the nearest R District, whichever is
Densities, if Applicable Maximum Dwelling Unit Size Pup to 4.000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds. Density Group Housing Density Senior Area Ratio for any individual Dwelling Units 1.2:1. C for Dwelling Units that Exceed the greater of those threadson for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that Exceed the greater of those threadson for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that Exceed the greater of t	3			greater.Form-Based Density.
Maximum Dwelling Unit Size Pup to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds. I bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. Form-Based Density. Senior Housing Density Senior Housing Density Senior Housing Density Pup 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. Form-Based Density. Loss of Dwelling Units: Senior Housing Density Controls by StoryC	4	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
7 Size equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds. 10 Group Housing Density 11 Pup 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-Form-Based Density. Loss of Dwelling Units: Conversion, Demolition, 203. Conversion, Demolition,	5	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
B Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds. Group Housing Density 11	6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
Group Housing Density \$208 Density Senior Housing Density Senior Housing Density	7	<u>Size</u>		equivalent Floor Area Ratio for any individual
Group Housing <u>Density</u> 11 12 13 * * * * * Senior Housing <u>Density</u> 14 Senior Housing <u>Density</u> 15 16 17 18 19 19 20 20 20 20 20 20 20 20 20 2	8			Dwelling Unit of 1.2:1. C for Dwelling Units that
permitted in the nearest R District, whichever is greater. Form-Based Density. * * * * Senior Housing Density S§102, 202.2(f), 207 Pup 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. Form-Based Density. Loss of Dwelling Units: Conversion, Demolition, S317 Controls by StoryC	9			exceed the greater of those thresholds.
Senior Housing Senior Housing Senior Housing Senior Housing Senior Housing Density	10	Group Housing <u>Density</u>	§208	1 bedroom per 210 square foot lot area, or the density
Senior Housing Density \$\\$102, Pup to twice the number of dwelling units otherwise 202.2(f), 207 Permitted as a Principal Use in the district and meeting all the requirements of \\$202.2(f)(1). Cup 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. Form-Based Density. Loss of Dwelling Units: \\$317 Controls by StoryC	11			permitted in the nearest R District, whichever is
Senior Housing <u>Density</u> §§102, Pup to twice the number of dwelling units otherwise 202.2(f), 207 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 § 20 202.2(f)(1)(D)(iv), related to location. Form-Based Density. Loss of Dwelling Units: Controls by StoryC	12			greater.Form-Based Density.
202.2(f), 207 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. Form-Based Density. Loss of Dwelling Units: Conversion, Demolition, Controls by StoryC	13	* * * *		
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 § 20 20 20 202.2(f)(1)(D)(iv), related to location. Form-Based Density. Conversion, Demolition, 21 Conversion, Demolition,	14	Senior Housing <u>Density</u>	§§102,	P up to twice the number of dwelling units otherwise
17 18 19 20 21 22 Loss of Dwelling Units: State of 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. Form-Based Density. 22 Conversion, Demolition, 24 Conversion, Demolition,	15		202.2(f), 207	permitted as a Principal Use in the district and
18 19 20 20 21 22 22 Loss of Dwelling Units: \$\frac{\strict}{\strict}\$ \frac{\strict}{\strict}\$	16			meeting all the requirements of § 202.2(f)(1). C up to
19 20 21 22 Loss of Dwelling Units: \$ 317 Conversion, Demolition, permitted as a Trincipal ose in the district and meeting all requirements of \$ 202.2(f)(1), except for \$ 202.2(f)(1)(D)(iv), related to location. Form-Based Density. Controls by StoryC	17			twice the number of dwelling units otherwise
20 20 20 20 20 20 20 20 20 20 20 20 20 2	18			permitted as a Principal Use in the district and
21	19			meeting all requirements of § 202.2(f)(1), except for §
22 Loss of Dwelling Units: § 317 Controls by StoryC 23 Conversion, Demolition,	20			202.2(f)(1)(D)(iv), related to location.Form-Based
23 <u>Conversion, Demolition,</u>	21			<u>Density.</u>
Conversion, Demonitori,	22	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
24 or Merger of Dwelling	23	Conversion, Demolition,		
	24	or Merger of Dwelling		

1	Units, including				
2	<u>Residential Flats</u>				
3			1st	2nd	3rd+
4	Residential Conversion	§ 317	ϵ	NP	NP
5	Residential Demolition	§ 317	ϵ	C	C
6	and Merger				
7	NON-RESIDENTIAL STA	ANDARDS AND	USES		
8	Development Standard	S			
9	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
10		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
11	* * * *				

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

The West Portal Avenue District controls are designed to preserve the existing familyoriented, village character of West Portal Avenue. The building standards limit building heights to
26 feet and two stories and maintain the existing pattern of rear yards at the ground level and above.

The height, bulk and design of new development, especially on large lots, should respect the
small-to mid-scale character of the district and its surrounding residential neighborhoods. Lot
mergers creating large lots are discouraged. Individual nonresidential uses require conditional
use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute
limit to conform with the existing small use sizes in the district.

* * * *

Housing development *is limited* in new buildings is encouraged. Existing residential units are protected by limitations on demolition and prohibition of upper-story conversions; new construction is to be carefully reviewed to should ensure appropriate scale, design and compatibility with adjacent development. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

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

		West Portal Avenue NCD			
Zoning Category	§ References	Controls			
BUILDING STANDARDS					
Massing and Setbacks					
Height and Bulk Limits. §§ 102, 105,		Varies. 26-X. See Height and Bulk Map Sheets			
106, 250–252, HT06 and HT12 for more information. Height					
	260, 263.19,	sculpting required on Alleys per § 261.1.			

	-		
1		261.1, 270,	
2		<u>270.3,</u> 271 .	
3		See also	
4		Height and	
5		Bulk District	
6		Maps	
7	* * * *		
8	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
9	Side Yard	132, 133	sidewalk does not meet the recommended width
10			required by the Better Streets Plan, a front setback
11			shall be provided so that, when combined with the
12			existing sidewalk, the total distance from the curb to
13			the building frontage meets or exceeds the required
14			recommended width under the Better Streets Plan.
15			This setback is required only up to 15 feet above street
16			grade. See § 132(e).
17	* * * *		
18	Miscellaneous		
19	* * * *		
20	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
21	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
22		and Industry	guidelines that have been approved by the Planning
23		Element	Commission.

			1					
1	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other					
2			zoning modificat	ions for eligible pro	jects in the R-4			
3			Height and Bulk	District.				
4	RESIDENTIAL STANDA	ARDS AND USE	S					
5	Development Standards							
6	* * * *							
7	Residential Uses			Controls by Stor	y			
8			1st	2nd	3rd +			
9	Residential Uses	§102	Р	Р	NPP			
10	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.					
11	Units <u>Density</u>	207.2						
12	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 square foot lot area, or the density					
13	<u>General</u>		permitted in the nearest R District, whichever is					
14			greater.Form-Based Density.					
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally					
16	<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.					
17	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squ</u>	uare feet of Gross F	loor Area or an			
18	<u>Size</u>		equivalent Floor	Area Ratio for any	<u>individual</u>			
19			Dwelling Unit of 1.2:1. C for Dwelling Units that					
20			exceed the greater of those thresholds.					
21	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density					
22			permitted in the nearest R District, whichever is					
23			greater.Form-Based Density.					
24	* * * *							

1	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	g units otherwise			
2		202.2(f), 207	permitted as a Principal Use in the district and					
3			meeting all the re	quirements of § 20	2.2(f)(1). C up to			
4			twice the number	of dwelling units o	therwise			
5			permitted as a Pr	permitted as a Principal Use in the district and				
6			meeting all requir	meeting all requirements of § 202.2(f)(1), except for §				
7			202.2(f)(1)(D)(iv), related to location.Form-Based					
8			Density.					
9	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC					
10	Conversion, Demolition,							
11	or Merger of Dwelling							
12	Units, including							
13	Residential Flats							
14			1st	2nd	3rd+			
15	Residential Conversion	§ 317	ϵ	NP	NP			
16	Residential Demolition	§ 317	ϵ	ϵ	ϵ			
17	and Merger							
18	NON-RESIDENTIAL ST	ANDARDS AND	USES					
19	Development Standard	s						
20	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum	intensities may			
21		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.				
22	* * * *							
	-							

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

* * * *

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibition of upper-story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–252,	Map Sheets HT05 and HT06 for more
	260, <u>263.19,</u>	information. Height sculpting required on Alleys
	261.1, 270,	per § 261.1.
	<u>270.3,</u> 27 1.	

1		See also	
2		Height and	
3		Bulk District	
4		Maps	
5	* * * *		
6	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
7	Side Yard	132, 133	sidewalk does not meet the recommended width
8			required by the Better Streets Plan, a front setback
9			shall be provided so that, when combined with the
0			existing sidewalk, the total distance from the curb to
1			the building frontage meets or exceeds the required
2			recommended width under the Better Streets Plan.
3			This setback is required only up to 15 feet above street
4			grade. See § 132(e).
5	* * * *		
6	Miscellaneous		
7	* * * *		
8	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
9	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
20		and Industry	guidelines that have been approved by the Planning
21		Element	Commission.
22	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
23			zoning modifications for eligible projects in the R-4
24			Height and Bulk District.
25	RESIDENTIAL STANDA	ARDS AND USE	s
	•		

1	Development Standards						
2	* * * *						
3	Residential Uses		Controls by Story				
4			1st	2nd	3rd +		
5	Residential Uses	<u>§ 102</u>	Р	Р	Р		
6	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.				
7	Units <u>Density</u>	207.2					
8	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density		
9	<u>General</u>		permitted in the nearest R District, whichever is				
10			greater.Form-Based Density.				
11	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally				
12	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.				
13	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an				
14	<u>Size</u>		equivalent Floor Area Ratio for any individual				
15			Dwelling Unit of 1.2:1. C for Dwelling Units that				
16			exceed the greater	of those threshold	<u>s.</u>		
17	Group Housing <u>Density</u>	§208	1 bedroom per 27:	5 square foot lot ar	ea, or the density		
18			permitted in the ne	earest R District, w	hichever is		
19			greater.Form-Bas	ed Density.			
20	* * * *						
21	Senior Housing <u>Density</u>	§§102,	P up to twice the r	number of dwelling	units otherwise		
22		202.2(f), 207	permitted as a Pri	ncipal Use in the d	istrict and		
23			meeting all the req	uirements of § 202	2.2(f)(1). C up to		
24			twice the number of	of dwelling units ot	herwise		
25			permitted as a Pri	ncipal Use in the d	istrict and		

1			meeting all requirements of § 202.2(f)(1), except for §			
2			202.2(f)(1)(D)(iv), related to location.Form-Based			
3			<u>Density.</u>			
4	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>		
5	Conversion, Demolition,					
6	or Merger of Dwelling					
7	Units, including					
8	<u>Residential Flats</u>					
9			1st	2nd	3rd+	
10	Residential Conversion	§ 317	ϵ	NP	NP	
11	Residential Demolition	§ 317	ϵ	C	ϵ	
12	and Merger					
13	NON-RESIDENTIAL STA	ANDARDS AND	USES			
14	Development Standards	3				
15	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may	
16		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
17	* * * *					

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Noriega Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes *the non residential currently zoned NC-2* properties fronting both sides of Noriega Street between 19th and 27th and 30th through 33rd Avenues.

The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers

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from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow *small-various* scale *s of* buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Noriega Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT05
	106, 250–252,	and HT06 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	

	1	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *		
Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired-; however, if the existing</u>
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	and Industry	guidelines that have been approved by the Planning
	Element	Commission.
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
		zoning modifications for eligible projects in the R-4
		Height and Bulk District.
	Front Setback and Side Yard * * * * Miscellaneous * * * * Design Guidelines and Standards	See also Height and Bulk District Maps * * * * Front Setback and Side Yard * * * * Miscellaneous * * * * Design Guidelines and Standards Commerce and Industry Element

RESIDENTIAL STANDA	RESIDENTIAL STANDARDS AND USES					
Development Standards						
* * * *						
Off-Street Parking	§§ 145.1,	No car parking re	equired. Maximum	permitted per		
Requirements	150, 151, 153	§ 151. Bike parki	ing required per §	155.2. If car		
	- 156, 161,	parking is provide	ed, car share spa	ces are		
	166, 204.5	required when a project has 50 units or more per				
§ 166.						
* * * *						
Residential Uses Controls by Story				,		
		1st	2nd	3rd +		
Residential Uses	§102	Р	Р	Р		
Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections § 207.1 and 207.2.				
Unit	207.2					
Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 square foot lot area, or the density				
<u>General</u>		permitted in the nearest R District, whichever is				
		greater.Form-Base	ed Density.			
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally				
<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.				
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an				
<u>Size</u>		equivalent Floor Area Ratio for any individual				
		Dwelling Unit of 1.2:1. C for Dwelling Units that				
		exceed the greater	of those thresholds	<u>v.</u>		

	1	1		
Group Housing <u>Density</u>	§208	1 bedroom per 27	'5 square foot lot a	rea, or the density
		permitted in the n	earest R District, w	vhichever is
		greater.Form-Bas	sed Density.	
* * * *				
Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
	202.2(f), 207	permitted as a Pri	incipal Use in the a	listrict and
		meeting all the re	quirements of § 202	2.2(f)(1). C up to
		twice the number	of dwelling units o	therwise
		permitted as a Pri	incipal Use in the a	listrict and
		meeting all requir	rements of § 202.2(f)(1), except for §
		202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
		<u>Density.</u>		
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
Conversion, Demolition,				
or Merger of Dwelling				
Units, including				
Residential Flats				
		1st	2nd	3rd+
Residential Conversion	§ 317	ϵ	ϵ	N P
Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL ST	ANDARDS AND	USES		
Development Standard	S			
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
	* * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion Residential Demolition and Merger NON-RESIDENTIAL STA	* * * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion Residential Demolition and Merger NON-RESIDENTIAL STANDARDS AND Development Standards Floor Area Ratio §§ 102, 123,	Senior Housing Density \$\frac{8}{2}\text{102}, \text{Pup to twice the number} \\ permitted as a Promeeting all the recting all required as a Promeeting all required as a Promeet	permitted in the nearest R District, we greater, Form-Based Density. * * * * Senior Housing Density \$\\$102, 202.2(\frac{f}{t}), 207 Pup to twice the number of dwelling permitted as a Principal Use in the emeeting all the requirements of \$20. twice the number of dwelling units of permitted as a Principal Use in the emeeting all requirements of \$20.2(202.2(\frac{f}{t}))) \text{(D)}(\frac{iv}{t}), related to location Density.} Loss of Dwelling Units: \[\frac{\sqrt{s}}{202.2(\frac{f}{t})} \text{(D)}(\frac{iv}{t}), related to location Density. \] \[\frac{Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats \[\frac{\sqrt{s}}{317} \text{C} \text{C} \] \[\frac{\sqrt{s}}{4st} \frac{2nd}{2nd} \] \[\frac{\sqrt{s}}{2nd} \frac{2nd}{2nd} \] \[\sqr

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2 * * * *

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes *the non residential currently zoned NC 2* properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-<u>to mid</u>-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Irving Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for
	106, 250–252,	more information. Height sculpting required on
	260, <u>263.19,</u>	Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *	T	
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired.; however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		

1	* * * *	_			
2	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywid		elines <u>, <i>Citywide</i></u>
3	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design
4		and Industry	guidelines that hav	ve been approved b	y the Planning
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional heigh	t, and other
7			zoning modification	ons for eligible proj	ects in the R-4
8			Height and Bulk D	<u> District.</u>	
9	RESIDENTIAL STANDARDS AND USES				
0	Development Standards				
1	* * * *				
2	Residential Uses		C	controls by Story	!
3			1st	2nd	3rd +
4	Residential Uses	§102	Р	Р	Р
5	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
6	Unit	207.2			
7	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 squ	are foot lot area, oi	r the density
3	<u>General</u>		permitted in the ne	earest R District, wi	hichever is
9			greater.Form-Based Density.		
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
21	<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.		units per acre.
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Flo	oor Area or an
23	<u>Size</u>		eauivalent Floor A	Area Ratio for any i	ndividual

25

Dwelling Unit of 1.2:1. C for Dwelling Units that

exceed the greater of those thresholds.

	1	1		
Group Housing <u>Density</u>	§208	1 bedroom per 27	'5 square foot lot a	rea, or the density
		permitted in the n	earest R District, w	vhichever is
		greater.Form-Bas	sed Density.	
* * * *				
Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
	202.2(f), 207	permitted as a Pri	incipal Use in the a	listrict and
		meeting all the re	quirements of § 202	2.2(f)(1). C up to
		twice the number	of dwelling units o	therwise
		permitted as a Pri	incipal Use in the a	listrict and
		meeting all requir	rements of § 202.2(f)(1), except for §
		202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
		<u>Density.</u>		
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
Conversion, Demolition,				
or Merger of Dwelling				
Units, including				
Residential Flats				
		1st	2nd	3rd+
Residential Conversion	§ 317	ϵ	ϵ	N P
Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL ST	ANDARDS AND	USES		
Development Standard	S			
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
	* * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion Residential Demolition and Merger NON-RESIDENTIAL STA	* * * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion Residential Demolition and Merger NON-RESIDENTIAL STANDARDS AND Development Standards Floor Area Ratio §§ 102, 123,	Senior Housing Density \$\frac{8}{2}\text{102}, \text{Pup to twice the number} \\ permitted as a Promeeting all the recting all required as a Promeeting all required as a Promeet	permitted in the nearest R District, we greater, Form-Based Density. * * * * Senior Housing Density \$\\$102, 202.2(\frac{f}{t}), 207 Pup to twice the number of dwelling permitted as a Principal Use in the emeeting all the requirements of \$20. twice the number of dwelling units of permitted as a Principal Use in the emeeting all requirements of \$20.2(202.2(\frac{f}{t}))) \text{(D)}(\frac{iv}{t}), related to location Density.} Loss of Dwelling Units: \[\frac{\sqrt{s}}{202.2(\frac{f}{t})} \text{(D)}(\frac{iv}{t}), related to location Density. \] \[\frac{Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats \[\frac{\sqrt{s}}{317} \text{C} \text{C} \] \[\frac{\sqrt{s}}{4st} \frac{2nd}{2nd} \] \[\frac{\sqrt{s}}{2nd} \frac{2nd}{2nd} \] \[\sqr

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SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the *non-residential currently zoned NC-2* properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-<u>to mid</u>scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

25			Taraval Street NCD
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1	Zoning Category	§ References	Controls
2	BUILDING STANDARD	S	
3	Massing and Setbacks		
4	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for
5		106, 250–252,	more information. Height sculpting required on
6		260, <u>263.19,</u>	Alleys per § 261.1.
7		261.1, 270,	
8		<u>270.3,</u> 271 .	
9		See also	
0		Height and	
1		Bulk District	
2		Maps.	
3	* * * *		
4	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
20			recommended width under the Better Streets Plan.
21			This setback is required only up to 15 feet above street
22			grade. See § 132(e).
23	* * * *		
.4	Miscellaneous		
5	* * * *		

Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
	and Industry	guidelines that have been approved by the Planning	
	Element	Commission.	
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning	
		modifications for eligible projects in the R-4 Height and	
		Bulk District.	
RESIDENTIAL STANDARDS AND USES			

Development Standards

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	07.1 and 207.2.
Unit	207.2			
Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		r the density
<u>General</u>		permitted in the ne	earest R District, w	hichever is
		greater.Form-Base	ed Density.	
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Fl	oor Area or an
<u>Size</u>		equivalent Floor A	<u>Area Ratio for any i</u>	ndividual
		Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
		exceed the greater	of those thresholds	<u>s.</u>

		1			
1	Group Housing <u>Density</u>	§208	1 bedroom per 27	'5 square foot lot ar	rea, or the density
2			permitted in the n	earest R District, w	hichever is
3			greater.Form-Bas	sed Density.	
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
6		202.2(f), 207	permitted as a Pri	incipal Use in the a	listrict and
7			meeting all the re	quirements of § 202	2.2(f)(1). C up to
8			twice the number	of dwelling units or	therwise
9			permitted as a Pri	incipal Use in the a	listrict and
10			meeting all requir	rements of § 202.2(f)(1), except for §
11			202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
12			<u>Density.</u>		
13	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
14	Conversion, Demolition,				
15	or Merger of Dwelling				
16	Units, including				
17	Residential Flats				
18			1st	2nd	3rd+
19	Residential Conversion	§ 317	ϵ	ϵ	NP
20	Residential Demolition	§ 317	ϵ	ϵ	ϵ
21	and Merger				
22	NON-RESIDENTIAL ST	ANDARDS AND	USES		
23	Development Standard	s			
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
25		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	

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SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the *non-residential currently zoned NC-2* properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-<u>to mid-</u>scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development-, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

25			Judah Street NCD
----	--	--	------------------

1	Zoning Category	§ References	Controls
2	BUILDING STANDARD	S	
3	Massing and Setbacks		
4	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for
5		106, 250–252,	more information. Height sculpting required on
6		260, <u>263.19,</u>	Alleys per § 261.1.
7		261.1, 270,	
8		<u>270.3,</u> 271 .	
9		See also	
10		Height and	
11		Bulk District	
12		Maps	
13	* * * *		
14	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
15	Side Yard	132, 133	sidewalk does not meet the recommended width
16			required by the Better Streets Plan, a front setback
17			shall be provided so that, when combined with the
18			existing sidewalk, the total distance from the curb to
19			the building frontage meets or exceeds the required
20			recommended width under the Better Streets Plan.
21			This setback is required only up to 15 feet above street
22			grade. See § 132(e).
23	* * * *		
24	Miscellaneous		
25	* * * *		

Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	and Industry	guidelines that have been approved by the Planning
	Element	Commission.
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
		zoning modifications for eligible projects in the R-4
		Height and Bulk District.
RESIDENTIAL STANDA	ARDS AND USE	S

Development Standards

* * * *

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
Unit	207.2			
Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
<u>General</u>		permitted in the nearest R District, whichever is		
		greater.Form-Based Density.		
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
<u>Size</u>		equivalent Floor Area Ratio for any individual		
		<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
		exceed the greater of those thresholds.		

		1			
1	Group Housing <u>Density</u>	§208	1 bedroom per 27	'5 square foot lot ar	rea, or the density
2			permitted in the n	earest R District, w	hichever is
3			greater.Form-Bas	sed Density.	
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
6		202.2(f), 207	permitted as a Principal Use in the district and		
7			meeting all the requirements of § 202.2(f)(1). C up to		
8			twice the number of dwelling units otherwise		
9			permitted as a Principal Use in the district and		
10			meeting all requirements of § 202.2(f)(1), except for §		
11			202.2(f)(1)(D)(iv), related to location. Form-Based		
12			Density.		
13	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
14	Conversion, Demolition,				
15	or Merger of Dwelling				
16	Units, including				
17	Residential Flats				
18			1st	2nd	3rd+
19	Residential Conversion	§ 317	ϵ	ϵ	NP
20	Residential Demolition	§ 317	ϵ	ϵ	ϵ
21	and Merger				
22	NON-RESIDENTIAL ST	ANDARDS AND	USES		
23	Development Standard	s			
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
25		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	

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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 mixeduse 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. 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 207.1 and 207.2 of this Code.

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

1			Inner Balboa Street NCD			
2	Zoning Category	§ References	Controls			
3	BUILDING STANDARD	S				
4	Massing and Setbacks					
5	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40 X. See Height and Bulk			
6		106, 250–252,	Map Sheet HT03 for more information. Height			
7		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.			
8		261.1, 270,				
9		<u>270.3,</u> 271 .				
10		See also				
11		Height and				
12		Bulk District				
13		Maps				
14	* * * *	I				
15	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing			
16	Side Yard	132, 133	sidewalk does not meet the recommended width			
17			required by the Better Streets Plan, a front setback			
18			shall be provided so that, when combined with the			
19			existing sidewalk, the total distance from the curb to			
20			the building frontage meets or exceeds the required			
21			recommended width under the Better Streets Plan.			
22			This setback is required only up to 15 feet above street			
23			grade. See § 132(e).			
24	* * * *					
25	Miscellaneous					

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>
3	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design
4		and Industry	guidelines that have been approved by the Planning		
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
7			zoning modifications for eligible projects in the R-4		
8			Height and Bulk District.		
9	RESIDENTIAL STANDA	ARDS AND USE	S		
10	Development Standards				
11	* * * *				
12	Residential Uses	T	Controls by Story		
13			1st	2nd	3rd +
14	Residential Uses	§102	Р	Р	Р
15	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	7.1 and 207.2.
16	Unit <i>Density</i>	207.2			
17	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 squ	are foot lot area, or	the density
18	<u>General</u>		permitted in the ne	earest R District, wi	hichever is
19			greater.Form-Base	ed Density.	
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
21	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Flo	oor Area or an
23	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>ndividual</u>

25

Dwelling Unit of 1.2:1. C for Dwelling Units that

exceed the greater of those thresholds.

		,			
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density			
		permitted in the n	earest R District, w	rhichever is	
		greater.Form-Bas	sed Density.		
* * * *					
Senior Housing Density	§§102,	P up to twice the	number of dwelling	units otherwise	
	202.2(f), 207	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.Form-Based			
		<u>Density.</u>			
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
Conversion, Demolition,					
or Merger of Dwelling					
Units, including					
Residential Flats					
		1st	2nd	3rd+	
Residential Conversion	§ 317	ϵ	ϵ	NP	
Residential Demolition	§ 317	ϵ	ϵ	ϵ	
and Merger					
NON-RESIDENTIAL STA	ANDARDS AND	USES			
Development Standard	S				
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may	
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.		
	* * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Flats Residential Demolition and Merger NON-RESIDENTIAL STA	* * * * * Senior Housing Density \$\\$102, 202.2(f), 207 Loss of Dwelling Units: \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Senior Housing Density \$\frac{\\$\\$}{\\$}\\$ 102, 202.2(f), 207 Pup to twice the number meeting all the rective the number permitted as a Promeeting all required 202.2(f)(1)(D)(iv) Density. Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Flats Residential Demolition \$\frac{\}{\\$}\ 317 Conversion	permitted in the nearest R District, we greater, Form-Based Density. * * * * Senior Housing Density \$\\$102, 202.2(\frac{f}{f}), 207 Pup to twice the number of dwelling permitted as a Principal Use in the a meeting all the requirements of \(\frac{g}{g} \) 202.2(\frac{f}{f}) (1)(D)(iv), related to location Density. Loss of Dwelling Units: \(\frac{g}{g} \) 202.2(\frac{f}{f})(1)(D)(iv), related to location Density. Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion \(\frac{g}{g} \) 317 C C C C C C C C C C C C C C C C C C C	

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SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Outer Balboa Street Neighborhood Commercial District is located along Balboa Street between 32nd Avenue and 39th 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 Outer Balboa Street Neighborhood Commercial District controls provide for mixed-use buildings which approximate or *slightlymoderately* 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. 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 207.1 and 207.2 of this Code.

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

		Outer Balboa Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–252,	Map Sheet HT04 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *	T	
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above stre
		grade. See § 132(e).
* * * *		
Miscellaneous		

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>, <i>Citywide</i></u>
3	<u>Standards</u>	Commerce	Design Standards, a	and any other applic	cable design
4		and Industry	guidelines that have been approved by the Planning		
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based density,	additional height,	and other zoning
7			modifications for eligible projects in the R-4 Height and		
8			Bulk District.		
9	RESIDENTIAL STANDARDS AND USES				
10	Development Standards				
11	* * * *				
12	Residential Uses		Controls by Story		
13			1st	2nd	3rd +
14	Residential Uses	§102	Р	Р	Р
15	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	7.1 and 207.2.
16	Unit <i>Density</i>	207.2			
17	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density
18	<u>General</u>		permitted in the ne	earest R District, w	hichever is
19			greater.Form-Base	ed Density.	
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
21	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an
23	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual

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Dwelling Unit of 1.2:1. C for Dwelling Units that

exceed the greater of those thresholds.

Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density			
		permitted in the n	earest R District, w	rhichever is	
		greater.Form-Bas	sed Density.		
* * * *					
Senior Housing Density	§§102,	P up to twice the	number of dwelling	units otherwise	
	202.2(f), 207	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.Form-Based			
		<u>Density.</u>			
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
Conversion, Demolition,					
or Merger of Dwelling					
Units, including					
Residential Flats					
		1st	2nd	3rd+	
Residential Conversion	§ 317	ϵ	ϵ	NP	
Residential Demolition	§ 317	ϵ	ϵ	ϵ	
and Merger					
NON-RESIDENTIAL STA	ANDARDS AND	USES			
Development Standard	S				
Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Offi	ice Uses minimum i	intensities may	
	124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
	* * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Flats Residential Demolition and Merger NON-RESIDENTIAL STA	* * * * * Senior Housing Density \$\\$102, 202.2(f), 207 Loss of Dwelling Units: \$\\$317 Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Flats Residential Demolition \$\\$317 Residential Demolition \$\\$317 Residential Table \$\\$317	Senior Housing Density \$\frac{\\$\\$}{\\$}\\$102, 202.2(f), 207 \$\frac{\}{\}\\$permitted in the normalization permitted as a Propermitted as	permitted in the nearest R District, we greater, Form-Based Density. * * * * Senior Housing Density \$\\$102, 202.2(\frac{f}{f}), 207 Pup to twice the number of dwelling permitted as a Principal Use in the a meeting all the requirements of \(\frac{g}{g} \) 202.2(\frac{f}{f}) (1)(D)(iv), related to location Density. Loss of Dwelling Units: \(\frac{g}{g} \) 202.2(\frac{f}{f})(1)(D)(iv), related to location Density. Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion \(\frac{g}{g} \) 317 C C C C C C C C C C C C C C C C C C C	

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SEC. 737. BAY	VIEW NEIGHBORH	HOOD COMMERCIAL DISTRICT.
* * * *		
Table 737.	BAYVIEW NEIGH	BORHOOD COMMERCIAL DISTRICT ZONING
	C	CONTROL TABLE
		Bayview NCD
Zoning Category	§ References	Controls
BUILDING STANDAR	RDS	
Massing and Setbac	ks	
* * * *		
Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		

1	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>	
2	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design	
3		and Industry	guidelines that hav	ve been approved b	y the Planning	
4		Element	Commission.			
5	RESIDENTIAL STANDA	RDS AND USES	S			
6	Development Standard	s				
7	* * * *					
8	Residential Uses		C	ontrols by Story	1	
9			1st	2nd	3rd +	
10	Residential Uses	§102	Р	Р	Р	
11	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.			
12	Unit <i>Density</i>	207.2				
13	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area.			
14	<u>General</u>					
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
16	<u>Densities, if Applicable</u>		ranges between 50	and 100 dwelling	units per acre.	
17	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Fl	oor Area or an	
18	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual	
19			Dwelling Unit of I	.2:1. C for Dwelli	ng Units that	
20			exceed the greater	of those threshold.	<u>s.</u>	
21	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	t area.	
22	* * * *					
23	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	C(1)		
24	Conversion, Demolition,					
25	or Merger of Dwelling					

1	Units, including					
2	Residential Flats					
3			1st	2nd	3rd+	
4	Residential Conversion	§ 317	ϵ	€	<i>C(1)</i>	
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
6	and Merger					
7	NON-RESIDENTIAL STANDARDS AND USES					
8	Development Standard	ds				
9	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may	
10		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
11	* * * *					
12	* Not listed below					
13	(1) THIRD FLOOR RESIDENTIAL CONVERSION:					
14	Boundaries: Appli	cable to the Bayv	iew 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 <u>Section</u>§ <u>303317</u>, 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;
- (b) The proposed use is to be operated by a nonprofit public benefit corporation; and
 - (c) No legally residing residential tenants will be displaced.

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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Cortland Avenue NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
* * * *		
Front Setback and	§§ 130, 131,	<u>Generally Nn</u> ot <u>Rr</u> equired-; <u>however, if the existing</u>
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design

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	_	T	1		
1		and Industry	guidelines that have been approved by the Planning		
2		Element	Commission.		
3	RESIDENTIAL STANDA	RDS AND USE	S		
4	Development Standard	s			
5	* * * *				
6	Residential Uses Controls by Story				•
7			1st 2nd 3rd +		
8	Residential Uses	§102	Р	Р	Р
9	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
10	Unit <i>Density</i>	207.2			
11	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
12	<u>General</u>		permitted in the nearest R District, whichever is		
13			greater.		
14	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location,	but generally
15	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
16	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
17	<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual
18			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
19			exceed the greater	of those thresholds	<u>S.</u>
20	Group Housing Density	§ 208	1 bedroom per 2	75 square foot lot	area, or the
21			density permitted	I in the nearest R	District,
22			whichever is grea	ater.	
23	* * * *				
24	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	2	
25	Conversion, Demolition,				

1	or Merger of Dwelling				
2	Units, including				
3	<u>Residential Flats</u>				
4			1st	2nd	3rd+
5	Residential Conversion	§ 317	ϵ	ϵ	N P
6	Residential Demolition	§ 317	ϵ	ϵ	ϵ
7	and Merger				
8	NON-RESIDENTIAL STANDARDS AND USES				
9	Development Standards				
10	Floor Area Ratio	§§ 102, 123,	2.5 to 1 <u>. For Offic</u>	ce Uses minimum i	ntensities may
11		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
12	* * * *				

SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

The Geary Boulevard Neighborhood Commercial District is located along Geary Boulevard between Masonic and 28th 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. Financial service 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 207.1 and 207.2 of this Code.

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Geary Boulevard NCD	
Zoning Category	§ References	Controls	
BUILDING STANDARDS			
Massing and Setbacks			
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk	
	106, 250–252,	Map Sheets HT03-04 for more information.	
	260, <u>263.19,</u>	Height sculpting required on Alleys per § 261.1.	
	261.1, 270,		
	<u>270.3,</u> 271.		
	See also		
	Height and		

		I	
1		Bulk District	
2		Maps.	
3	* * * *		
4	Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired: however, if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
14	Miscellaneous		
15	* * * *		
16	Design Guidelines and	General	Subject to the Urban Design Guidelines, Citywide
17	<u>Standards</u>	Plan	Design Standards, and any other applicable design
18		Commerce	guidelines that have been approved by the Planning
19		and Industry	Commission.
20		Element	
21	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
22			modifications for eligible projects in the R-4 Height and
23			Bulk District.
24	RESIDENTIAL STANDA	ARDS AND USI	≣S
25	Development Standard	s	

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Planning (Code <i>Sections</i>	<u>§§</u> 207.1 and 207
Unit <i>Density</i>	207.2			
Dwelling Unit Density,	§§ 102, 207	1 unit per 600 sqi	iare foot lot ar	ea, or the density
<u>General</u>		permitted in the n	earest R Distri	ect, whichever is
		greater.Form-Bas	sed Density.	
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.		
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
<u>Size</u>		equivalent Floor	Area Ratio for	any individual
		Dwelling Unit of	1.2:1. C for D	welling Units that
		exceed the greate	r of those thres	holds.
Group Housing Density	§208	Up to 1 bedroom	per 210 square	e foot lot area, or th
		density permitted	in the nearest	R District, whichev
		is greater.Form-E	Based Density.	
* * * *				
Senior Housing Density	§§102,	P up to twice the	number of dwe	lling units otherwis
	202.2(f), 207	permitted as a Pr	incipal Use in	the district and
		meeting all the re	quirements of ;	§ 202.2(f)(1). C up
		twice the number	of dwelling un	its otherwise
		permitted as a Pr	incipal Use in t	the district and
		meeting all requir	somewhat of & 20	(2.2(f)(1)) are ant for

			202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
			<u>Density.</u>		
}	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C(2)</u>	
•	Conversion, Demolition,				
,	or Merger of Dwelling				
;	Units, including				
•	Residential Flats				
}			1st	2nd	3rd+
)	Residential Conversion	§ 317	ϵ	ϵ	C(2)
)	Residential Demolition	§ 317	ϵ	ϵ	ϵ
	and Merger				
)	NON-RESIDENTIAL ST	ANDARDS AND	USES		
}	Development Standard	S			
•	Floor Area Ratio	§§ 102, 123,	3.6 to 1. For Offi	ice Uses minimum i	intensities may
•		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
;	* * * *				
•	* * *				

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(2) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Geary Boulevard 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 <u>Section§</u> 303317, 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;
 - (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally r	esiding residential t	enants will be displaced.
* * * *		
SEC. 740. MISS	SION BERNAL NEI	GHBORHOOD COMMERCIAL DISTRICT.
* * * *		
Table 740.	MISSION BERNAL	NEIGHBORHOOD COMMERCIAL DISTRICT
	ZONING	CONTROL TABLE
		Mission Bernal NCD
Zoning Category	§ References	Controls
BUILDING STANDA	RDS	
Massing and Setbac	ks	
* * * *		
Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		

Miscellaneous

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		_				
1	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>	
2	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design	
3		and Industry	guidelines that hav	ve been approved b	y the Planning	
4		Element	Commission.			
5	RESIDENTIAL STANDA	RDS AND USE	S			
6	Development Standard	s				
7	* * * *					
8	Residential Uses		С	ontrols by Story	•	
9			1st	2nd	3rd +	
10	Residential Uses	§102	Р	Р	Р	
11	Accessory Dwelling	§§102, 207.1,	P per Planning C	code Sections §§ 20	7.1 and 207.2.	
12	Unit <i>Density</i>	207.2				
13	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density			
14	<u>General</u>		permitted in the nearest R District, whichever is		whichever is	
15			greater.			
16	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location,	but generally	
17	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
18	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Flo	oor Area or an	
19	<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual	
20			Dwelling Unit of 1.2:1. C for Dwelling Units that			
21			exceed the greater	of those thresholds	<u>. </u>	
22	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	area, or the	
23			density permitted	I in the nearest R	District,	
24			whichever is grea	ater.		

1	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C(1)</u>	
2	Conversion, Demolition,				
3	or Merger of Dwelling				
4	Units, including				
5	<u>Residential Flats</u>				
6			1st	2nd	3rd+
7	Residential Conversion	§ 317	ϵ	ϵ	<i>C</i> (1)
8	Residential Demolition	§ 317	ϵ	ϵ	ϵ
9	and Merger				
10	NON-RESIDENTIAL STA	ANDARDS AND	USES		
11	Development Standards				
12	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office</i>	ce Uses minimum ii	ntensities may
13		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
14	* * * *				

^{*} Not listed below

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(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Mission Bernal 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 <u>Section</u>§ <u>303317</u>, 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;
- (b) The proposed use is to be operated by a nonprofit public benefit corporation; and
 - (c) No legally residing residential tenants will be displaced.

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SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

ZONING CONTROL TABLE

4 * * *

Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

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San Bruno Avenue NCD **Zoning Category** § References Controls **BUILDING STANDARDS** Massing and Setbacks Front Setback and §§ 130, 131, Generally Not Rrequired: however, if the existing Side Yard 132, 133 sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street grade. See § 132(e). Miscellaneous Design Guidelines and General Plan Subject to the Urban Design Guidelines, Citywide Commerce Design Standards, and any other applicable design Standards

	_	T	1		
1		and Industry	guidelines that hav	ve been approved b	y the Planning
2		Element	Commission.		
3	RESIDENTIAL STANDA	RDS AND USE	S		
4	Development Standard	s			
5	* * * *				
6	Residential Uses		С	ontrols by Story	•
7			1st	2nd	3rd +
8	Residential Uses	§102	Р	Р	Р
9	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode <i>Sections</i> §§ 20	7.1 and 207.2.
10	Unit <i>Density</i>	207.2			
11	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 sq	uare foot lot area	, or the density
12	<u>General</u>		permitted in the r	nearest R District,	whichever is
13			greater.		
14	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location,	but generally
15	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
16	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Flo	oor Area or an
17	<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual
18			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
19			exceed the greater	of those thresholds	<u>v.</u>
20	Group Housing Density	§ 208	1 bedroom per 2	75 square foot lot	area, or the
21			density permitted	I in the nearest R	District,
22			whichever is grea	ater.	
23	* * * *				
24	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	2	
25	Conversion, Demolition,				

1	or Merger of Dwelling				
2	Units, including				
3	Residential Flats				
4			1st	2nd	3rd+
5	Residential Conversion	§ 317	ϵ	ϵ	NP
6	Residential Demolition	§ 317	ϵ	ϵ	ϵ
7	and Merger				
8	NON-RESIDENTIAL ST	ANDARDS AND	USES		
9	Development Standard	S			
10	Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Office	ce Uses minimum i	ntensities may
11		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
12	* * * *				

SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

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

Building controls for the Cole Valley Neighborhood Commercial District promote <u>small</u> <u>to mid-scale low-intensity</u> development which is compatible with the existing scale and character of the area. Commercial development is limited to one story <u>with some exceptions</u>.

Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is

limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions*. Accessory Dwelling Units are permitted *within the District pursuant to Sections 207.1* and 207.2 of this Code.

Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Cole Valley NCD	
Zoning Category	§ References	Controls	
BUILDING STANDARDS			
Massing and Setbacks			
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk	
	106, 250–252,	Map Sheet HT06 for more information. Height	
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.	
	261.1, 270,		
	<u>270.3,</u> 271 .		
	See also		
	Height and		
	Bulk District		
	Maps		

1	Front Setback and	§§ 130, 131,	<u>Generally Nn</u> Ot <u>Rr</u> equired.; <u>however, if the existing</u>
2	Side Yard	132, 133	sidewalk does not meet the recommended width
3			required by the Better Streets Plan, a front setback
4			shall be provided so that, when combined with the
5			existing sidewalk, the total distance from the curb to
6			the building frontage meets or exceeds the required
7			recommended width under the Better Streets Plan.
8			This setback is required only up to 15 feet above street
9			grade. See § 132(e).
10	* * * *		
11	Miscellaneous		
12	* * * *		
13	Canopy or Marquee	§ 136.1	NP <u>(5)</u>
14	* * * *		
15	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
16	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
17		and Industry	guidelines that have been approved by the Planning
18		Element	Commission.
19	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
20			modifications for eligible projects in the R-4 Height and
21			Bulk District.
22	RESIDENTIAL STAND	ARDS AND USE	ES
23	Development Standard	ds	
24	* * * *		
25	Residential Uses		Controls by Story

1			1st	2nd	3rd +
2	Residential Uses	§102	Р	Р	Р
3	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.		
4	Unit <i>Density</i>	207.2			
5	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
6	<u>General</u>		permitted in the ne	earest R District, w	hichever is
7			greater.Form-Bas	ed Density.	
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	ı, but generally
9	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
10	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	loor Area or an
11	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
12			Dwelling Unit of I	1.2:1. C for Dwelli	ing Units that
13			exceed the greater	of those threshold	<u>'s.</u>
14	Group Housing Density	§208	1 bedroom per 27:	5 square foot lot ar	ea, or the density
15			permitted in the ne	earest R District, w	hichever is
16			greater.Form-Base	ed Density.	
17	* * * *				
18	Senior Housing Density	§§102,	P up to twice the r	number of dwelling	units otherwise
19		202.2(f), 207	permitted as a Pri	ncipal Use in the d	istrict and
20			meeting all the req	quirements of § 202	2.2(f)(1). C up to
21			twice the number of	of dwelling units of	therwise
22			permitted as a Pri	ncipal Use in the d	istrict and
23			meeting all require	ements of § 202.2(j	f)(1), except for §
24			$\frac{202.2(f)(1)(D)(iv),}{202.2(f)(1)(D)(iv)}$	related to location	ı. Form-Based
25			Density.		

1	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Conversion, Demolition,				
3	or Merger of Dwelling				
4	Units, including				
5	Residential Flats				
6			1st	2nd	3rd+
7	Residential Conversion	§ 317	ϵ	NP	NP
8	Residential Demolition	§ 317	ϵ	ϵ	ϵ
9	and Merger				
10	NON-RESIDENTIAL STA	ANDARDS AND	USES		
11	Development Standards				
12	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
13		124 <u>, 207.9</u>	apply pursuant to	<u> § 207.9.</u>	
14	* * * *				

(5) Canopy is P if required as a wind mitigation feature.

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*moderately* exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

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1 Most new commercial development is permitted at the ground and second stories.

Neighborhood-serving businesses are strongly encouraged. 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 207.1 and 207.2 of this Code.

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lower Haight Street NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARDS						
Massing and Setbacks	,					
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk				
	106, 250–252,	Map Sheet HT07 for more information. Height				
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.				
	261.1, 270,					
	<u>270.3,</u> 271 .					
	See also					
	Height and					
	Bulk District					
	Maps.					

* * * *					
Front Setback and	§§ 130, 131,	<i>Generally Nn</i> ot <i>Rn</i>	equired- <u>; however</u>	; if the existing	
Side Yard	132, 133	sidewalk does not	meet the recommen	ded width	
		required by the Be	tter Streets Plan, a	front setback	
		shall be provided s	so that, when comb	ined with the	
		existing sidewalk,	the total distance fr	rom the curb to	
		the building fronta	ge meets or exceed	s the required	
		recommended wid	th under the Better	Streets Plan.	
		This setback is req	uired only up to 15	feet above stre	
		grade. See § 132(e	<u>).</u>		
* * * *					
Miscellaneous					
* * * *					
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywia		elines <u>, <i>Citywid</i></u>	
<u>Standards</u>	Commerce	Design Standards, and any other applicable design			
	and Industry	guidelines that have been approved by the Planning			
	Element	Commission.			
Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	y, additional heigh	t, and other	
		zoning modification	ns for eligible proj	ects in the R-4	
		Height and Bulk D	istrict.		
RESIDENTIAL STAND	ARDS AND USE	S			
Development Standar	ds				
* * * *					
Residential Uses		С	Controls by Story		
		1st	2nd	3rd +	

1	Residential Uses	§102	Р	Р	Р
2	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		
3	Unit <i>Density</i>	207.2			
4	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density
5	<u>General</u>		permitted in the ne	earest R District, w	hichever is
6			greater.Form-Base	ed Density.	
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	, but generally
8	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Fl	oor Area or an
10	<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual
11			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
12			exceed the greater	of those thresholds	<u>S.</u>
13	Group Housing Density	§208	1 bedroom per 275	square foot lot ar	ea, or the density
14			permitted in the ne	earest R District, w	hichever is
15			greater.Form-Base	ed Density.	
16	* * * *				
17	Senior Housing Density	§§102,	P up to twice the n	umber of dwelling	units otherwise
18		202.2(f), 207	permitted as a Pri	ncipal Use in the di	istrict and
19			meeting all the req	nuirements of § 202	.2(f)(1). C up to
20			twice the number of	of dwelling units of	herwise
21			 permitted as a Pri i	ncipal Use in the di	istrict and
22			meeting all require	ements of § 202.2(f	(1), except for §
23			202.2(f)(1)(D)(iv),	related to location	-Form-Based
24			<u>Density.</u>		

1	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Conversion, Demolition,				
3	or Merger of Dwelling				
4	Units, including				
5	Residential Flats				
6			1st	2nd	3rd+
7	Residential Conversion	§ 317	ϵ	ϵ	NP
8	Residential Demolition	§ 317	ϵ	ϵ	ϵ
9	and Merger				
10	NON-RESIDENTIAL STA	ANDARDS AND	USES		
11	Development Standards				
12	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
13		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
14	* * * *				
15	* * * *				
16					
17	SEC. 744. LOWER	POLK STREET	NEIGHBORHOO	DD COMMERCIA	L DISTRICT.
18	* * * *				
19	Table 744. LOW	ER POLK STRE	ET NEIGHBORH	OOD COMMERC	CIAL DISTRICT
20		ZONING	CONTROL TABL	.E	
21			Lov	ver Polk Street N	ICD
22	Zoning Category	§ References Controls			
23	BUILDING STANDARDS				
24	Massing and Setbacks				

1	Front Setback and	§§ <u>130,</u> 131,	<i>Generally Nn</i> ot <i>Rn</i>	equired. <u>; however</u>	; if the existing
2	Side Yard	132, 133	sidewalk does not	meet the recommen	ded width
3			required by the Be	tter Streets Plan, a	front setback
4			shall be provided s	so that, when comb	ined with the
5			existing sidewalk,	the total distance fr	om the curb to
6			the building fronta	ge meets or exceed	s the required
7			recommended wid	th under the Better	Streets Plan.
8			This setback is req	uired only up to 15	feet above street
9			grade. See § 132(e	<u>).</u>	
10	* * * *				
11	Miscellaneous				
12	* * * *				
13	Design Guidelines and	n Guidelines and General Plan Subject to the Urban Design Guidelines, Citywide			elines <u>, <i>Citywide</i></u>
14	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
15		and Industry	guidelines that have been approved by the Planning		
16		Element	Commission.		
17	RESIDENTIAL STANDA	RDS AND USES	3		
18	Development Standard	S			
19	* * * *				
20	Residential Uses		Controls by Story		
21			1st	2nd	3rd +
22	Residential Uses	§102	Р	Р	Р
23	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.		7.1 and 207.2.
24	Unit <i>Density</i>	207.2			
		•			

1	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 s	quare foot lot area	a, or the density
2	<u>General</u>		permitted in the	nearest R District	t, whichever is
3			greater.		
4	Minimum Dwelling Unit	<u>§ 207.9</u>	<u>Varies depending</u>	g on project location	ı, but generally
5	<u>Densities, if Applicable</u>		ranges between 5	50 and 100 dwelling	units per acre.
6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squ</u>	uare feet of Gross F	loor Area or an
7	<u>Size</u>		equivalent Floor	Area Ratio for any	<u>individual</u>
8			Dwelling Unit of	1.2:1. C for Dwelli	ing Units that
9			exceed the greate	er of those threshold	<u>ls.</u>
10	Group Housing Density	§ 208	1 bedroom per	210 square foot lo	t area, or the
11			density permitte	ed in the nearest F	R District,
12			whichever is gre	eater.	
13	* * * *				
14	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<i></i> <u>C(1)</u>	
15	Conversion, Demolition,				
16	or Merger of Dwelling				
17	Units, including				
18	Residential Flats				
19			1st	2nd	3rd+
20	Residential Conversion	§ 317	ϵ	ϵ	C(1)
21	Residential Demolition	§ 317	ϵ	ϵ	ϵ
22	and Merger				
23	NON-RESIDENTIAL ST	ANDARDS AND	USES		
24	Development Standard	s			

1	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>			
2		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
3	* * * *					
4	* Not listed below					
5	(1) THIRD FLOOF	R RESIDENTIAL	CONVERSION:			
6	Boundaries: Applie	cable to the Low	er Polk Street NCD			
7	Controls: A Reside	ential Use may b	e converted to an Institutional Use, other than a			
8	Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition					
9	to the criteria set forth in S	<i>lection§ 303<u>317</u>, tl</i>	ne Commission finds that:			
10	(a) The structure	e in which the Re	esidential Use is to be converted has been found			
11	eligible for listing on the N	ational Register	of Historic Places;			
12	(b) The propose	d use is to be op	erated by a nonprofit public benefit corporation;			
13	and					
14	(c) No legally res	siding residentia	tenants will be displaced.			
15	* * * *					
16						
17	SEC. 745. INNER	TARAVAL STRE	ET NEIGHBORHOOD COMMERCIAL DISTRICT.			
18	The Inner Taraval S	Street Neighborh	ood Commercial District is located along Taraval			
19	Street between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is					
20	separated from the Taraval Street Neighborhood Commercial District by 19th Avenue. The					
21	District is a small-scale linear shopping street which provides convenience goods and					
22	services to the surrounding neighborhood as well as limited comparison shopping goods for a					
23	wider market.					

The District controls provide for mixed-use buildings which approximate or **Slightly*moderately**-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. 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 207.1 and 207.2 of this Code*.

Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Inner Taraval Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–252,	Map Sheets HT06 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	

	Height and	
	Bulk District	
	Maps.	
* * * *		
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	and Industry	guidelines that have been approved by the Planning
	Element	Commission.
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
		modifications for eligible projects in the R-4 Height and
		Bulk District.
RESIDENTIAL STANDA	ARDS AND USE	ES .
Development Standard	ls	
* I	* * * * Miscellaneous * * * * Design Guidelines and Standards Housing Choice-SF	Bulk District Maps. * * * * Front Setback and Side Yard * * * * Miscellaneous * * * * Design Guidelines and Standards Commerce and Industry Element

1	* * * *				
2	Residential Uses		Controls by Story		
3			1st	2nd	3rd +
4	Residential Uses	§102	Р	Р	Р
5	Accessory Dwelling	§§102, 207.1,	P per Planning	Code Sections	<u>:§§</u> 207.1 and 207.2.
6	Unit <i>Density</i>	207.2			
7	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 se	quare foot lot ar	rea, or the density
8	<u>General</u>		permitted in the	nearest R Distri	ict, whichever is
9			greater.Form-Based Density.		
10	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
11	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
12	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
13	<u>Size</u>		equivalent Floor Area Ratio for any individual		
14			Dwelling Unit of 1.2:1. C for Dwelling Units that		
15			exceed the great	er of those thres	sholds.
16	Group Housing Density	§208	1 bedroom per 2	75 square foot i	lot area, or the density
17			permitted in the	nearest R Distri	ict, whichever is
18			greater.Form-B	ased Density.	
19	* * * *				
20	Senior Housing Density	§§102,	P up to twice the	r number of dwe	elling units otherwise
21		202.2(f), 207	permitted as a P	Principal Use in	the district and
22			meeting all the r	equirements of	§ 202.2(f)(1). C up to
23			twice the numbe	r of dwelling un	uits otherwise
24			permitted as a P	Principal Use in	the district and
25			meeting all requ	irements of § 20	02.2(f)(1), except for §

1			202.2(f)(1)(D)(iv)), related to locatio	n. Form-Based	
2			Density.			
3	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	÷ <u>C</u>		
4	Conversion, Demolition,					
5	or Merger of Dwelling					
6	Units, including					
7	Residential Flats			1	,	
8			1st	2nd	3rd+	
9	Residential Conversion	§ 317	ϵ	ϵ	₩₽	
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
11	and Merger					
12	NON-RESIDENTIAL STANDARDS AND USES					
13	Development Standard	s				
14	Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Off	ice Uses minimum	intensities may	
15		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.		
16	* * * *					
17	* * * *					
18						
19	SEC. 746. LELANI	D AVENUE NEIC	SHBORHOOD C	OMMERCIAL DIS	STRICT.	
20	* * * *					
21	Table 746. LELAN	ID AVENUE NEI	GHBORHOOD C	COMMERCIAL DI	STRICT ZONING	
22		CON	ITROL TABLE			
23			Leland Avenue	NCD		
24	Zoning Category	§ References	Controls			
			•			

BUILDING STANDARDS

1	Massing and Setbacks				
2	* * * *				
3	Front Setback and	§§ 130, 131,	<i>Generally Nn</i> ot <i>R</i>	required <u>-; <i>however</i></u>	; if the existing
4	Side Yard	132, 133	sidewalk does not	meet the recommer	<u>ıded width</u>
5			required by the Be	tter Streets Plan, a	front setback
6			shall be provided	so that, when comb	ined with the
7			existing sidewalk,	the total distance fi	rom the curb to
8			the building fronte	ige meets or exceed	ls the required
9			recommended wid	th under the Better	Streets Plan.
10			This setback is req	uired only up to 15	feet above street
11			grade. See § 132(e	? <u>).</u>	
12	* * * *				
13	Miscellaneous				
14	* * * *				
15	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
16	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
17		and Industry	guidelines that have been approved by the Planning		
18		Element	Commission.		
19	RESIDENTIAL STANDA	RDS AND USES	S		
20	Development Standard	s			
21	* * * *				
22	Residential Uses		C	Controls by Story	,
23			1st	2nd	3rd +
24	Residential Uses	§102	Р	Р	Р

		1	T.		
1	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code <i>Sections</i> §§ 20	07.1 and 207.2.
2	Unit <i>Density</i>	207.2			
3	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 so	quare foot lot area	a, or the density
4	<u>General</u>		permitted in the	nearest R District	, whichever is
5			greater.		
6	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
7	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
8	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squa	are feet of Gross Fl	oor Area or an
9	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>individual</u>
10			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that
11			exceed the greater	of those threshold	<u>s.</u>
12	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the		t area, or the
13			density permitted	d in the nearest R	District,
14			whichever is greater.		
15	* * * *				
16	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
17	Conversion, Demolition,				
18	or Merger of Dwelling				
19	Units, including				
20	<u>Residential Flats</u>				
21			1st	2nd	3rd+
22	Residential Conversion	§ 317	ϵ	ϵ	NP
23	Residential Demolition	§ 317	ϵ	ϵ	ϵ
24	and Merger				
25	NON-RESIDENTIAL STA	ANDARDS AND	USES		

Development Standards			
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>	
	124 <u>, 207.9</u>	apply pursuant to § 207.9.	
* * * *			

* * * *

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

NCT-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small

- 1 clusters with three or more commercial establishments, commonly grouped around a corner;
- and in some cases short linear commercial strips with low-scale, interspersed mixed-use
- 3 (residential-commercial) development. Building controls for the NCT-1 District promote low-
- 4 intensity development which is compatible with the existing scale and character of these
- 5 neighborhood areas. Commercial development is limited to one story, with certain exceptions.
- 6 Rear yard requirements at all levels preserve existing backyard space.

7 * * *

Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

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Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1 ZONING CONTROL TABLE

13

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24

		NCT-1
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT11
	106, 250–252,	and HT12 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	

1		Bulk District	
2		Maps.	
3	* * * *		
4	Front Setback and	§§ 130, 131,	<u>Generally</u> №not <u>Rr</u> equired.; <u>however</u> , if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
14	Miscellaneous		
15	* * * *		
16	Canopy or Marquee	§ 136.1	NP <u>(2)</u>
17	* * * *		
18	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
19	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
20		and Industry	guidelines that have been approved by the Planning
21		Element	Commission.
22	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
23			zoning modifications for eligible projects in the R-4
24			Height and Bulk District.
25	RESIDENTIAL STANDA	ARDS AND USE	S

1	Development Standards					
2	* * * *					
3	Residential Uses		Controls by Story			
4			1st	2nd	3rd +	
5	Residential Uses	§102	P(1)	Р	Р	
6	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	7.1 and 207.2.	
7	Unit	207.2				
8	Dwelling Units, Senior	§ 102,	No density limit by	· lot area. Density r	estricted by	
9	Housing, and Group	202.2(f), 207,	physical envelope	controls of height,	bulk, setbacks,	
10	Housing- <u>, Generally</u>	g <u>-, Generally</u> 208 <u>open space, exposure and other applicable control</u>		cable controls of		
11			this and other Cod	les, as well as by ap	pplicable design	
12			guidelines, applice	able elements and a	rea plans of the	
13			General Plan, and	design review by the	he Planning	
14			Department.Form	-Based Density.		
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally	
16	<u>Densities, if Applicable</u>		ranges between 50	and 100 dwelling	units per acre.	
17	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	are feet of Gross Flo	oor Area or an	
18	<u>Size</u>		equivalent Floor A	area Ratio for any i	<u>ndividual</u>	
19			Dwelling Unit of I	.2:1. C for Dwellin	ng Units that	
20			exceed the greater	of those thresholds	<u>s.</u>	
21	* * * *					
22	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story(2		
23	Dwelling Units:					
24	Conversion, Demolition,					
25	or Merger of Dwelling					

		1	1			
1	Units, including					
2	<u>Residential Flats</u>		,			
3			1st	2nd	3rd+	
4	Residential Conversion	§ 317	ϵ	NP	NP	
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
6	and Merger					
7	Division of Dwelling	§ 207.8	Division of existing	ng Dwelling Units	P per § 207.8	
8	Units					
9	NON-RESIDENTIAL STANDARDS AND USES					
10	Development Standards					
11	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offic</i>	ce Uses minimum i	ntensities may	
12		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
13	* * * *					
14	* * * *					
15	(1) C required for	ground floor Res	sidential Use wher	n street frontage i	s listed in <u>Section</u>	
16	145.4(b) <u>.</u>					
17	(2) <i>[Note deleted.]</i>	- <u>Canopy is P if re</u> g	quired as a wind mit	tigation feature.		
18	* * * *					
19						
20	SEC. 751. NCT-2 -	- SMALL-SCALE	E NEIGHBORHO	OD COMMERCIA	AL TRANSIT	
21						
22	* * * *					
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.					

Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

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3

4			
5			NCT-2
6	Zoning Category	§ References	Controls
7	BUILDING STANDARD	S	
8	Massing and Setbacks		
9	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT08,
10		106, 250–252,	HT11, and HT12 for more information. Height
11		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
12		261.1, 270,	
13		<u>270.3,</u> 271 .	
14		See also	
15		Height and	
16		Bulk District	
17		Maps	
18	* * * *	,	
19	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
20	Side Yard	132, 133	sidewalk does not meet the recommended width
21			required by the Better Streets Plan, a front setback
22			shall be provided so that, when combined with the
23			existing sidewalk, the total distance from the curb to
24			the building frontage meets or exceeds the required

25

recommended width under the Better Streets Plan.

1			This setback is req	juired only up to 15	feet above street
2			grade. See § 132(e	? <u>).</u>	
3	* * * *				
4	Miscellaneous				
5	* * * *				
6	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>, <i>Citywide</i></u>
7	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
8		and Industry	guidelines that have been approved by the Planning		
9		Element	Commission.		
10	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning		
11			modifications for eli	igible projects in th	e R-4 Height and
12			Bulk District.		
13	RESIDENTIAL STAND	ARDS AND US	ES		
14	Development Standard	ds			
15	* * * *				
16	Dwelling Unit Mix	§ 207.6	Generally <u>R</u> equ	ired for creation o	f five or more
17			Dwelling Units. N	No less than 40%	of the total
18			number of propo	sed Dwelling Unit	s shall contain
19			at least two bedr	ooms; or no less	than 30% of the
20			total number of p	proposed Dwelling	Units shall
21			contain at least t	hree bedrooms.	
22	* * * *				
23	Residential Uses		C	Controls by Story	1
24			1st	2nd	3rd +
25	Residential Uses	§102	P(1)	Р	Р

	1	1			
Accessory Dwelling	§§102, 207.1,	1, P per Planning Code Sections 207.1 and 207.2.			
Unit	207.2				
Dwelling Units, Senior	§ 102,	No density limit b	y lot area. Density	restricted by	
Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
Housing., Generally	208	open space, exposure and other applicable controls of			
		this and other Codes, as well as by applicable design			
		guidelines, applic	able elements and e	area plans of the	
		General Plan, and design review by the Planning			
		Department. Form-Based Density.			
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.			
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
<u>Size</u>		equivalent Floor Area Ratio for any individual			
		Dwelling Unit of 1.2:1. C for Dwelling Units that			
		exceed the greater	r of those threshold	S.	
* * * *					
Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
Dwelling Units:					
Conversion, Demolition,					
or Merger of Dwelling					
Units, including					
<u>Residential Flats</u>					
		1st	2nd	3rd+	
Residential Conversion	§ 317	ϵ	ϵ	ϵ	
	Unit Dwelling Units, Senior Housing, and Group Housing-, Generally Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size * * * * Loss and Division of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats	Unit 207.2 Dwelling Units, Senior § 102, Housing, and Group 202.2(f), 207, Housing: Generally 208 Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size \$	Unit 207.2 Dwelling Units, Senior \$ 102,	Unit 207.2 Dwelling Units, Senior § 102,	

1	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
2	and Merger					
3	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8			
4	Units					
5	NON-RESIDENTIAL ST	ANDARDS AND	USES			
6	Development Standard	S				
7	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	ntensities may	
8		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
9	* * * *					
10	0 * * * *					
11	11 (1) C required for ground floor Residential Use when street frontage is listed in <u>Section</u>					
12	12 145.4(b) <u>.</u>					
13	* * * *					
14						
15	SEC. 752. NCT-3 -	- MODERATE-S	CALE NEIGHBO	RHOOD COMME	RCIAL	
16	TRANSIT DISTRICT.					
17	* * * *					
18	(e) Housing devel	opment in new b	uildings is encour	aged above the s	second story.	
19	Existing Residential Units ar	re protected by lim	uitations on demolit	ions and upper stor	r y conversions.	
20	Accessory Dwelling Units	are permitted wi	thin the district pur	suant to Sections 2	07.1 and 207.2 of	
21	this Code.					
22						
23	Table 752. MODERATE	SCALE NEIGH	IBORHOOD COM	MERCIAL TRAN	ISIT DISTRICT	
24			NCT-3			
25	ZONING CONTROL TABLE					

		NCT-3			
Zoning Category	§ References	Controls			
BUILDING STANDARD	S				
Massing and Setbacks					
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT02			
	106, 250–252,	and HT07 for more information. Height sculpting			
	260, <u>263.19,</u>	required on Alleys per § 261.1.			
	261.1, 270,				
	<u>270.3,</u> 271 .				
	See also				
	Height and				
	Bulk District				
	Maps.				
* * * *	T				
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing			
Side Yard	132, 133	sidewalk does not meet the recommended width			
		required by the Better Streets Plan, a front setback			
		shall be provided so that, when combined with the			
		existing sidewalk, the total distance from the curb to			
		the building frontage meets or exceeds the required			
		recommended width under the Better Streets Plan.			
		This setback is required only up to 15 feet above street			
		grade. See § 132(e).			
* * * *					
Miscellaneous					

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Urba	an Design Guidel	ines <u>, Citywide</u>
3	<u>Standards</u>	Commerce	Design Standards, a	nd any other applic	cable design
4		and Industry	guidelines that have	been approved by	the Planning
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning		
7			modifications for eli	gible projects in the	e R-4 Height and
8			Bulk District.		
9	RESIDENTIAL STANDARDS AND USES				
10	Development Standards				
11	* * * *				
12	Dwelling Unit Mix	§ 207.6	Generally <i>Rr</i> equi	red for creation o	f five or more
13			Dwelling Units. N	lo less than 40%	of the total
14			number of propo	sed Dwelling Unit	s shall contain
15			at least two bedr	ooms; or no less	than 30% of the
16			total number of p	roposed Dwelling	Units shall
17			contain at least t	hree bedrooms.	
18	* * * *		1		
19	Residential Uses		С	controls by Story	,
20			1st	2nd	3rd +
21	Residential Uses	§102	P(1)	Р	Р
22	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.		
23	Unit	207.2			

	Г	1	1			
1	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
2	Housing, and Group	202.2(f), 207,	physical envelope	controls of height,	bulk, setbacks,	
3	Housing., Generally	208	open space, expos	ure and other appl	icable controls of	
4			this and other Coe	les, as well as by ap	pplicable design	
5			guidelines, applicable elements and area plans of the			
6			General Plan, and	l design review by t	the Planning	
7			Department.Form	-Based Density.		
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
10	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
11	<u>Size</u>		equivalent Floor Area Ratio for any individual			
12			Dwelling Unit of 1.2:1. C for Dwelling Units that			
13			exceed the greater of those thresholds.			
14	* * * *					
15	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
16	Dwelling Units:					
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	Units, including					
20	Residential Flats					
21			1st	2nd	3rd+	
22	Residential Conversion	§ 317	ϵ	ϵ	ϵ	
23	Residential Demolition	§ 317	€	ϵ	ϵ	
24	and Merger					
	<u>'</u>	•				

1	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8			
2	Units					
3	NON-RESIDENTIAL STANDARDS AND USES					
4	Development Standards					
5	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>			
6		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
7	* * * *					
8	* * *					
9	(1) C required for ground floor Residential Use when street frontage is listed in <u>Section</u>					

(1) C required for ground floor Residential Use when street frontage is listed in <u>Section</u> 145.4(b).

11 * * * *

SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		SoMa NCT				
Zoning Category	§ References	Controls				
BUILDING STANDARDS						
Massing and Setback	Massing and Setbacks					
* * * *						
Front Setback and	§§ 130, 131,	<u>Generally Nn</u> ot <u>Rr</u> equired.; <u>however</u> , if the existing				
Side Yard	132, 133	sidewalk does not meet the recommended width				
		required by the Better Streets Plan, a front setback				
		shall be provided so that, when combined with the				

1			existing sidewalk, the total distance from the curb to			
2			the building fronta	ge meets or exceed	ls the required	
3			recommended wid	th under the Better	Streets Plan.	
4			This setback is req	uired only up to 15	feet above street	
5			<u>grade. See § 132(e).</u>			
6	* * * *					
7	Miscellaneous					
8	* * * *					
9	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide			
10	<u>Standards</u>	Commerce	Design Standards, and any other applicable design			
11		and Industry	guidelines that have been approved by the Planning			
12		Element	Commission.			
13	RESIDENTIAL STANDARDS AND USES					
14	Development Standard	s				
15	* * * *					
16	Residential Uses		С	ontrols by Story	1	
17			1st	2nd	3rd +	
18	Residential Uses	§102	P(1)	Р	Р	
19	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections 207	7.1 and 207.2.	
20	Unit	207.2				
21	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
22	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
23	Housing-, <i>Generally</i>	208	open space, exposure and other applicable controls of			
24			this and other Cod	les, as well as by ap	oplicable design	
25			guidelines, applice	able elements and a	urea plans of the	

1			General Plan, and design review by the Planning				
2			Department.Form	-Based Density.			
3	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally		
4	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.		
5	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	are feet of Gross Flo	oor Area or an		
6	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual		
7			Dwelling Unit of I	1.2:1. C for Dwellin	ng Units that		
8			exceed the greater	r of those thresholds	<u>.</u>		
9	* * * *						
10	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by StoryC				
11	Dwelling Units:						
12	Conversion, Demolition,						
13	or Merger of Dwelling						
14	Units, including						
15	<u>Residential Flats</u>						
16			1st	2nd	3rd+		
17	Residential Conversion	§ 317	ϵ	ϵ	NP.		
18	Residential Demolition	§ 317	ϵ	ϵ	ϵ		
19	and Merger						
20	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Units	s P per § 207.8		
21	Units						
22	NON-RESIDENTIAL ST	ANDARDS AND	USES				
23	Development Standard	s					
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	2.5 to 1. <i>For Office Uses minimum intensities may</i>			
25		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>			

			_				
1	* * * *	* * * *					
2	* Not listed below						
3	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)						
4	* * * *						
5							
6	SEC. 754. MISS	ION STREET NEIG	SHBORHOOD COMMERCIAL TRANSIT				
7	DISTRICT.						
8	* * * *						
9	Table 754. MISSION	N STREET NEIGHI	BORHOOD COMMERCIAL TRANSIT DISTRICT				
10		ZONING	CONTROL TABLE				
11			Mission Street NCT				
12	Zoning Category	§ References	Controls				
13	BUILDING STANDAR	DS					
14	Massing and Setback	ks					
15	* * * *						
16	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing				
17	Side Yard	132, 133	sidewalk does not meet the recommended width				
18			required by the Better Streets Plan, a front setback				
19			shall be provided so that, when combined with the				
20			existing sidewalk, the total distance from the curb to				
21			the building frontage meets or exceeds the required				
22			recommended width under the Better Streets Plan.				
23			This setback is required only up to 15 feet above street				
24			grade. See § 132(e).				
25	* * * *						

1	Miscellaneous					
2	* * * *					
3	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>	
4	<u>Standards</u>	Commerce	Design Standards, and any other applicable design			
5		and Industry	guidelines that hav	ve been approved b	y the Planning	
6		Element	Commission.			
7	RESIDENTIAL STANDARDS AND USES					
8	Development Standards					
9	* * * *					
10	Dwelling Unit Mix	§ § 207.6	Generally R_r equired for creation of five or more			
11			Dwelling Units. No less than 40% of the total			
12			number of propo	sed Dwelling Unit	ts shall contain	
13			at least two bedr	ooms; or no less	than 30% of the	
14			total number of p	roposed Dwelling	g Units shall	
15			contain at least t	hree bedrooms.		
16	* * * *					
17	Residential Uses		C	ontrols by Story	1	
18			1st	2nd	3rd +	
19	Residential Uses	§102	P(1)	Р	Р	
20	Accessory Dwelling	§§102, 207.1,	P per Planning C	code Sections 207	7.1 and 207.2.	
21	Unit	207.2				
22	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
23	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
24	Housing, Generally	208	open space, exposi	ure and other appli	icable controls of	
25			this and other Cod	les, as well as by ap	oplicable design	

1			guidelines, applice	able elements and	area plans of the
2			General Plan, and	l design review by	the Planning
3			Department.Form	-Based Density.	
4	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	n, but generally
5	Densities, if Applicable		ranges between 50	and 100 dwelling	g units per acre.
6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	ure feet of Gross F	loor Area or an
7	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
8			Dwelling Unit of I	!.2:1. C for Dwell	ing Units that
9			exceed the greater	of those threshold	<u>ds.</u>
10	* * * *				
11	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
12	Dwelling Units:				
13	Conversion, Demolition,				
14	or Merger of Dwelling				
15	Units, including				
16	Residential Flats				_
17			1st	2nd	3rd+
18	Residential Conversion	§ 317	ϵ	ϵ	ϵ
19	Residential Demolition	§ 317	ϵ	ϵ	ϵ
20	and Merger				
21	Division of Dwelling	§ 207.8	Division of exist	ing Dwelling Uni	ts P per § 207.8
22	Units				
23	NON-RESIDENTIAL ST	ANDARDS AND	USES		
24	Development Standard	ls			

Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>
	124 <u>, 207.9</u>	apply pursuant to § 207.9.
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SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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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 Section 207.1 of this Code.

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

		Ocean Avenue NCT
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 45 X. See Height and Bulk
	106, 250–252,	Map Sheet HT12 for more information. Height
	260, 261.1,	sculpting required on Alleys per § 261.1.
	<u>263.19,</u> 270,	
	<u>270.3,</u> 271. See	
	also Height	
	and Bulk	
	District Maps.	

1	* * * *		
2	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
3	Side Yard	132, 133	sidewalk does not meet the recommended width
4			required by the Better Streets Plan, a front setback
5			shall be provided so that, when combined with the
6			existing sidewalk, the total distance from the curb to
7			the building frontage meets or exceeds the required
8			recommended width under the Better Streets Plan.
9			This setback is required only up to 15 feet above street
10			grade. See § 132(e).
11	* * * *		
12	Miscellaneous		
13	* * * *		
14	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
15	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
16		and Industry	guidelines that have been approved by the Planning
17		Element	Commission.
18	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
19			modifications for eligible projects in the R-4 Height and
20			Bulk District.
21	RESIDENTIAL STAND	ARDS AND USI	ES
22	Development Standard	ds	
23	* * * *		
24	Dwelling Unit Mix	§ 207.6	Generally <u>Rrequired</u> for creation of five or more
25			Dwelling Units. No less than 40% of the total

		•			
1			number of proposed Dwelling Units shall contain		
2			at least two bedrooms; or no less than 30% of the		
3			total number of proposed Dwelling Units shall		
4			contain at least t	hree bedrooms.	
5	* * * *				
6	Residential Uses		C	Controls by Story	1
7			1st	2nd	3rd +
8	Residential Uses	§102	P(1)	Р	Р
9	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections 207	7.1 and 207.2.
10	Unit	207.2			
11	Dwelling Units, Senior	§ 102,	No density limit by	y lot area. Density 1	restricted by
12	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
13	Housing- <u>, Generally</u>	208	open space, exposure and other applicable controls of		
14			this and other Codes, as well as by applicable design		
15			guidelines, applica	able elements and a	urea plans of the
16			General Plan, and	l design review by t	he Planning
17			Department.Form	-Based Density.	
18	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
19	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
20	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
21	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual
22			Dwelling Unit of I	!.2:1. C for Dwelli	ng Units that
23			exceed the greater	of those threshold.	<u>s.</u>
24	* * * *				

1	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Dwelling Units:				
3	Conversion, Demolition,				
4	or Merger of Dwelling				
5	<u>Units, including</u>				
6	<u>Residential Flats</u>				
7			1st	2nd	3rd+
8	Residential Conversion	§ 317	ϵ	ϵ	ϵ
9	Residential Demolition	§ 317	ϵ	ϵ	ϵ
10	and Merger				
11	Division of Dwelling	§ 207.8	Division of existing	ng Dwelling Units	P per § 207.8 <u>.</u>
12	Units				
13	NON-RESIDENTIAL STA	ANDARDS AND	USES		
14	Development Standards				
15	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
16		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
17	* * * *				

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Commercial uses are encouraged at the ground story. Retail frontages and pedestrianoriented streets are protected by limiting curb cuts (i.e. driveways, garage entries) as well as requiring ground floor commercial uses on portions of Diamond and Chenery Streets. Housing development is encouraged above the ground story. Housing density is not controlled by the size of the lot but by dwelling unit standards, physical envelope controls and unit mix requirements. Given the area's location and accessibility to the transit network, accessory parking for residential and commercial uses is not required. Any new parking is required to be set back to support a pedestrian friendly streetscape. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

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

,		201111	AG CONTROL TABLE
8			Glen Park NCT
9	Zoning Category	§ References	Controls
10	BUILDING STANDARD	S	
11	Massing and Setbacks		
12	Height and Bulk Limits-	§§ 102, 105,	30-X and 40-X Varies. See Height and Bulk Map
13		106, 250–252,	Sheet HT11 for more information. Height
14		260, 261.1,	sculpting required on Alleys per § 261.1.
15		<u>263.19,</u> 270,	
16		<u>270.3,</u> 271 .	
17		See also	
18		Height and	
19		Bulk District	
20		Maps	
21	* * * *		
22	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired.; however, if the existing
23	Side Yard	132, 133	sidewalk does not meet the recommended width
24			required by the Better Streets Plan, a front setback
25			shall be provided so that, when combined with the

			
1			existing sidewalk, the total distance from the curb to
2			the building frontage meets or exceeds the required
3			recommended width under the Better Streets Plan.
4			This setback is required only up to 15 feet above street
5			grade. See § 132(e).
6	* * * *		
7	Miscellaneous		
8	* * * *		
9	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
10	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
11		and Industry	guidelines that have been approved by the Planning
12		Element	<u>Commission.</u>
13	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
14			modifications for eligible projects in the R-4 Height and
15			Bulk District.
16	RESIDENTIAL STAND	ARDS AND USI	ES
17	Development Standard	ds	
18	* * * *		
19	Dwelling Unit Mix	§ 207.6	Generally, minimum percentages of two bedroom and
20			three bedroom Dwelling Units Rrequired for
21			creation of five or more Dwelling Units. No less
22			than 40% of the total number of proposed Dwelling
23			Units shall contain at least two bedrooms; or no less
24			than 30% of the total number of proposed Dwelling
25			Units shall contain at least three bedrooms.

1	* * * *					
2	Residential Uses		Controls by Story			
3			1st 2nd 3rd +			
4	Residential Uses	§102	P(1)	Р	Р	
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
6	Unit	207.2				
7	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
8	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
9	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of			
10			this and other Codes, as well as by applicable design			
11			guidelines, applicable elements and area plans of the			
12			General Plan, and design review by the Planning			
13			Department. <u>I</u>	Form-Based Densi	<u>ty</u>	
14	Minimum Dwelling Unit	<u>§ 207.9</u>	<u>Varies depend</u>	ding on project loc	cation, but generally	
15	Densities, if Applicable		ranges betwee	en 50 and 100 dwe	elling units per acre.	
16	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000	square feet of Gro	oss Floor Area or an	
17	<u>Size</u>		equivalent Flo	oor Area Ratio for	any individual	
18			Dwelling Uni	t of 1.2:1. C for D	welling Units that	
19			exceed the gr	eater of those thre.	sholds.	
20	* * * *					
21	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by S	tory <u>C</u>		
22	Dwelling Units:					
23	Conversion, Demolition,					
24	or Merger of Dwelling					

1	Units, including				
2	<u>Residential Flats</u>				
3			1st	2nd	3rd+
4	Residential Conversion	§ 317	€	ϵ	NP
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ
6	and Merger				
7	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8
8	Units				
9	NON-RESIDENTIAL STANDARDS AND USES				
10	Development Standards				
11	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>		
12		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
13	* * * *				
14	* * * *				
15					
16	SEC. 757. FOLSO	M STREET NEIC	SHBORHOOD CO	OMMERCIAL TRA	ANSIT
17	DISTRICT.				
18	* * * *				
19	Table 757. FOLSOM S	STREET NEIGH	BORHOOD COM	MERCIAL TRANS	SIT DISTRICT
20		ZONING	CONTROL TABL	.E	
21			Folsom Street I	NCT	
22	Zoning Category	§ References	Controls		

BUILDING STANDARDS

Massing and Setbacks

23

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1	* * * *		
2	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
3	Side Yard	132, 133	sidewalk does not meet the recommended width
4			required by the Better Streets Plan, a front setback
5			shall be provided so that, when combined with the
6			existing sidewalk, the total distance from the curb to
7			the building frontage meets or exceeds the required
8			recommended width under the Better Streets Plan.
9			This setback is required only up to 15 feet above street
10			grade. See § 132(e).
11	* * * *		
12	Miscellaneous		
13	* * * *		
14	Design Guidelines and	§ 823(b), and	WSoMa Design Standards, and the Urban Design
15	<u>Standards</u>	General Plan	Guidelines, Citywide Design Standards, and any
16		Commerce	other applicable design guidelines that have been
17		and Industry	approved by the Planning Commission.
18		Element	
19	RESIDENTIAL STANDA	ARDS AND USE	S
20	Development Standard	S	
21	* * * *		
22	Dwelling Unit Mix	§ § 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more
23			Dwelling Units. No less than 40% of the total
24			number of proposed Dwelling Units shall contain
25			at least two bedrooms; or no less than 30% of the

		1	1		
1			total number of proposed Dwelling Units shall		
2			contain at least t	hree bedrooms.	
3	* * * *				
4	Residential Uses		С	controls by Story	/
5			1st 2nd 3rd +		
6	Residential Uses	§102	P(1)	Р	Р
7	Group Housing	§§ 102, 208	C(1)	С	С
8	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections 207	7.1 and 207.2.
9	Unit	207.2			
10	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by		
11	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
12	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of		
13			this and other Codes, as well as by applicable design		
14			guidelines, applicable elements and area plans of the		
15			General Plan, and design review by the Planning		
16			Department. Form	-Based Density	
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
18	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
19	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squa	ire feet of Gross Fl	oor Area or an
20	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual
21			Dwelling Unit of 1.2:1. C for Dwelling Units that		
22			exceed the greater	of those threshold.	<u>s.</u>
23	* * * *				
24	Loss and Division of	<u>§ 317</u>	Controls by Story	<u></u>	
25	Dwelling Units:				

1	Conversion, Demolition,						
2	or Merger of Dwelling						
3	<u>Units, including</u>						
4	<u>Residential Flats</u>						
5			1st	2nd	3rd+		
6	Residential Conversion	§ 317	ϵ	ϵ	NP		
7	Residential Demolition or	§ 317	ϵ	ϵ	ϵ		
8	<i>Merger</i>						
9	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Unit	s P per § 207.8		
10	Units						
11	NON-RESIDENTIAL STANDARDS AND USES						
12	Development Standards						
13	Floor Area Ratio	§§ 102, 123,	2, 123, 2.5 to 1. <i>For Office Uses minimum intensities may</i>				
14		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>			
15	* * * *						
16							
17	* * * *						
18							
19	SEC. 758. REGIONAL COMMERCIAL DISTRICT.						
20	* * * *						
21	Table 758. REGIONAL COMMERCIAL DISTRICT						
22	ZONING CONTROL TABLE						
23			Regional Comn	nercial District			
24	Zoning Category	§ References	Controls				
25	BUILDING STANDARDS						

1	Massing and Setbacks						
2	* * * *	T					
3	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing				
4	Side Yard	132, 133	sidewalk does not meet the recommended width				
5			required by the Better Streets Plan, a front setback				
6			shall be provided so that, when combined with the				
7			existing sidewalk, the total distance from the curb to				
8			the building frontage meets or exceeds the required				
9			recommended width under the Better Streets Plan.				
10			This setback is required only up to 15 feet above street				
11			grade. See § 132(e).				
12	* * * *						
13	Miscellaneous						
14	* * * *						
15	Design Guidelines and	§ 823(b), and	WSoMa Design Standards, and the Urban Design				
16	<u>Standards</u>	General Plan	Guidelines, Citywide Design Standards, and any				
17		Commerce	other applicable design guidelines that have been				
18		and Industry	approved by the Planning Commission.				
19		Element					
20	RESIDENTIAL STANDA	RESIDENTIAL STANDARDS AND USES					
21	Development Standards						
22	* * * *	* * * *					
23	Dwelling Unit Mix	§ § 207.6	Generally <i>Rr</i> equired for creation of five or more				
24			Dwelling Units. No less than 40% of the total				
25			number of proposed Dwelling Units shall contain				

1			at least two bedrooms; or no less than 30% of the			
2			total number of proposed Dwelling Units shall			
3			contain at least three bedrooms.			
4	* * * *					
5	Residential Uses		C	controls by Stor	у	
6			1st	2nd	3rd +	
7	Residential Uses	§102	Р	Р	Р	
8	(Except for Group					
9	Housing, see below)					
10	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
11	Unit	207.2				
12	Group Housing	§ <u>§</u> 102, 208	C(1)	С	С	
13	Dwelling Units, Group	§ 102,	No density limit by lot area. Density restricted by			
14	Housing, and Senior	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
15	Housing, <i>Generally</i>	208	open space, expos	ure and other appl	icable controls of	
16			this and other Coa	les, as well as by a	pplicable design	
17			guidelines, applice	able elements and c	area plans of the	
18			General Plan, and	l design review by	the Planning	
19			Department.Form	-Based Density		
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	ı, but generally	
21	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross F	loor Area or an	
23	<u>Size</u>		equivalent Floor Area Ratio for any individual			
24			Dwelling Unit of I	.2:1. C for Dwelli	ing Units that	
25			exceed the greater	of those threshold	<u>ls.</u>	

	The state of the s		•			
1	* * * *					
2	Loss and Division of	<u>§ 317</u>	Controls by StoryC			
3	Dwelling Units:					
4	Conversion, Demolition,					
5	or Merger of Dwelling					
6	Units, including					
7	Residential Flats					
8			1st	2nd	3rd+	
9	Residential Conversion	§ 317	ϵ	ϵ	NP	
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
11	and Merger					
12	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Unit	s P per § 207.8	
13	Units					
14	NON-RESIDENTIAL ST	ANDARDS AND	USES			
15	Development Standard	s				
16	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office</i>	ce Uses minimum i	ntensities may	
17		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
18	* * * *					
19	* Not listed below					

^{*} Not listed below

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

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SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Divisadero Street Neighborhood Commercial Transit District ("Divisadero Street NCT") extends along Divisadero Street between Haight and O'Farrell Streets. Divisadero Street's dense mixed-use character consists of buildings with residential units above groundstory commercial use. Buildings typically range in height from two to four stories with occasional one-story commercial buildings. The dDistrict has an active and continuous commercial frontage along Divisadero Street for most of its length. Divisadero Street is an important public transit corridor and throughway street. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

The Divisadero Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks. 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 Section 207.1 of this Code.

Consistent with Divisadero Street's existing mixed-use character, new commercial development is permitted at the ground and second stories. Most neighborhood-serving businesses are strongly encouraged. Controls on new Formula Retail uses are consistent with Citywide policy for Neighborhood Commercial Districts; The second story may be used by some retail stores, personal services, and medical, business and professional offices.

Additional flexibility is offered for second-floor Eating and Drinking, Entertainment, and Trade Shop uses in existing non-residential buildings to encourage the preservation and reuse of such buildings. 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.

If the Planning Department determines that any site proposed for residential development and located within the Divisadero Street NCT has received a 50% or greater increase in residential densities over prior zoning through the adoption of Ordinance No. 127-15, any development project that is subject to the Inclusionary Affordable Housing Program on such site shall pay the Affordable Housing Fee, or provide one of the Alternatives to Payment of the Affordable Housing Fee, set forth in Planning Code Sections 415 et seq., except that the amount of the Affordable Housing Fee or Alternatives to Payment of the Affordable Housing Fee shall be modified as set forth in Planning Code Sections 428 et seq.

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

		Divisadero St. NCT
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	65-A, and 40-X south of Oak Street Varies. See
	106, 250–252,	Height and Bulk Map Sheets HT02 and HT07 for
	260, 261.1,	more information. Height sculpting required on
	<u>263.19,</u> 270,	Alleys per § 261.1.
	<u>270.3,</u> 271 .	
	See also	
	Height and	

1		Bulk District	
2		Maps	
3	* * * *		
4	Front Setback and	§§ 130, 131,	<u>Generally Nn</u> ot <u>Rr</u> equired.; <u>however, if the existing</u>
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
14	Miscellaneous		
15	* * * *		
16	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
17	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
18		and Industry	guidelines that have been approved by the Planning
19		Element	Commission.
20	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
21			modifications for eligible projects in the R-4 Height and
22			Bulk District.
23	RESIDENTIAL STAND	ARDS AND USE	ES
24	Development Standard	ds	
25	* * * *		

1	Dwelling Unit Mix	§ 207.6	Generally <u>Rrequired</u> for creation of five or more			
2			Dwelling Units. No less than 40% of the total			
3			number of proposed Dwelling Units shall contain			
4			at least two bedr	ooms; or no less	than 30% of the	
5			total number of p	roposed Dwelling	g Units shall	
6			contain at least t	hree bedrooms.		
7	* * * *					
8	Residential Uses		C	ontrols by Story	1	
9			1st	2nd	3rd +	
10	Residential Uses	§102	P(1)	Р	Р	
11	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
12	Unit	207.2				
13	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
14	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
15	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of			
16			this and other Codes, as well as by applicable design			
17			guidelines, applicable elements and area plans of the			
18			General Plan, and	design review by t	he Planning	
19			Department. Form-Based Density			
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location	, but generally	
21	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
23	<u>Size</u>		equivalent Floor Area Ratio for any individual			
24			Dwelling Unit of 1	.2:1. C for Dwelli	ng Units that	
25			exceed the greater	of those threshold.	<u>s.</u>	

		1					
1	* * * *						
2	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by StoryC				
3	Dwelling Units:						
4	Conversion, Demolition,						
5	or Merger of Dwelling						
6	Units, including						
7	Residential Flats						
8			1st	2nd	3rd+		
9	Residential Conversion	§ 317	ϵ	ϵ	NP		
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ		
11	and Merger						
12	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8		
13	Units						
14	NON-RESIDENTIAL STA	ANDARDS AND	USES				
15	Development Standard	s					
16	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>				
17		124 <u>, 207.9</u>	apply pursuant to § 207.9.				
18	* * * *						
19	* * * *						

SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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The Fillmore Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and

- 1 surrounding neighborhoods. Rear yard requirements at residential levels preserve open space
- 2 corridors of interior blocks. Housing development in new buildings is encouraged above the
- 3 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 Section 207.1 of

this Code.

* * * *

Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Fillmore St. NCT
Zoning Category	§ References	Controls
BUILDING STANDAR	RDS	
Massing and Setback	ks	
* * * *		
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above stree
		grade. See § 132(e).
* * * *		

	Г					
1	* * * *					
2	Design Guidelines and	General Plan	Subject to the Urb	Subject to the Urban Design Guidelines, Citywide		
3	<u>Standards</u>	Commerce	Design Standards, a	Design Standards, and any other applicable design		
4		and Industry	guidelines that have	been approved by	the Planning	
5		Element	Commission.			
6	RESIDENTIAL STANDARDS AND USES					
7	Development Standard	ds				
8	* * * *					
9	Dwelling Unit Mix	§ 207.6	Generally <u>Rr</u> equi	Generally R_r equired for creation of five or more		
10			Dwelling Units. No less than 40% of the total			
11			number of propo	number of proposed Dwelling Units shall contain		
12			at least two bedr	at least two bedrooms; or no less than 30% of the		
13			total number of p	roposed Dwelling	g Units shall	
14			contain at least t	hree bedrooms.		
15	* * * *					
16	Residential Uses		Controls by Story			
17			1st	2nd	3rd +	
18	Residential Uses	§102	P(1)	Р	Р	
19	Accessory Dwelling	§§102, 207.1,	P per Planning C	code Sections 20	7.1 and 207.2.	
20	Unit	207.2				
21	Dwelling Units, Senior	§ 102,	No density limit by	No density limit by lot area. Density restricted by		
22	Housing, and Group	202.2(f), 207,	physical envelope	controls of height,	bulk, setbacks,	
23	Housing, <u>Generally</u>	208	open space, expos	open space, exposure and other applicable controls of		
24			this and other Cod	les, as well as by ap	oplicable design	
25			guidelines, applice	able elements and a	area plans of the	

1			General Plan, and	l design review by th	ne Planning	
2			Department. Form-Based Density			
3	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
4	Densities, if Applicable		ranges between 50	o and 100 dwelling i	ınits per acre.	
5	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	are feet of Gross Flo	oor Area or an	
6	<u>Size</u>		equivalent Floor	Area Ratio for any in	<u>ıdividual</u>	
7			Dwelling Unit of	1.2:1. C for Dwellin	ng Units that	
8			exceed the greater	r of those thresholds	<u>.</u>	
9	* * * *					
10	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
11	Dwelling Units:					
12	Conversion, Demolition,					
13	or Merger of Dwelling					
14	Units, including					
15	<u>Residential Flats</u>					
16			1st	2nd	3rd+	
17	Residential Conversion	§ 317	ϵ	NP	NP	
18	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
19	and Merger					
20	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8			
21	Units					
22	NON-RESIDENTIAL ST	ANDARDS AND	USES			
23	Development Standard	s				
24	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>			
25		124 <u>, 207.9</u>	apply pursuant to	<u> § 207.9.</u>		

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SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

The Hayes-Gough District controls are designed to allow for growth and expansion that is compatible with the existing building and use scales. Building standards protect the moderate building and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and housing is strongly encouraged at the third story and above. Retail sales activity, especially neighborhood-serving businesses, is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.

Housing development in new buildings is encouraged *above the second story*, and is controlled not by lot area but by physical envelope controls. *Existing residential units are protected by limitations on demolitions, mergers, subdivisions, and upper story conversions.* Given the area's central location and accessibility to the downtown and to the City's transit network, accessory parking for Residential Uses is not required. The code controls for this district are supported and augmented by design guidelines and policies in the Market and Octavia Area Plan of the General Plan. *Accessory Dwelling Units are permitted*.

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

		Hayes-Gough NCT
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT02
	106, 250–252,	and HT07 for more information. Height sculpting
	260, 261.1,	required on Alleys per § 261.1.
	<u>263.19,</u> 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *	T	
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Urba	an Design Guidel	ines <u>, <i>Citywide</i></u>
3	<u>Standards</u>	Commerce	Design Standards, a	and any other applic	cable design
4		and Industry	guidelines that have	been approved by	the Planning
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based density,	additional height,	and other zoning
7			modifications for eli	gible projects in the	e R-4 Height and
8			Bulk District.		
9	RESIDENTIAL STANDARDS AND USES				
10	Development Standards				
11	* * * *				
12	Dwelling Unit Mix	§ 207.6	Generally <i>Rr</i> equi	ired for creation o	f five or more
13			Dwelling Units. N	lo less than 40%	of the total
14			number of propo	sed Dwelling Unit	s shall contain
15			at least two bedr	ooms; or no less	than 30% of the
16			total number of p	roposed Dwelling	Units shall
17			contain at least t	hree bedrooms.	
18	* * * *		1		
19	Residential Uses		С	controls by Story	
20			1st	2nd	3rd +
21	Residential Uses	§102	P(1)	Р	Р
22	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.		
23	Unit	207.2			

	Г	1	1			
1	Dwelling Units, Senior	§ 102,	No density limit by	y lot area. Density	restricted by	
2	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
3	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of			
4			this and other Coe	les, as well as by ap	pplicable design	
5			guidelines, applica	able elements and e	area plans of the	
6			General Plan, and	l design review by t	he Planning	
7			Department.Form	-Based Density		
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
10	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
11	<u>Size</u>		equivalent Floor Area Ratio for any individual			
12			Dwelling Unit of 1.2:1. C for Dwelling Units that			
13			exceed the greater of those thresholds.			
14	* * * *					
15	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
16	Dwelling Units:					
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	Units, including					
20	Residential Flats					
21			1st	2nd	3rd+	
22	Residential Conversion	§ 317	ϵ	ϵ	NP	
23	Residential Demolition	§ 317	€	ϵ	ϵ	
24	and Merger					
	<u>'</u>	•				

1	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8	
2	Units			
3	NON-RESIDENTIAL STA	ANDARDS AND	USES	
4	Development Standards			
5	Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For Office Uses minimum intensities may</i>	
6		124 <u>, 207.9</u>	apply pursuant to § 207.9.	
7	* * * *			
8	* * * *			

SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

1			the building fronta	ge meets or exceed	s the required
2			recommended wid	th under the Better	Streets Plan.
3			This setback is req	uired only up to 15	feet above street
4			grade. See § 132(e	<u>·).</u>	
5	* * * *				
6	Miscellaneous				
7	* * * *				
8	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>
9	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design
10		and Industry	guidelines that hav	ve been approved b	y the Planning
11		Element	Commission.		
12	RESIDENTIAL STANDA	ARDS AND USE	S		
13	Development Standard	s			
14	* * * *				
15	Dwelling Unit Mix	§ § 207.6	Generally <i>R<u>r</u></i> equi	red for creation o	f five or more
16			Dwelling Units. N	lo less than 40%	of the total
17			number of propos	sed Dwelling Unit	s shall contain
18			at least two bedr	ooms; or no less	than 30% of the
19			total number of p	roposed Dwelling	Units shall
20			contain at least three bedrooms.		
21	* * * *				
22	Residential Uses	,	Controls by Story		
23			1st	2nd	3rd +
24	Residential Uses	§102	P(1)	Р	Р

	1	1		
Accessory Dwelling	§§102, 207.1,	P per Planning (Code Sections 20	7.1 and 207.2.
Units	207.2			
Dwelling Units, Senior	§ 102,	No residential density limit by lot area. Density		
Housing, and Group	202.2(f), 207,	restricted by phys	ical envelope contr	ols of height,
Housing, <i>Generally</i>	208	bulk, setbacks, op	en space, exposure	and other
		applicable contro	ls of this and other	Codes, as well as
		by applicable desi	ign guidelines, app	licable elements
		and area plans of	the General Plan,	and design review
		by the Planning D	Pepartment. Form-B	ased Density
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
<u>Size</u>		equivalent Floor Area Ratio for any individual		
		Dwelling Unit of	1.2:1. C for Dwelli	ing Units that
		exceed the greater of those thresholds.		
* * * *				
Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
Dwelling Units:				
Conversion, Demolition,				
or Merger of Dwelling				
Units, including				
<u>Residential Flats</u>				
		1st	2nd	3rd+
Residential Conversion	§ 317	ϵ	NP	NP
	Units Dwelling Units, Senior Housing, and Group Housing, Generally Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size * * * * Loss and Division of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats	Units 207.2 Dwelling Units, Senior \$ 102, Housing, and Group 202.2(f), 207, Housing, Generally 208 Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size * * * * Loss and Division of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Flats	Units 207.2 Dwelling Units, Senior \$ 102,	Units Dwelling Units, Senior Housing, and Group Housing, Generally 208 Dwelling Units, Senior Housing, Generally 208 Dulk, setbacks, open space, exposure applicable controls of this and other by applicable design guidelines, apply and area plans of the General Plant, by the Planning Department. Form B Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size Maximum Dwelling Unit Size Pup to 4,000 square feet of Gross File equivalent Floor Area Ratio for any Dwelling Unit of 1.2:1. C for Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Pup to 4,000 square feet of those threshold * * * * * Loss and Division of Dwelling Units; including Residential Flats

1	Residential Demolition or	§ 317	ϵ	ϵ	ϵ
2	<u>Merger</u>				
3	Division of Dwelling	§_207.8	Division of exist	ting Dwelling Unit	s P per § 207.8
4	Units				
5	NON-RESIDENTIAL STANDARDS AND USES				
6	Development Standard	s			
7	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
8		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
9	* * * *				
10	* Not listed below				
11	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)				
12	* * * *				
13					
14	SEC. 763. 24TH S	TREET - MISSIC	ON NEIGHBORH	OOD COMMERC	IAL TRANSIT
15	DISTRICT.				
16	* * * *				
17	Table 763. 24TH STF	REET – MISSIOI	N NEIGHBORHO	OD COMMERCIA	AL TRANSIT
18		!	DISTRICT		
19		ZONING	CONTROL TABL	.E	
20			24th Street - M	ission NCT	
21	Zoning Category	§ References	Controls		
22	BUILDING STANDARDS				
23	Massing and Setbacks				
24	* * * *				

	Γ		
1	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
2	Side Yard	132, 133	sidewalk does not meet the recommended width
3			required by the Better Streets Plan, a front setback
4			shall be provided so that, when combined with the
5			existing sidewalk, the total distance from the curb to
6			the building frontage meets or exceeds the required
7			recommended width under the Better Streets Plan.
8			This setback is required only up to 15 feet above street
9			grade. See § 132(e).
10	* * * *		
11	Miscellaneous		
12	* * * *		
13	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
14	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
15		and Industry	guidelines that have been approved by the Planning
16		Element	Commission.
17	RESIDENTIAL STANDA	RDS AND USES	S
18	Development Standard	s	
19	* * * *		
20	Dwelling Unit Mix	§ § 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more
21			Dwelling Units. No less than 40% of the total
22			number of proposed Dwelling Units shall contain
23			at least two bedrooms; or no less than 30% of the
24			total number of proposed Dwelling Units shall
25			contain at least three bedrooms.

1	* * * *				
2	Residential Uses		Controls by Story		
3			1st	2nd	3rd +
4	Residential Uses	§102	P(1)	Р	Р
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.		
6	Units	207.2			
7	Dwelling Units, Senior	§ 102,	No resident	ial density limit by l	ot area. Density
8	Housing, and Group	202.2(f), 207,	restricted b	y physical envelope	controls of height,
9	Housing, <i>Generally</i>	208	bulk, setbac	eks, open space, expe	osure and other
10			applicable (controls of this and c	other Codes, as well as
11			by applicab	ele design guidelines,	, applicable elements
12			and area pl	ans of the General F	Plan, and design review
13			by the Plan	ning Department. <u>Fo</u>	rm-Based Density.
14	Minimum Dwelling Unit	<u>§ 207.9</u>	<u>Varies depe</u>	ending on project loc	cation, but generally
15	Densities, if Applicable		ranges betw	veen 50 and 100 dwe	elling units per acre.
16	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,00</u>	00 square feet of Gro	oss Floor Area or an
17	<u>Size</u>		equivalent l	Floor Area Ratio for	any individual
18			<u>Dwelling U</u>	nit of 1.2:1. C for D	Owelling Units that
19			exceed the	greater of those thre	sholds.
20	* * * *				
21	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by	· StoryC	
22	Dwelling Units:				
23	Conversion, Demolition,				
24	or Merger of Dwelling				

Units, including				
Residential Flats				
		1st	2nd	3rd+
Residential Conversion	§ 317	€	NP	NP
Residential Demolition or	§ 317	ϵ	ϵ	ϵ
<i>Merger</i>				
Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8		
Units				
NON-RESIDENTIAL STA	ANDARDS AND	USES		
Development Standard	S			
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>		
	124 <u>, 207.9</u>	apply pursuant to § 207.9.		
* * * *				

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

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The Upper Market Street Transit District controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of Commercial Uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most Commercial Uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and

preserve a balanced mix of Commercial Uses, ground-story neighborhood-serving uses are encouraged, and financial service uses are limited. Ground floor-commercial space is required along Market and Church Streets. Most Automotive Service and Drive-Up *Facility Facility* uses are prohibited or conditional.

Housing development in new buildings is encouraged-above the Second Story. Existing upper-story Residential Units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to Sections 207.1 and 207.2 of this Code.

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Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

13			Upper Market Street NCT		
14	Zoning Category	§ References	Controls		
15	BUILDING STANDARDS				
16	Massing and Setbacks				
17	Height and Bulk Limits-	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT07 for		
18		106, 250–252,	more information. Height sculpting required on		
19		260, 261.1,	Alleys per § 261.1.		
20		<u>263.19,</u> 270,			
21		<u>270.3,</u> 271 .			
22		See also			
23		Height and			
24		Bulk District			
25		Maps <u>.</u>			

1	* * * *			
2	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing	
3	Side Yard	132, 133	sidewalk does not meet the recommended width	
4			required by the Better Streets Plan, a front setback	
5			shall be provided so that, when combined with the	
6			existing sidewalk, the total distance from the curb to	
7			the building frontage meets or exceeds the required	
8			recommended width under the Better Streets Plan.	
9			This setback is required only up to 15 feet above street	
10			grade. See § 132(e).	
11	* * * *			
12	Miscellaneous			
13	* * * *			
14	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
15	<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
16		and Industry	guidelines that have been approved by the Planning	
17		Element	Commission.	
18	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning	
19			modifications for eligible projects in the R-4 Height and	
20			Bulk District.	
21	RESIDENTIAL STAND	ARDS AND USI	ES	
22	Development Standard	ds		
23	* * * *			
24	Dwelling Unit Mix	§ 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more	
25			Dwelling Units. No less than 40% of the total	

	-				
1			number of propo	sed Dwelling Unit	ts shall contain
2			at least two bedr	rooms; or no less	than 30% of the
3			total number of p	proposed Dwelling	g Units shall
4			contain at least t	hree bedrooms.	
5	* * * *		,		
6	Residential Uses		C	Controls by Story	/
7			1st	2nd	3rd +
8	Residential Uses	§102	P(1)	Р	Р
9	Accessory Dwelling	§§102, 207.1,	P per Planning 0	Code Sections 20	7.1 and 207.2.
10	Unit	207.2			
11	Dwelling Units, Senior	§ 102,	No density limit by	y lot area. Density i	restricted by
12	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		bulk, setbacks,
13	Housing <u>-, Generally</u>	208	open space, exposure and other applicable controls of		
14			this and other Coe	les, as well as by ap	pplicable design
15			guidelines, applica	able elements and a	area plans of the
16			General Plan, and	l design review by t	the Planning
17			Department.Form	-Based Density	
18	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
19	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
20	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	are feet of Gross Fl	oor Area or an
21	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>individual</u>
22			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that
23			exceed the greater	of those threshold.	<u>s.</u>
24	* * * *				
					· · · · · · · · · · · · · · · · · · ·

1	Loss and Division of	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Dwelling Units:				
3	Conversion, Demolition,				
4	or Merger of Dwelling				
5	Units, including				
6	Residential Flats				
7			1st	2nd	3rd+
8	Residential Conversion	§ 317	ϵ	ϵ	NP
9	Residential Demolition	§ 317	ϵ	ϵ	ϵ
10	and Merger				
11	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8
12	Units				
13	NON-RESIDENTIAL STA	ANDARDS AND	USES		
14	Development Standards	S			
15	Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For Office Uses minimum intensities may</i>		
16		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
17	* * * *				

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SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.

(a) Purpose and Findings. In addition to the purposes stated in Section 701 of this Code, the following purpose and findings form a basis for special regulations and provide guidance for their application in the Lakeshore Plaza Special Use District.

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(3) Housing development in new buildings is encouraged.

(b) **Controls.** The controls for the NC-S District, as set forth in Section 713 of this Code, shall apply to the Lakeshore Plaza Special Use District, except as provided below:

3	Zoning Category No.	Controls
4	.10	The 26-40-X height district requires Conditional
5		Use authorization for heights over 26 feet not
6		exceeding 40 feet. Varies. See Height and Bulk
7		District Maps.
8	* * * *	
9	.90	Residential uses are permitted at all
10		stories.Residential uses are permitted as
11		conditional uses at the first and second stories
12		and not permitted above the second story.
13	.91, .92, .93	Residential density for dwelling units is one unit
14		per 3,000 sq. ft. of lot area; group housing is not
15		permitted; minimum usable open space per
16		dwelling unit is 300 sq. ft. if private and 400 sq.
17		ft. if common. Form-Based Density applies for all
18		Residential Uses.
19	* * * *	

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SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

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(c) **Controls.** The following provisions shall apply within such District:

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(4) Loss of Residential Units. To prevent the loss of existing Residential Units within

the district, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited.[Reserved]

* * * *

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

The Chinatown Community Business District, located in the northeast quadrant of San Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district also includes portions of Commercial Street between Montgomery Street and Grant Avenue and portions of Grant Avenue between Bush and California Streets. It is part of the larger core area of Chinatown.

The portions of Broadway, Kearny, and Commercial Streets and Grant Avenue in this district are transitional edges or entries to Chinatown. North and east of the two blocks of Broadway contained in this district are North Beach and the Broadway Entertainment Districts. Kearny and Columbus Streets are close to intensive office development in the Downtown Financial District. Both Grant Avenue and Commercial Street provide important pedestrian entries to Chinatown. Generally, this district has more potential for added retail and commercial development than other parts of Chinatown.

This zoning district is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The size of individual professional or business office use is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district.

Housing development in new buildings is encouraged at upper stories. *Existing housing is protected by limitations on demolitions and upper-story conversions.* Accessory dwelling units are

permitted within the district pursuant to Subsection 207(c)(4) of this Code.

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

		Chinatown Community Business District
Zoning Category	§ References	Controls
BUILDING STANDARDS	S	
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	and Industry	guidelines that have been approved by the Planning

Commission.

RESIDENTIAL STANDARDS AND USES

Element

* * * *

Residential Uses			Controls by Story		
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§ 102,	Accessory Dwe	Accessory Dwelling Units are permitted to be		
Unit <i>Density</i>	207 <u>.1(c)(4),</u>	constructed with	constructed within an existing building zoned for		
	<u>207.2</u>	residential use or within an existing and			
		authorized auxil	liary structure on	the same lot,	
		provided that it	provided that it does not eliminate or reduce a		
		ground-story retail or commercial space.			
Dwelling Unit Density	§ 207	Up to 1 unit per	200 sq. ft. lot are	a.	

1	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
2	<u>Densities, if Applicable</u>		ranges between 5	0 and 100 dwelling	units per acre.
3	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		oor Area or an
4	<u>Size</u>		equivalent Floor Area Ratio for any individual		
5			Dwelling Unit of	1.2:1. C for Dwelli	ng Units that
6			exceed the greate	r of those threshold	<u>s.</u>
7	Group Housing Density	§§ 208,	1 bedroom per	140 sq. ft. lot area	
8		890.88(b)			
9	* * * *				
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion,	§ 317	ϵ	ϵ	ϵ
17	Demolition or Merger				
18	* * * *				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	s			
21	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Office Uses minimum intensities may</i>		
22		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
23	* * * *				
24	* * * *				

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

2 * * * *

The height limit applicable to the district will accommodate two floors of housing or institutional use above two floors of retail use. *Existing residential units are protected by prohibition of upper-story conversions and limitation on demolition.* Accessory dwelling units are permitted *within the district pursuant to Subsection 207(c)(4) of this Code*.

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

Table 811

		Chinatowr	Visitor Retail D	istrict	
Zoning Category	§ References	Controls			
BUILDING STANDARD	S				
* * * *					
Miscellaneous					
* * * *					
Design Guidelines and	General Plan	Subject to	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Stan	dards, and any oth	er applicable design	
	and Industry	guidelines th	nat have been appro	oved by the Planning	
	Element	Commission	<u>•</u>		
RESIDENTIAL STANDA	ARDS AND USE	S			
* * * *					
Residential Uses		Controls by Story		Story	
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§ 102,	Accessory Dwelling Units are permitted to be			

1	Unit <i>Density</i>	207 <u>.1(c)(4),</u>	constructed with	in an existing buil	ding zoned for
2		207.2	residential use or within an existing and		
3			authorized auxiliary structure on the same lot,		
4			provided that it does not eliminate or reduce a		
5			ground-story reta	ail or commercial	space.
6	Dwelling Unit Density	§ 207	Up to 1 unit per 2	200 sq. ft. lot area	Э.
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
8	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
0	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
1			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that
2			exceed the greater	r of those threshold	<u>S.</u>
3	Group Housing Density	§§ 208,	1 bedroom per 1	40 sq. ft. lot area	
4		890.88(b)			
5	* * * *				
6	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
7	Conversion, Demolition,				
8	or Merger of Dwelling				
9	<u>Units, including</u>				
20	Residential Flats				
21			1st	2nd	3rd+
22	Residential Conversion,	§ 317	ϵ	ϵ	ϵ
23	Demolition or Merger				
24	* * * *				
25	NON-RESIDENTIAL ST	ANDARDS AND	USES		

1	Development Standards				
2	Floor Area Ratio	§§ 102, 123,	2.0 to 1. <i>For Office Uses minimum intensities may</i>		
3		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
4	* * * *				
5	* * * *				

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

9 * *

Housing development in new and existing buildings is encouraged above the ground floor. Institutional uses are also encouraged. *Existing residential units are protected by limits on demolition and conversion.* Accessory Dwelling Units are permitted *within the district pursuant to subsection* 207(c)(4) *of this Code*.

Table 812 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Chinatown Residential Neighborhood			
		Commercial District			
Zoning Category	§ References	Controls			
BUILDING STANDAR	RDS				
* * * *					
Miscellaneous					
* * * *					

1	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
2	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
3		and Industry	guidelines that have been approved by the Planning		
4		Element	Commission	<u>ı.</u>	
5	RESIDENTIAL STANDARDS AND USES				
6	* * * *				
7	Residential Uses			Controls by	Story
8			1st	2nd	3rd +
9	Residential Uses	§102	Р	Р	Р

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§ 102,	Accessory Dwell	ing Units are perr	mitted to be
Unit <i>Density</i>	207 <u>.1(c)(4),</u>	constructed with	in an existing buil	ding zoned for
	207.2	residential use o	r within an existin	g and
		authorized auxilia	ary structure on th	ne same lot,
		provided that it does not eliminate or reduce a		
		ground-story retail or commercial space.		
Dwelling Unit Density	§ 207	Up to 1 unit per 200 sq. ft. lot area.		
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an
<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual
		Dwelling Unit of 1	.2:1. C for Dwelli	ng Units that
		exceed the greater	of those threshold.	<u>s.</u>
Group Housing Density	§§ 208,	1 bedroom per 140 sq. ft. lot area.		
	890.88(b)			
* * * *				

1	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
2	Conversion, Demolition,				
3	or Merger of Dwelling				
4	Units, including				
5	Residential Flats				
6			1st	2nd	3rd+
7	Residential Conversion,	§ 317	ϵ	ϵ	ϵ
8	Demolition or Merger				
9	* * * *				
10	NON-RESIDENTIAL STA	ANDARDS AND	USES		
11	Development Standard	s			
12	Floor Area Ratio	§§ 102, 123,	1.0 to 1. <i>For Offic</i>	ce Uses minimum i	ntensities may
13		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
14	* * * *				
15	* * * *				

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SEC. 825. DTR - DOWNTOWN RESIDENTIAL DISTRICTS.

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(c) **Use.** A use is the specified purpose for which a property or building is used, occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted, conditional, accessory, temporary or are not permitted. If there are two or more uses in a structure, any use not classified in Section 825(c)(1)(C) below as accessory will be considered separately as an independent permitted, conditional, temporary or not permitted use.

24 * * *

(2) Residential Use Controls. Unless otherwise specified in a Section

governing an individual DTR District, the following residential use controls shall apply: (C) Residential Density. <u>Form-Based Density applies in the Downtown</u> Residential Districts. There shall be no density limit for residential uses in Downtown Residential Districts. The provisions of Sections 207 through 208 related to residential density shall not apply. SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

No.	Zoning Category	§ References	Rincon Hill
			Downtown
			Residential Mixed
			Use District Zoning
			Controls
Building and S	Siting Standards		
* * * *			
.13	Setbacks	Ground Floor	Building setback of 3
		Residential Design	to 10 ft. for all
		Guidelines Urban	buildings except
		Design Guidelines,	towers on Spear,
		Citywide Design	Main, Beale,
		Standards, and any	Fremont, and First
		other applicable design	Streets. § 827(a)(2)
		guidelines that have	and (6).

1			been approved by the	Upper-story setback
2			Planning Commission.	of 10 ft. required
3				above a height of 65
4				feet on both sides of
5				Spear, Main, Beale,
6				Fremont, and First
7				Streets. § 827(a)(5).
8				Sun access plane
9				setback of 50
10				degrees for all
11				buildings 85' and
12				lower on the south
13				side of east-west
14				mid-block pathways.
15				§ 827(a)(5).
16	.14	Street-Facing Uses	§§ 145.1, 145.4,	Active uses required
17			Ground Floor	on all street
18			Residential Design	frontages. See §§
19			Guidelines Urban	145.1, 825(b).
20			<u>Design Guidelines,</u>	Ground-level
21			Citywide Design	residential or
22			Standards, and any	commercial
23			other applicable design	requirements based
24			guidelines that have	on location. See §§
25			been approved by the	145.4 and 827(a)(2).

1			Planning Commission.	
2	* * * *			
3	Non-Resident	ial Standards and Uses		
4	* * * *			
5	.21	Use Size	§§ 890.130, 145.14 <u>,</u>	P for non-residential
6		[Non-Residential]	<u>207.9</u>	uses up to 25,000
7				sq. ft., C above. No
8				individual ground
9				floor tenant may
10				occupy more than
11				75' of frontage for a
12				depth of 25' from
13				Folsom Street.
14				§§ 145.14. <i>For Office</i>
15				<u>Uses minimum</u>
16				intensities may apply
17				pursuant to § 207.9.
18	* * * *			
19	Residential St	andards and Uses		
20	* * * *			
21	.47	Residential Density,	§ <u>§ 207.5(d),</u> 207.6,	No Limit. § 207.5(d) #
22		Dwelling Units General	890.88(a)	Form-Based Density.
23				<u>Dwelling</u> Unit Mix
24				Required § 207.6
25	<u>.47b</u>	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on

1		Densities, if Applicable		project location, but
2				generally ranges
3				between 50 and 100
4				dwelling units per acre.
5	<u>.47c</u>	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square</u>
6		<u>Size</u>		feet of Gross Floor
7				Area or an equivalent
8				Floor Area Ratio for
9				any individual
10				Dwelling Unit of 1.2:1.
11				C for Dwelling Units
12				that exceed the greater
13				of those thresholds.
14	.48	Residential Density,	§ <u>§ 207.5,</u> 890.88(b)	No Limit.
15		Group Housing		<u> </u>
16				<u>Density</u>
17	* * * *			

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SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

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While lot coverage is limited for all levels with residential uses that do not face onto streets or alleys, traditional rear yard open spaces are not required. Specific height, bulk, and setback controls establish appropriate heights for both towers and mid-rise podium

development and ensure adequate spacing between towers in order to establish a
neighborhood scale and ensure light and air to streets and open spaces. Setbacks are
required where necessary to provide transition space for ground floor residential uses and to
ensure sunlight access to streets and open spaces. Off-street parking must be located below
grade. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this
Code.

Table 829
SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL

TABLE

No.	Zoning Category	§ References	South Beach
			Downtown
			Residential Mixed
			Use District Zoning
			Controls
Building and	Siting Standards		
Non-Resident	ial Standards and Uses		
* * * *			
.21	Use Size	§ <u>§</u> 890.130 <u>, 207.9</u>	P for non-residential
	[Non-Residential]		uses up to 25,000
			sq. ft., C above. <i>For</i>
			Office Uses minimum
			intensities may apply
			pursuant to § 207.9.
* * * *			

Residential	Standards and Uses		
* * * *			
.47	Residential Density,	§ <u>§ 207.5(d),</u> 207.6,	No Limit. § 207.5(d)
	Dwelling Units General	890.88(a)	Form-Based Density.
			<u>Dwelling</u> Unit Mix
			Required § 207.6
<u>.47b</u>	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on
	Densities, if Applicable		project location, but
			generally ranges
			between 50 and 100
			dwelling units per ac
<u>.47c</u>	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square</u>
	<u>Size</u>		feet of Gross Floor
			Area or an equivaler
			Floor Area Ratio for
			any individual
			Dwelling Unit of 1.2
			C for Dwelling Units
			that exceed the great
			of those thresholds.
.48	Residential Density,	§ <u>§ 207.5,</u> 890.88(b)	No Limit.
	Group Housing		§ 207.5(d)Form-Bas
			Density.
* * * *			

Mayor Lurie
BOARD OF SUPERVISORS

1	Housing, and Group		restricted by physical envelope controls of height,
2	Housing <i>Density</i> ,		bulk, setbacks, open space, exposure and other
3	<u>General</u>		applicable controls of this and other Codes, as well as
4			by applicable design guidelines, applicable elements
5			and area plans of the General Plan, and design review
6			by the Planning Department. Form-Based Density.
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
8	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
10	<u>Size</u>		equivalent Floor Area Ratio for any individual
11			Dwelling Unit of 1.2:1. C for Dwelling Units that
12			exceed the greater of those thresholds.
13	Group Housing	§§ 102,	NP, except Group Housing uses that are also
14		249.78(c)(8)	defined as Student Housing or Senior Housing,
15			are designated for persons with disabilities, are
16			designated for Transition Age Youth, or are
17			contained in buildings that consist of 100%
18			affordable units.
19	* * * *		
20	NON-RESIDENTIAL STA	ANDARDS AND	USES
21	Development Standards		
22	Floor Area Ratio	§§ 102, 123,	In the Central SoMa SUD, Pprevailing Height and
23		124, 128.1,	Density limits are determined by Section 249.78,
24		<u>207.9,</u> 249.78	subject to the requirements of Section 128. For
25			Office Uses minimum intensities may apply pursuant

	<u>to § 207.9.</u>
* * * *	

SEC. 831. MUG - MIXED USE-GENERAL DISTRICT.

5 * * * *

Housing is encouraged over ground floor commercial and PDR uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 831

MUG - MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-General Controls		
BUILDING STANDARD	BUILDING STANDARDS			
* * * *				
Miscellaneous				
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
	and Industry	guidelines that have been approved by the Planning		
	Element;	Commission		
	Central SoMa			
	Plan			
* * * *				
RESIDENTIAL STANDARDS AND USES				

D	evelopment Standards	3	
*	* * *		
R	esidential Conversion,	§ 317	C for Removal of one or more Residential Units or
D	emolition, or Merger		Unauthorized Units.
<u>of</u>	Dwelling Units,		
in	cluding Residential		
<u>Fl</u>	<u>lats</u>		
*	* * *		
R	esidential Uses		
*	* * *		
D	welling Unit and	§ 207	No density limit. Density is regulated by the permitted
G	roup Housing Density,		height and bulk, and required setbacks, exposure, and
G	eneral_		open space of each development lot. Form-Based
			<u>Density.</u>
<u>M</u>	linimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
\underline{D}	ensities, if Applicable		ranges between 50 and 100 dwelling units per acre.
<u>M</u>	laximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
Si	: <u>:ze</u>		equivalent Floor Area Ratio for any individual
			Dwelling Unit of 1.2:1. C for Dwelling Units that
			exceed the greater of those thresholds.
N	NON-RESIDENTIAL STANDARDS AND USES		
D	Development Standards		
FI	loor Area Ratio	§§ 123, 124 <u>,</u>	FAR based on permitted height. See §124 for
		<u>207.9</u>	more information. (4) For Office Uses minimum
			intensities may apply pursuant to § 207.9.

* * *	*
*	* * * *
(4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific
controls	S.
*	* * * *
ç	SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.

The Mixed Use-Office (MUO) is designed to encourage office uses and housing, as well as small-scale light manufacturing and arts activities. Nighttime entertainment and small tourist hotels are permitted as a conditional use. Large tourist hotels are permitted as a conditional use in certain height districts. Dwelling units and group housing are permitted, while demolition or conversion of existing dwelling units or group housing requires conditional use authorization. Family-sized housing is encouraged. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

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16 Table 832

MUO - MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Office District Controls			
BUILDING STANDARD	BUILDING STANDARDS				
* * * *					
Miscellaneous					
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide			
<u>Standards</u>	Commerce	Design Standards, and any other applicable design			
	and Industry	guidelines that have been approved by the Planning			
	Element	Commission			

1	* * * *		
2	RESIDENTIAL STANDARDS AND USES		
3	Development Standards	S	
4	* * * *		
5	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
6	Demolition, or Merger		Unauthorized Units.
7	of Dwelling Units,		
8	including Residential		
9	<u>Flats</u>		
10	* * * *		
11	Residential Uses		
12	* * * *		
13	Senior Housing	<u>§§ 102,</u>	<u>P</u>
14		<u>202.2(f)</u>	
15	Homeless Shelters	§§ 102, 208	Р
16	Dwelling Unit and	§ 208	No density limit. Density is regulated by the permitted
17	Group Housing Density,		height and bulk, and required setbacks, exposure, and
18	<u>General</u>		open space of each development lot. Form-Based
19			<u>Density.</u>
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
21	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
23	<u>Size</u>		equivalent Floor Area Ratio for any individual
24			Dwelling Unit of 1.2:1. C for Dwelling Units that
25			exceed the greater of those thresholds.

1	* * * *		
2	NON-RESIDENTIAL STA	ANDARDS AND	USES
3	Development Standards		
4	Floor Area Ratio	§§ 123, 124 <u>,</u>	Varies, depending on height, as set forth in §
5		<u>207.9</u>	124. For Office Uses minimum intensities may apply
6			pursuant to § 207.9.
7	* * * *		
8	* * * *		

SEC. 833. MUR - MIXED USE-RESIDENTIAL DISTRICT.

Table 833

MUR - MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Residential District Controls		
BUILDING STANDARDS				
* * * *				
Miscellaneous				
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
	and Industry	guidelines that have been approved by the Planning		
	Element;	<u>Commission</u> .		
	Central SoMa			
	Plan			
* * * *				

1	RESIDENTIAL STANDARDS AND USES		
2	Development Standards		
3	* * * *		
4	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
5	Demolition, or Merger		Unauthorized Units.
6	of Dwelling Units,		
7	including Residential		
8	<u>Flats</u>		
9	* * * *		
10	Residential Uses		
11	* * * *		
12	Senior Housing	<u>§§ 102,</u>	<u>P</u>
13		<u>202.2(f)</u>	
14	Homeless Shelters	§ <u>§ 102,</u> 208	Р
15	Dwelling Unit and	§ 208	No density limit. Density is regulated by the permitted
16	Group Housing Density,		height and bulk, and required setbacks, exposure, and
17	<u>General</u>		open space of each development lot.Form-Based
18			<u>Density.</u>
19	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
20	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
21	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
22	<u>Size</u>		equivalent Floor Area Ratio for any individual
23			Dwelling Unit of 1.2:1. C for Dwelling Units that
24			exceed the greater of those thresholds.
25	* * * *		

Development Standards		
Floor Area Ratio	§§ 123, 124,	FAR based on permitted height, see Section 124
	128.1,	for more information. (3) For Office Uses minimum
	249.78 <u>, 207.9</u>	intensities may apply pursuant to § 207.9.

* * * *

(3) For projects within the Central SoMa SUD, see specific requirements in Section 249.78.

* * * *

SEC. 834. RED - RESIDENTIAL ENCLAVE DISTRICT.

Dwelling units are permitted as a principal use. Nonresidential uses, except art related activities, are not permitted, except for certain uses in historic buildings. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections 185 and 186. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 834 RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

Zoning Category § References Residential Enclave District Controls			
BUILDING STANDARDS			
* * * *			

1	Miscellaneous		
2	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
3	<u>Standards</u>	Commerce and	Design Standards, and any other applicable design
4		<u>Industry</u>	guidelines that have been approved by the Planning
5		<u>Element</u>	Commission.
6	Large Project Review	§ 329	As required by § 329.
7	* * * *		
8	Awnings, Canopy, or	§ 136	NP(6)
9	Marquee		
10	* * * *		
11	RESIDENTIAL STANDARDS AND USES		
12	Development Standard	S	
13	* * * *		
14	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
15	Demolition, or Merger		Unauthorized Units.
16	of Dwelling Units,		
17	including Residential		
18	<u>Flats</u>		
19	* * * *		
20	Residential Uses		
21	* * * *		
22	Senior Housing	<u>§§ 102,</u>	<u>P</u>
23		202.2(f)	
24	Homeless Shelters	§ 102	С

Dwelling Unit Density.	§§ 207, 208	No density limit. Density is regulated by the permitted	
<u>General</u>		height and bulk, and required setbacks, exposure, and	
		open space of each development lot.Form-Based	
		<u>Density.</u>	
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally	
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.	
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an	
<u>Size</u>		equivalent Floor Area Ratio for any individual	
		Dwelling Unit of 1.2:1. C for Dwelling Units that	
		exceed the greater of those thresholds.	
* * * *			
NON-RESIDENTIAL ST	ANDARDS AND	USES	
* * * *			

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(6) <u>Awning or canopy is P if required as a wind mitigation feature.</u> Awnings are <u>also P</u> <u>permitted only</u> for Limited Commercial Uses, as described in Section 186 of this Code.

17 * * * *

SEC. 835. RED-MX - RESIDENTIAL ENCLAVE-MIXED DISTRICT.

While residential uses are encouraged throughout these districts, group housing is limited, and student housing and single-room-occupancy units are prohibited. Small-scale retail, restaurants, arts activities, and other commercial uses are principally permitted to create the potential for more active, mixed use alleys. Some automobile-related and production, distribution, and repair uses are also permitted with limitations. Existing

- 1 commercial activities in nonresidential structures may continue as nonconforming uses
- 2 subject to the termination requirements of Article 1.7. Accessory Dwelling Units are permitted
- 3 within the district pursuant to Section 207.1 of this Code.

5 **Table 835**

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE			
Zoning Category	§ References	Residential Enclave-Mixed District Controls	
BUILDING STANDARD	S		
* * * *			
Miscellaneous			
Design Guidelines <i>and</i>	General Plan	Subject to the Urban Design Guidelines, Citywide	
<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
	and Industry	guidelines that have been approved by the Planning	
	Element.	Commission.	
* * * *			
RESIDENTIAL STANDARDS AND USES			
Development Standards			
Development Standard	S		
* * * *	S		
* * * *	\$ 317	NP(5)	
* * * * Residential Conversion]	NP(5) C for Removal of one or more Residential Units or	
* * * * * * * * * Residential Conversion Residential Conversion,	§ 317 § 317		
* * * * * * * * ** ** ** ** ** *	§ 317 § 317	C for Removal of one or more Residential Units or	
* * * * ** ** ** ** ** ** ** **	§ 317 § 317	C for Removal of one or more Residential Units or	
* * * * * * * * * Residential Conversion Residential Conversion, Demolition, or Merger of Dwelling Units, including	§ 317 § 317	C for Removal of one or more Residential Units or	

			T
1	* * * *		
2	Senior Housing	<u>§§ 102,</u>	<u>P</u>
3		<u>202.2(f)</u>	
4	Homeless Shelters	§ 102	С
5	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted
6	Group Housing Density,		height and bulk, and required setbacks, exposure, and
7	<u>General</u>		open space of each development lot. Form-Based
8			Density.
9	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
10	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
11	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
12	<u>Size</u>		equivalent Floor Area Ratio for any individual
13			Dwelling Unit of 1.2:1. C for Dwelling Units that
14			exceed the greater of those thresholds.
15	* * * *		
16	NON-RESIDENTIAL STA	ANDARDS AND	USES
17	* * * *		

(5) *C in Article 10 Landmark Buildings*[Reserved]

SEC. 836. SALI - SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

The Service/Arts/Light Industrial (SALI) District is largely comprised of low-scale buildings with production, distribution, and repair uses. The &District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business

1 service, and light manufacturing activities, with an emphasis on preserving and expanding arts 2 activities. Nighttime Entertainment is permitted although limited by buffers around RED and 3 RED-MX districts. Residential Uses, Offices, Hotels, and Adult Entertainment uses are not permitted, except that certain Affordable Housing Projects are permitted within the district 4 5 pursuant to Section 846.24 of this Code, and Accessory Dwelling Units are permitted within

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Table 836 8

the district pursuant to Section 207.1 of this Code.

SALI - SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

9	SALI - SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZUNING CONTROL TABLE			
10	Zoning Category	§ References	Service/Arts/Light Industrial District Controls	
11	BUILDING STANDARDS			
12	* * * *			
13	Miscellaneous			
14	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
15	<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
16		and Industry	guidelines that have been approved by the Planning	
17		Element.	Commission.	
18	* * * *			
19		RESIDENTIAL S	STANDARDS AND USES	
20	Development Standards			
21	* * * *			
22	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or	
23	Demolition, or Merger		Unauthorized Units.	
24	of Dwelling Units,			
25	including Residential			

1	<u>Flats</u>		
2	* * * *		
3	Residential Uses		
4	Dwelling Units	§ 102	NP(3)
5	* * * *		
6	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted
7	Group Housing Density,		height and bulk, and required setbacks, exposure, and
8	<u>General</u>		open space of each development lot. Form-Based
9			Density.
10	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
11	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
12	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 square feet of Gross Floor Area or an
13	<u>Size</u>		equivalent Floor Area Ratio for any individual
14			Dwelling Unit of 1.2:1. C for Dwelling Units that
15			exceed the greater of those thresholds.
16	* * * *		
17	NON-RESIDENTIAL STA	ANDARDS AND	USES
18	* * * *		
19	* * *		

(3) NP, Except Affordable Housing Projects meeting the requirements of Section 803.8.

23

SEC. 837. SPD - SOUTH PARK DISTRICT.

South Park is an attractive affordable mixed-use neighborhood. The South Park District

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21

22

24

(SPD) is intended to preserve the scale, *density* and mix of commercial and residential activities within this unique neighborhood. The district is characterized by small-scale, continuous-frontage warehouse, retail and residential structures built in a ring around an oval-shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix of uses, family-sized housing units, and in-fill development which contributes positively to the neighborhood scale and use mix. Accessory Dwelling Units are permitted within the *dD*istrict *pursuant to Section 207.1 of this Code*.

* * * *

10 Table 837

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	South Park District Controls		
BUILDING STANDARDS				
* * * *				
Miscellaneous	Miscellaneous			
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce and	Design Standards, and any other applicable design		
	<u>Industry</u>	guidelines that have been approved by the Planning		
	<u>Element</u>	Commission.		
Large Project Review	§ 329	As required by § 329.		
* * * *				
Awning, Canopy, or	§ 136, 136.1	NP <u>(4)</u>		
Marquee				
* * * *				
RESIDENTIAL STANDARDS AND USES				

1	Development Standard	Development Standards		
2	* * * *			
3	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or	
4	Demolition, or Merger		Unauthorized Units.	
5	of Dwelling Units,			
6	including Residential			
7	<u>Flats</u>			
8	* * * *			
9	Residential Uses			
0	* * * *			
1	Senior Housing	<u>§§ 102,</u>	<u>P</u>	
2		<u>202.2(f)</u>		
3	Homeless Shelters	§ 102	С	
4	Dwelling Unit and	§ § 207	No density limit. Density is regulated by the permitted	
5	Group Housing Density,		height and bulk, and required setbacks, exposure, and	
6	<u>General</u>		open space of each development lot. Form-Based	
7			<u>Density.</u>	
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally	
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.	
0	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an	
:1	<u>Size</u>		equivalent Floor Area Ratio for any individual	
22			Dwelling Unit of 1.2:1. C for Dwelling Units that	
3			exceed the greater of those thresholds.	
4	* * * *			
5	NON-RESIDENTIAL STA	ANDARDS AND	USES	

1	Development Standards		
2	Floor Area Ratio	§§ 102, 123,	FAR based on permitted height. See Section
3		124 <u>, 207.9</u>	124. Childcare Facilities and Residential Care
4			Facilities are exempt from FAR limits. For Office
5			Uses minimum intensities may apply pursuant to §
6			<u>207.9.</u>
7	* * * *		
8	* * *		
9	(4) [Note Deleted] Awning or canopy is P if required as a wind mitigation feature.		
10	* * * *		
11	SEC. 838. UMU –	URBAN MIXED	USE DISTRICT.
12	* * * *		
13			Table 838
14	UMU – U	RBAN MIXED U	SE DISTRICT ZONING CONTROL TABLE
15	Zoning Category	§ References	Urban Mixed Use District Controls
16	BUILDING STANDARD	S	

Zoning Category	§ References	Urban Mixed Use District Controls
BUILDING STANDARD	S	
* * * *		
Miscellaneous		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, Citywide Design Standards, and
	and Industry	any other applicable design guidelines that have been
	Element	approved by the Planning Commission.
* * * *		
	RESIDENTIAL S	STANDARDS AND USES

1	* * * *		
2	Residential Conversion,	§ 317	C-for Removal of one or more Residential Units or
3	Demolition, or Merger		Unauthorized Units.
4	of Dwelling Units,		
5	including Residential		
6	<u>Flats</u>		
7	* * * *		
3	Residential Uses		
9	* * * *		
)	Senior Housing	<u>§§ 102,</u>	<u>P</u>
1		<u>202.2(f)</u>	
2	Homeless Shelters	§ 102	Р
3	Dwelling Unit and	§ § 207	No density limit. Density is regulated by the permitted
4	Group Housing Density,		height and bulk, and required setbacks, exposure, and
5	<u>General</u>		open space of each development lot.Form-Based
6			<u>Density.</u>
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
3	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
)	<u>Size</u>		equivalent Floor Area Ratio for any individual
1			Dwelling Unit of 1.2:1. C for Dwelling Units that
2			exceed the greater of those thresholds.
3	* * *		
4	NON-RESIDENTIAL STA	ANDARDS AND	USES
5	Development Standards		

1	Floor Area Ratio	§§ 123, 124 <u>.</u>	Section 124 sets forth Basic FAR based on
2		<u>207.9</u>	height. For Office Uses minimum intensities may
3			apply pursuant to § 207.9.
4	* * * *		
5	* * * *		
6			
7	SEC. 839. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.		
8	* * * *		
9			Table 839
10	WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE		
11	Zoning Category	§ References	Western SoMa Mixed Use-General District
12			Controls
13	BUILDING STANDARD	S	
14	Massing and Setbacks		
15	Height and Bulk Limits	§§ , 261.1,	Varies; see also Height and Bulk District Maps.
16		<u>263.19,</u> 270,	Height sculpting required on Alleys as set forth in
17		270.1, 270.2,	§ 261.1. Horizontal mass reduction required as
18		<u>270.3,</u> 271	set forth in §270.1. Mid-block alleys required as
19			set forth in §270.2.
20	* * * *		
21	Miscellaneous		
22	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
23	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
24		and Industry	guidelines that have been approved by the Planning
25		Element.	Commission.

		1	,
1	* * * *		
2	Signs	§ 607.2	As permitted by Section § 607.2
3	* * * *		
4	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
5			zoning modifications for eligible projects in the R-4
6			Height and Bulk District.
7		RESIDENTIAL	STANDARDS AND USES
8	Development Standard	s	
9	* * * *		
10	Residential Conversion,	§ 317	C-for Removal of one or more Residential Units or
11	Demolition, or Merger		Unauthorized Units.
12	of Dwelling Units,		
13	including Residential		
14	<u>Flats</u>		
15	Dwelling Unit Mix	§ 207.6	Generally required for creation of five or more
16			<u>Dwelling Units.</u> At least 40% of all Dwelling Units
17			must contain two or more bedrooms or 30% of all
18			Dwelling Units must contain three or more
19			bedrooms.
20	* * * *		
21	Residential Uses		
22	* * * *		
23	Senior Housing	<u>§§ 102,</u>	<u>P</u>
24		<u>202.2(f)</u>	
25	Homeless Shelters	§ 208	Р

1	Dwelling Unit and	§ § 207	No density limit. Density is regulated by the permitted
2	Group Housing Density,		height and bulk, and required setbacks, exposure, and
3	<u>General</u>		open space of each development lot.Form-Based
4			Density.
5	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
6	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
7	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
8	<u>Size</u>		equivalent Floor Area Ratio for any individual
9			Dwelling Unit of 1.2:1. C for Dwelling Units that
10			exceed the greater of those thresholds.
11	* * * *		
12	NON-RESIDENTIAL STA	ANDARDS AND	USES
13	Development Standard	S	
14	Floor Area Ratio	§§ 123, 124 <u>,</u>	FAR based on permitted height, see Section 124
15		<u>207.9</u>	for more information. For Office Uses minimum
16			intensities may apply pursuant to § 207.9.
17	* * * *		
18	* * *		
19			
20	SEC. 840. WMUO	- WSOMA MIXE	D USE-OFFICE DISTRICT.
21	* * *		
22			Table 840
23	WMUO – WSON	MA MIXED USE-	OFFICE DISTRICT ZONING CONTROL TABLE
24	Zoning Category	§ References	Western SoMa Mixed Use-Office District

Controls

1	BUILDING STANDARDS	S		
2	* * * *			
3	Miscellaneous			
4	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
5	<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
6		and Industry	guidelines that have been approved by the Planning	
7		Element.	Commission.	
8	* * * *			
9		RESIDENTIAL	STANDARDS AND USES	
0	Development Standard	Development Standards		
1	* * * *			
2	Residential Conversion,	§ 317	C-for Removal of one or more Residential Units or	
3	Demolition, or Merger		Unauthorized Units.	
4	of Dwelling Units,			
5	including Residential			
6	<u>Flats</u>			
7	Dwelling Unit Mix	§ 207.6	At least 40% of all Dwelling Units must contain two	
8			or more bedrooms or 30% of all Dwelling Units must	
9			contain three or more bedrooms.	
0	* * * *			
1	NON-RESIDENTIAL ST	NON-RESIDENTIAL STANDARDS AND USES		
2	Development Standard	s		
3	Floor Area Ratio	§§ 102, 123,	Section 124 sets forth the Basic FAR based on	
24		124 <u>, 207.9</u>	height. For Office Uses minimum intensities may	
5			apply pursuant to § 207.9.	

1	* * * *
2	* * * *
3	
4	Section 14. Article 1 of the Business and Tax Regulations Code is hereby amended to
5	revise Section 8, as follows:
6	SEC. 8. METHOD OF APPEAL TO THE BOARD OF APPEALS.
7	(a) Except for variance decisions and permits issued by the Entertainment
8	Commission or its Director, and as otherwise specified in this Section 8, appeals to the Board
9	of Appeals shall be taken within 15 days from the making or entry of the order or decision
10	from which the appeal is taken. Appeals of variance decisions shall be taken within 10 days.
11	(b) Appeals to the Board of Appeals of permit decisions made pursuant to $\underline{a\ Housing}$
12	Sustainability District Planning Code Section 343 shall be taken within 10 days of the permit
13	decision. This subsection (b) shall expire on the <u>latter of the</u> Sunset Date of Planning Code
14	Section 343 or Section 344, as defined in that those Sections. Upon the expiration of this
15	subsection, the City Attorney shall cause this subsection to be removed from the Business
16	and Tax Regulations Code.
17	* * * *
18	
19	Section 15. The Planning Code is hereby amended by replacing references to "Section
20	151" with "Section 151.1" in the following sections: 102, 153, 154, 204.5, 240.2, 209.1, 209.2,
21	209.3, 209.4, 210.1, 210.3, 210.4, 240.3, 249.13, 249.17, 249.24, 249.30, 249.35B, 249.42,
22	249.43, 249.54, 249.85, 249.89, 710, 711, 712, 713, 715, 716, 717, 718, 719, 723, 724, 725,
23	726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743,

744, 745, 746, 750, 751, 763, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 920, 960,

963, 964. In the event the Planning Code contains other references to "Section 151," the City

24

1	Attorney shall direct the publisher of the Municipal Code to change such references to
2	"Section 151.1."
3	

Section 16. Local Coastal Program. This ordinance constitutes an amendment to the Implementation Plan ("IP") of the City's Local Coastal Program. In the event of an inconsistency between this ordinance and previously certified sections of the IP, this ordinance shall prevail. The Local Coastal Program is hereby amended to:

- (a) Add Planning Code Sections 206.10, 334, and 344, as set forth above in Section 3 of this ordinance ["Housing Choice San Francisco Program"];
- (b) Add Planning Code Section 270.3 and modify Planning Code Sections 260,263.19, 263.20, and 270, as set forth above in Section 4 of this ordinance ["Height and Bulk Limits"];
- (c) Modify Planning Code Sections 209, 209.1, and 209.2, as set forth above in Section 6 of this ordinance ["Residential Districts"]. For the purposes of certification by the Coastal Commission, Planning Code Tables 209.1 and 209.2 are reprinted in their entirety, which include the relevant use and development controls for RH, RM-1, and RM-2 properties in the Coastal Zone;
- (d) Modify Planning Code Sections 124, 132, 134, 135, 144, 186, 186.3, 201, 207.6, 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, as set forth above in Section 7 of this ordinance ["Residential, Transit Oriented (RTO) Districts"]. For the purposes of certification by the Coastal Commission, Planning Code Table 209.4 is reprinted in its entirety, which includes the relevant use and development controls for RTO-C properties in the Coastal Zone;
- (e) Add Planning Code Sections 207.9 and 207.10 and modify Planning Code Sections 151.1, 153, 154, 155, 155.2, and 161, as set forth above in Section 8 of this ordinance ["Transit Oriented Communities and Parking"];

1	(f) Modify Planning Code Section 155, as set forth above in Section 9 of this ordinance
2	["Off-Street Parking and Curb Cuts"];
3	(g) Add Planning Code Section 249.11, as set forth above in Section 10 of this
4	ordinance ["San Francisco Municipal Transportation Agency Special Use District"];
5	(h) Add Planning Code Section 202.17, as set forth above in Section 11 of this
6	ordinance ["Displaced Businesses"];
7	(i) Modify Planning Code Sections 102, 202.2, 311, and 317, as set forth above in
8	Section 12 of this ordinance ["Miscellaneous Amendments"]; and
9	(j) Modify Planning Code Sections 710 and 711, as set forth above in Section 13 of
10	this ordinance ["Conforming Changes to Zoning Tables"]. For the purposes of certification by
11	the Coastal Commission, Planning Code Tables 710 and 711 are reprinted in their entirety,
12	which include the relevant use and development controls for NC-1 and NC-2 properties in the
13	Coastal Zone.
14	
15	Section 17. Effective and Operative Dates Outside the Coastal Zone.
16	(a) In the portions of the City that are not located in the Coastal Zone Permit Area, as
17	that permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, this
18	ordinance shall become effective 30 days after enactment. Enactment occurs when the
19	Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the
20	ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's
21	veto of the ordinance.
22	(b) In the portions of the City that are not located in the Coastal Zone Permit Area, this
23	ordinance shall become operative upon its effective date.
24	
25	Section 18. Effective and Operative Dates in the Coastal Zone.

- (a) In the portions of the City that are located in the Coastal Zone Permit Area, 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.
 - (b) Upon enactment, the Director of the Planning Department shall submit this ordinance to the California Coastal Commission for certification as a Local Coastal Program Amendment. This ordinance shall become operative in the Coastal Zone Permit Area upon final certification by the California Coastal Commission. If the California Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative in the Coastal Zone Permit Area 30 days after enactment of the modifications.
 - (c) This ordinance satisfies the City's obligations pursuant to Government Code Section 65583(c). Any consideration of the Ordinance by the California Coastal Commission after the City's enactment is consistent with the Coastal Act, and permissible pursuant to Government Code Section 65583(f)(1). Certification of the Local Coastal Program Amendment shall proceed pursuant to the California Coastal Commissions regulations and procedures, including any public participation and scheduling requirements.

Section 19. Transmittal of Ordinance. To facilitate the Coastal Commission's review of the Local Coastal Program Amendment, the Director of the Planning Department is authorized to submit the amendment for certification in the form desired by the Coastal Commission, including making any necessary non-substantive changes (e.g., formatting or redlining), to show the changes to the text of the Local Coastal Program. Upon certification by the California Coastal Commission, the Director of the Planning Department shall transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in

File No. 250701. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.

Section 20. The ordinance in Board File No. ______ would amend the Planning Code to make various clarifying and typographical changes. Some of the changes in the ordinance in Board File No. _____ would amend portions of the Code that overlap with this ordinance. In particular, the ordinance in Board File No. _____ proposes to reorganize Section 303.1(e) and (f), which list the formula retail controls for various districts, including RTO-C and the other RTO districts. That reorganization overlaps with formula retail controls for the RTO-C District listed in Section 303.1 of this ordinance. In the event this ordinance is enacted before the ordinance in Board File No. _____, the City Attorney shall direct the publisher of the Municipal Code to integrate the changes in this ordinance into Section 303.1, as amended by the ordinance in Board File No. _____, to ensure that the substantive changes to the formula retail controls for the RTO-C district established in this ordinance are included in the reorganized Section 303.1, such that both (a) RTO-C, and (b) Limited Commercial Uses in RTO-1 and RTO-M Districts are listed in Section 303.1(e).

Section 21. Housing Choice San Francisco Policy. It shall be the policy of the City of San Francisco that the Housing Choice San Francisco Program, codified in Planning Code Section 206.10, shall be interpreted liberally in favor of producing more units. Consistent with Housing Element Implementing Policy 8.1.6, the City shall not adopt changes to the Housing Choice San Francisco Program that constitute new governmental constraints to the development of housing unless those increased constraints are offset by the removal or reduction of other constraints. The Planning Department shall evaluate, and the Board shall consider, any proposed substantive amendments to the Housing Choice San Francisco

Program for consistency with California Government Code 65583(a)(3). Section 22. 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.

Section 23. If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance; provided that if either Planning Code Section 206.10 or Section 334 is in any respect held to be invalid or unconstitutional by decision of a court of competent jurisdiction, both sections shall become inoperative and have no legal effect. Except as stated in the proviso above, the Board of Supervisors hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

21 APPROVED AS TO FORM: DAVID CHIU, City Attorney

By: /s/
AUSTIN M. YANG
Deputy City Attorney

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