

1 [Require all retail uses in C-2, C-M, M-1, M-2, RSD, SLR, SLI, SSO, and SPD zoning districts  
 2 which are 50,000 square feet or larger to obtain conditional use authorization and adding  
 3 additional criteria for the Planning Commission's review of any conditional use application for  
 4 such a proposed retail use.]

5 **Ordinance adding section 121.5 of the Planning Code and amending sections 218,**  
 6 **814.31, 815.31, 816.31, 817.31, and 818.31 of the Planning Code to require that all retail**  
 7 **uses in C-2, C-M, M-1, M-2, RSD, SLR, SLI, SSO, and SPD zoning districts which are**  
 8 **50,000 square feet or larger may only be permitted as a conditional use, providing**  
 9 **additional criteria for the Planning Commission's review of such conditional use**  
 10 **applications, and making findings of consistency with the priority policies of Planning**  
 11 **Code Section 101.1 and the General Plan.**

12 Note: Additions are single-underline italics Times New Roman;  
 13 deletions are ~~strikethrough italics Times New Roman~~.  
 14 Board amendment additions are double underlined.  
 15 Board amendment deletions are ~~strikethrough normal~~.

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

17 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco  
 18 hereby finds and determines that:

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

24 (b) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this  
 25 ordinance is in consistent with the Priority Policies of Section 101.1(b) of the Planning Code  
 and, when effective, with the General Plan as proposed to be amended and hereby adopts

1 the findings of the Planning Commission, as set forth in Planning Commission Resolution No.  
2 \_\_\_\_\_, and incorporates said findings by this reference thereto.

3 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
4 121.5, to read as follows:

5 **SEC. 121.5. RETAIL USE SIZE LIMITS IN MIXED USE DISTRICTS, COMMERCIAL**  
6 **DISTRICTS, AND INDUSTRIAL DISTRICTS**

7 (a) In order to protect and maintain a scale of development appropriate to each district,  
8 retail uses, as defined in sections 218(b), 814.31, 815.31, 816.31, 817.31, and 818.31 of the Planning  
9 Code, of the same size or larger than the square footage stated in the table below may be permitted  
10 only as conditional uses subject to the provisions set forth in section 303 of this Code. The use area  
11 shall be measured as the gross floor area for each individual retail use.

<u>District</u>	<u>Use Size Limits</u>
<u>C-2 - Community Business District</u>	<u>50,000 square feet</u>
<u>C-M - Heavy Commercial District</u>	
<u>M-1 - Light Industrial District</u>	
<u>M-2 - Heavy Industrial District</u>	
<u>RSD – Residential Service District</u>	
<u>SLR – Service/Light Industrial/Residential District</u>	

<u>SLI – Service/Light Industrial District</u>	
<u>SSO – Service/Secondary Office District</u>	
<u>SPD – South Park District</u>	

(b) In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the following additional criteria:

(1) the market demand for the proposed use and the extent to which the proposed use may result in the displacement or closure of similar retail uses in neighborhood commercial districts and elsewhere in the City

(2) the shift in traffic patterns that may result from drawing traffic to the location of the proposed use; and,

(3) the impact that the employees at the proposed use will have on the demand in the City for housing, public transit, childcare, and other social services.

Section 3. The San Francisco Planning Code is hereby amended by amending Section 218, to read as follows:

**Section 218 RETAIL SALES AND PERSONAL SERVICES**

The uses specified in this Section shall not include any use first specifically listed in a subsequent Section of this Code.

C-1	C-2	C-3-0	C-3-R	C-3-G	C-3-S	C-M	M-1	M-1
P	NA	NA	NA	NA	NA	NA	NA	NA

(a) Retail business or personal service establishment, of a type which supplies new commodities or

	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>	P	P	P	P	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>

offers personal services primarily to residents in the immediate vicinity.

(b) Retail business or personal service establishment not limited to sales or services primarily for residents in the immediate vicinity, and not restricted to sale of new commodities.

Section 4. The San Francisco Planning Code is hereby amended by amending Section 814.31, to read as follows:

**SEC. 814. SPD - SOUTH PARK DISTRICT.**

South Park is an attractive affordable mixed-use neighborhood. The South Park District (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 and in-fill development which contributes positively to the neighborhood scale and use mix.

Most retail, general commercial, office, service/ light industrial, arts, live/work and residential activities are permitted. Group housing, social services, and other institutional uses are conditional uses. Hotels, motels, movie theaters, adult entertainment and nighttime entertainment are not permitted. (Added by Ord. 115-90, App. 4/6/90)

1 **Table 814**

2 **SPD — SOUTH PARK DISTRICT ZONING CONTROL TABLE**

			South Park District
No.	Zoning Category	§ References	Controls
814.01	Height		See Sectional Zoning Map 1
814.02	Bulk	§270	See Sectional Zoning Map 1
814.03	Residential Density Limit	§§124, 207.5,208	1:600 for dwelling units; 1 bedroom for each 210 sq. ft. of lot area for group housing
814.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally 1.8 to 1 floor area ratio
814.05	Usable Open Space for Dwelling Units and Group Housing	§135	80 sq. ft. per unit, if private, 106 sq. ft. if common
814.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
814.07	Usable Open Space for Other Uses	§135.3	Varies by use
814.09	Outdoor Activity Area	§890.71	P
814.10	Walk-up Facility, except Automated Bank Teller	§890.140	P

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	Machine		
814.11	Automated Bank Teller Machine	§803.5(d)	NP
814.12	Residential Conversion	§803.5(b)	C
814.13	Residential Demolition	§803.5(b)	C
<b>Residential Use</b>			
814.14	Dwelling Units	§102.7	P
814.15	Group Housing	§890.88(b)	C
814.16	SRO Units	§890.88(c)	P
<b>Institutions</b>			
814.17	Hospital, Medical Centers	§890.44	NP
814.18	Residential Care	§890.50(e)	C
814.19	Educational Services	§890.50(c)	NP
<b>Institutions</b>			
814.20	Religious Facility	§890.50(d)	C
814.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
814.22	Child Care	§890.50(b)	P
<b>Vehicle Parking</b>			
814.25	Automobile Parking Lot,	§890.7	P

1		Community Residential		
2	814.26	Automobile Parking	§890.8	C
3		Garage,		
4		Community Residential		
5	814.27	Automobile Parking Lot,	§890.9	P
6		Community Commercial		
7	814.28	Automobile Parking	§890.10	C
8		Garage,		
9		Community Commercial		
10	814.29	Automobile Parking Lot,	§890.11	P
11		Public		
12	814.30	Automobile Parking	§890.12	C
13		Garage, Public		
14	<b>Retail Sales and Services</b>			
15	814.31	All Retail Sales and	§890.104	P,
16		Services which are not		<i>C, 50,000 square feet and above</i>
17		Office Uses or prohibited by		<u>§121.5</u>
18		§803.4, including bars, full		
19		service and fast food		
20		restaurants, take out food		
21		services, and personal		
22		services		
23	<b>Assembly, Recreation, Arts and Entertainment</b>			
24	814.37	Nighttime Entertainment	§102.17	NP
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814.38	Meeting Hall	§221(c)	C
814.39	Recreation Building, not falling within category 814.21	§221(e)	C
814.40	Pool Hall, Card Club, not falling within Category 814.21	§§221(f), 803.4	NP
814.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	NP
<b>Home and Business Service</b>			
814.42	Trade Shop	§890.124	P
814.43	Catering Services	§890.25	P
814.45	Business Goods and Equipment Repair Service	§890.23	P
814.46	Arts Activities, other than Theaters	§102.2	P
814.47	Business Services	§890.111	P
<b>Office</b>			
814.49	Work Space of Design Professionals	§890.28	P
814.50	All Office Uses	§890.70	P



1	<b>Live/Work Units</b>			
2	814.55	All types of Live/Work Units	§§102.2,	P
3			102.13,	
4			209.9(f), (g)	
5	<b>Automotive</b>			
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7	814.57	Vehicle Storage—Open Lot	§890.131	NP
8	814.58	Vehicle Storage—Enclosed	§890.132	NP
9		Lot or Structure		
10	814.59	Motor Vehicle Service	§§ 890.18,	NP
11		Station, Automotive	890.20	
12		Washing		
13	814.60	Motor Vehicle Repair	§890.15	NP
14	814.61	Motor Vehicle Tow Service	§890.19	NP
15	814.62	Non-Auto Vehicle Sales or	§890.69	P
16		Rental		
17	814.63	Public Transportation	§890.80	NP
18		Facilities		
19	<b>Industrial</b>			
20				
21	814.64	Wholesale Sales	§890.54(b)	P
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23	814.65	Light Manufacturing	§890.54(a)	P
24	814.66	All Other Wholesaling,	§§225, 226	NP
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1		Storage,		
2		Distribution and Open Air		
3		Handling of Materials and		
4		Equipment, and		
5		Manufacturing		
6		and Processing Uses		
7	814.67	Storage	§890.54(c)	P
8	<b>Other Uses</b>			
9	814.68	Animal Services	§224	NP
10	814.69	Open Air Sales	§§803.5(f),	P
11			890.38	
12	814.70	Ambulance Service	§890.2	NP
13	814.71	Open Recreation and	§209.5	P
14		Horticulture		
15	814.72	Public Use, except Public	§890.80	C
16		Transportation Facility		
17	814.73	Commercial Wireless	§227(h)	C
18		Transmitting,		
19		Receiving or Relay Facility		
20	814.75	Mortuary Establishment	§227(c)	NP
21	814.75	General Advertising Sign	§ 607.2(b) &	NP
22			(e)	
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Section 5. The San Francisco Planning Code is hereby amended by amending Section

1 815.31, to read as follows:

2 **SEC. 815. RSD - RESIDENTIAL/SERVICE MIXED USE DISTRICT.**

3 The Residential/Service Mixed Use District (RSD) serves as a buffer between the  
4 higher-density, predominantly commercial area of Yerba Buena Center to the east and the  
5 low-scale, predominantly service/industrial area west of Sixth Street. The RSD serves as a  
6 major housing opportunity area within the South of Market District. The district controls are  
7 intended to facilitate the development of high-density, mid-rise housing, including residential  
8 hotels and live/work units, while also encouraging the expansion of retail, business service  
9 and commercial and cultural arts activities.

10 Residential hotels are subject to flexible standards for parking, rear yard/open space  
11 and density. Continuous ground floor commercial frontage with pedestrian-oriented retail  
12 activities along major thoroughfares is encouraged.

13 General office, hotels, nighttime entertainment, adult entertainment, massage  
14 establishment, movie theaters and heavy industrial uses are not permitted.

15 **Table 815**

16 **RSD — RESIDENTIAL/SERVICE MIXED USE DISTRICT ZONING CONTROL TABLE**

			<b>Residential/Service Mixed Use District</b>
No.	Zoning Category	§ References	Controls
815.01	Height		Map, generally ranges from 40 to 85 feet See Sectional Zoning Map 1
815.02	Bulk	§270	See Sectional Zoning Map 1
815.03	Residential Density	§§124(b), 207.5,	1:200 for dwellings in

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	Limit	208	projects below 40ft., above 40 ft. density to be determined as part of Conditional Use process; 1 bedroom for each 70 sq.ft. of lot area for group housing
815.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally, 1.8 to 1 floor area ratios subject to §803.5(j)
815.05	Usable Open Space for Dwelling Units and Group Housing	§135	36 sq. ft. per unit if private, 48 sq. ft. if common
815.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
815.07	Usable Open Space for Other Uses	§135.3	Varies by use
815.09	Outdoor Activity Area	§890.71	P
815.10	Walk-up Facility, except Automated Bank Teller	§890.140	P

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	Machine		
815.11	Automated Bank Teller Machine	§803.5(d)	P
815.12	Residential Conversion	§803.5(b)	C
815.13	Residential Demolition	§803.5(b)	C
<b>Residential Use</b>			
815.14	Dwelling Units	§102.7	P
815.15	Group Housing	§890.88(b)	C
815.16	SRO Units	§890.88(c)	P
<b>Institutions</b>			
815.17	Hospital, Medical Centers	§890.44	NP
815.18	Residential Care	§890.50(e)	C
815.19	Educational Services	§890.50(c)	P
815.20	Religious Facility	§890.50(d)	C
815.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
812.22	Child Care	§890.5(b)	P
<b>Vehicle Parking</b>			
815.25	Automobile Parking	§890.7	P

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	Lot, Community Residential		
815.26	Automobile Parking Garage, Community Residential	§890.8	C, pursuant to §803.5(i)
815.27	Automobile Parking Lot, Community Commercial	§890.9	P
815.28	Automobile Parking Garage, Community Commercial	§890.10	C, pursuant to §803.5(i)
815.30	Automobile Parking Garage, Public	§890.12	C, pursuant to §803.5(i)
<b>Retail Sales and Services</b>			
815.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out food services, and personal services	§890.104	P, pursuant to §803.5(i); <u>C, 50,000 square feet and above \$121.5</u>

<b>Assembly, Recreation, Arts and Entertainment</b>			
815.37	Nighttime Entertainment	§§102.17, 181(f)	NP
815.38	Meeting Hall, not falling within Category 815.21	§221(c)	C, pursuant to §803.5(i)
815.39	Recreation Building, not falling within Category 815.21	§221(e)	C, pursuant to §803.5(i)
815.40	Pool Hall, Card Club, not falling within Category 815.21	§§221(f), 803.4	P, pursuant to §803.5(i)
815.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	P, pursuant to §803.5(i)
<b>Home and Business Service</b>			
815.42	Trade Shop	§890.124	P, pursuant to §803.5(i)
815.43	Catering Services	§890.25	P, pursuant to §803.5(i)
815.45	Business Goods and Equipment Repair Service	§890.23	P, pursuant to §803.5(i)
815.46	Arts Activities, other than Theaters	§102.2	P, pursuant to §803.5(i)
815.47	Business Services	§890.111	P, pursuant to §803.5(i)

1	<b>Office</b>			
2	815.48	Office Uses in	§803.5(c)	C
3		Landmark Buildings or		
4		Contributory Buildings		
5		in Historic Districts		
6	815.49	Work Space of Design	§§890.28, 803.5(k)	P, subject to §803.5(k)
7		Professionals		
8	815.50	All Other Office Uses	§890.70	NP
9	<b>Live/Work Units</b>			
10	815.51	Live/Work Units where	§§102.2, 102.13,	P
11		the work activity is an	209.9(f) and (g),	
12		Arts Activity	233	
13	815.52	Live/Work Units where	§§102.13, 233	P
14		all the work activity is		
15		otherwise permitted as		
16		a Principal Use		
17	815.53	Live/Work Units where	§233	C
18		the work activity is		
19		otherwise permitted as		
20		a Conditional Use		
21	815.54	Live/Work Units in	§803.5(c)	C
22		Landmark Buildings or		
23		Contributory Buildings		
24		in Historic Districts		
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815.55	All other Live/Work Units		NP
<b>Motor Vehicle Services</b>			
815.57	Vehicle Storage— Open Lot	§890.131	NP
815.58	Vehicle Storage— Enclosed Lot or Structure	§890.132	P
815.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P, pursuant to §803.5(i)
815.60	Motor Vehicle Repair	§890.15	P, pursuant to §803.5(i)
815.61	Motor Vehicle Tow Service	§890.19	C, §803.5(i)
815.62	Non-Auto Vehicle Sales or Rental	§890.69	P, §803.5(i)
815.63	Public Transportation Facilities	§890.80	C, pursuant to §803.5(i)
<b>Industrial</b>			
815.64	Wholesale Sales	§890.54(b)	P, pursuant to §803.5(i)
815.65	Light Manufacturing	§890.54(a)	P, pursuant to §803.5(i)
815.66	Storage	§890.54(c)	P
815.67	All Other Wholesaling,	§225	P

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	Storage, Distribution and Open Air Handling of Materials and Equipment		
<b>Other Uses</b>			
815.68	Animal Services	§224	NP
815.69	Open Air Sales	§§803.5(e), 890.38	P
815.70	Ambulance Service	§890.2	NP
815.71	Open Recreation and Horticulture	§209.5	P
815.72	Public Use, except Public Transportation Facility	§890.80	C
815.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§227(h)	C
815.74	Greenhouse or Plant Nursery	§227(a)	NP
815.75	Mortuary Establishment	§227(c)	NP
815.76	General Advertising Sign	§607.2(b) & (e)	NP

1 Section 6. The San Francisco Planning Code is hereby amended by amending Section  
2 816.31, to read as follows:

3 **SEC. 816. SLR - SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE**  
4 **DISTRICT.**

5 The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to  
6 maintain and facilitate the growth and expansion of small-scale light industrial, home and  
7 business service, wholesale distribution, arts production and performance/ exhibition  
8 activities, live/work use, general commercial and neighborhood-serving retail and personal  
9 service activities while protecting existing housing and encouraging the development of  
10 housing and live/ work space at a scale and density compatible with the existing  
11 neighborhood.

12 Housing and live/work units are encouraged over ground floor commercial/service/light  
13 industrial activity. New residential or mixed use developments are encouraged to provide as  
14 much mixed-income rental housing as possible. Existing group housing and dwelling units  
15 would be protected from demolition or conversion to nonresidential use by requiring  
16 conditional use review.

17 General office, hotels, nighttime entertainment, movie theaters, adult entertainment and  
18 heavy industrial uses are not permitted.

19 **SLR — SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED DISTRICT**  
20 **ZONING CONTROL TABLE**

	<b>Service/Light Industrial/ ResidentialMixed Use District</b>
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No.	Zoning Category	§ References	Controls
816.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 40 to 65 feet
816.02	Bulk Limit Designation	See Zoning Map, §270	As shown on Sectional Maps 1 and 7 of the Zoning Map
816.03	Residential Density Limit	§§124, 207.5,208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lotarea for group housing
816.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
816.05	Usable Open Space for Dwelling Units and Group Housing	§135	60 sq. ft. per unit if private, 80 sq. ft. if common
816.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
816.07	Usable Open Space for Other Uses	§135.3	Varies by use

1	816.09	Outdoor Activity Area	§890.71	P
2	816.10	Walk-up Facility, including	§§890.140,	P
3		Automated Bank Teller	803.5(d)	
4		Machine		
5	816.12	Residential Conversion	§803.5(b)	C
6	816.13	Residential Demolition	§803.5(b)	C
7	<b>Residential Use</b>			
8	816.14	Dwelling Units	§102.7	P
9	816.15	Group Housing	§890.88(b)	C
10	816.16	SRO Units	§890.88(c)	P
11	<b>Institutions</b>			
12	816.17	Hospital, Medical Centers	§890.44	NP
13	816.18	Residential Care	§890.50(e)	C
14	816.19	Educational Services	§890.50(c)	P
15	816.20	Religious Facility	§890.50(d)	P
16	816.21	Assembly and Social	§890.50(a)	C
17		Service, except Open		
18		Recreation and Horticulture		
19	816.22	Child Care	§890.50(b)	P
20	<b>Vehicle Parking</b>			
21	816.25	Automobile Parking Lot,	§890.7	P
22		Community Residential		
23	816.26	Automobile Parking	§890.8	P
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1		Garage,		
2		Community Residential		
3	816.27	Automobile Parking Lot,	§890.9	P
4		Community Commercial		
5	816.29	Automobile Parking Lot,	§890.11	P
6		Public		
7	816.30	Automobile Parking	§890.12	C
8		Garage, Public		
9	<b>Retail Sales and Services</b>			
10	816.31	All Retail Sales and	§890.104	P,
11		Services which are not		<u>C, 50,000 square feet and</u>
12		Office Uses or prohibited		<u>above §121.5</u>
13		by §803.4, including bars,		
14		full service and fast food		
15		restaurants, take out food		
16		services, and personal		
17		services		
18	<b>Assembly, Recreation, Arts and Entertainment</b>			
19	816.36	Arts Activity, other than	§102.2	P
20		Theater		
21	816.37	Nighttime Entertainment	§§102.17, 181(f)	NP
22	816.38	Meeting Hall, not falling	§221(c)	C
23		within Category 816.21		
24	816.39	Recreation Building, not	§221(e)	C
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	falling within Category 816.21		
816.40	Pool Hall, Card Club, not falling within Category 816.21	§§221(f), 803.4	P
816.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	P
<b>Home and Business Service</b>			
816.42	Trade Shop	§890.124	P
816.43	Catering Service	§890.25	P
816.45	Business Goods and Equipment Repair Service	§890.23	P
816.47	Business Service	§890.111	P
<b>Office</b>			
816.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C
816.49	Work Space of Design Professionals	§§890.28, 803.5(k)	P, subject to §803.5(k)
816.50	All Other Office Uses	§890.70	NP
<b>Live/Work Units</b>			

1	816.51	Live/Work Units where the work activity is an Arts Activity	§§102.2, 102.13, 209.9(f) and (g), 233	P
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4	816.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§102.13, 233	P
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9	816.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§233	C
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12				
13	816.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C
14				
15				
16				
17	816.55	All Other Live/Work Units		NP
18	<b>Motor Vehicle Services</b>			
19				
20	816.57	Vehicle Storage—Open Lot	§890.131	NP
21	816.58	Vehicle Storage—Enclosed Lot or Structure	§890.132	P
22				
23	816.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P
24				
25	816.60	Motor Vehicle Repair	§890.15	P



1	816.61	Automobile Tow Service	§890.19	C
2	816.62	Non-Auto Vehicle Sales or	§890.69	P
3		Rental		
4	816.63	Public Transportation	§ 890.80	P
5		Facilities		
6	<b>Industrial</b>			
7	816.64	Wholesale Sales	§890.54(b)	P
8	816.65	Light Manufacturing	§890.54(a)	P
9	816.66	Storage	§890.54(c)	P
10	816.67	All Other Wholesaling,	§255	P
11		Storage, Distribution and		
12		Open Air Handling of		
13		Materials and Equipment		
14	<b>Other Uses</b>			
15	816.68	Animal Services	§224	NP
16	816.69	Open Air Sales	§§803.5(e), 890.38	P
17	816.70	Ambulance Service	§890.2	NP
18	816.71	Open Recreation and	§209.5	P
19		Horticulture		
20	816.72	Public Use, except Public	§890.80	C
21		Transportation Facility		
22	816.73	Commercial Wireless	§227(h)	C
23		Transmitting, Receiving or		
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	Relay Facility		
816.74	Greenhouse or Plant Nursery	§227(a)	NP
816.75	Mortuary Establishment	§227(c)	NP
816.76	General Advertising Sign	§607.2(b) & (e)	P in South of Market General Advertising Special Sign District, Otherwise NP

Section 7. The San Francisco Planning Code is hereby amended by amending Section 817.31, to read as follows:

**SEC. 817. SLI - SERVICE/LIGHT INDUSTRIAL DISTRICT.**

The Service/Light Industrial (SLI) District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, live/work use, arts uses, light industrial activities and small design professional office firms. Existing group housing and dwelling units are protected from demolition or conversion to nonresidential use and development of group housing and low-income affordable dwelling units are permitted as a conditional use. General office, hotels, movie theaters, nighttime entertainment and adult entertainment uses are not permitted.

**Table 817**

**SLI — SERVICE/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE**

			Service/Light Industrial District
No.	Zoning Category	§ References	Controls

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817.01	Height		As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 30 to 65 feet; See Zoning Sectional Maps 1 and 7
817.02	Bulk	§270	See Zoning Sectional Maps 1 and 7
817.03	Residential Density Limit	§208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
817.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
817.05	Usable Open Space for Dwelling Units and Group Housing	§135	36 sq. ft. per unit
817.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
817.07	Usable Open Space for Other Uses	§135.3	Varies by use
817.09	Outdoor Activity Area	§890.71	P

1	817.10	Walk-up Facility, including	§§890.140,	P
2		Automated Bank Teller	803.5(d)	
3		Machine		
4	817.12	Residential Conversion	§803.5(b)	C
5	817.13	Residential Demolition	§803.5(b)	C
6	<b>Residential Use</b>			
7	817.14	Dwelling Units	§§102.7,	C, if low-income pursuant
8			803.5(f)	to §803.5(f); otherwise NP
9	817.15	Group Housing	§890.88(b)	C
10	817.16	SRO Units	§890.88(c)	C
11	<b>Institutions</b>			
12	817.17	Hospital, Medical Centers	§890.44	NP
13	817.18	Residential Care	§890.50(e)	C
14	817.19	Educational Services	§890.50(c)	P
15	817.20	Religious Facility	§890.50(d)	P
16	817.21	Assembly and Social Service,	§890.50(a)	C
17		except Open Recreation and		
18		Horticulture		
19	817.22	Child Care	§890.50(b)	P
20	<b>Vehicle Parking</b>			
21	817.25	Automobile Parking Lot	§890.7	P
22		Community Residential		
23	817.26	Automobile Parking Garage,	§890.8	P
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	Community Residential		
817.27	Automobile Parking Lot, Community Commercial	§890.9	P
817.28	Automobile Parking Garage, Community Commercial	§890.10	P
817.29	Automobile Parking Lot, Public	§890.11	P
817.30	Automobile Parking Garage, Public	§890.12	C
<b>Retail Sales and Services</b>			
817.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out food services, and personal services	§890.104	P, <u>C, 50,000 square feet and above §121.5</u>
<b>Assembly, Recreation, Arts and Entertainment</b>			
817.37	Nighttime Entertainment	§102.17	NP
817.38	Meeting Hall	§221(c)	C
817.39	Recreation Building	§221(e)	C
817.40	Pool Hall, Card Club, not falling within Category 817.21	§§221(f), 803.4	P

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817.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	P
<b>Home and Business Service</b>			
817.42	Trade Shop	§890.124	P
817.43	Catering Service	§890.25	P
817.45	Business Goods and Equipment Repair Service	§890.23	P
817.46	Arts Activities, other than Theaters	§102.2	P
817.47	Business Services	§890.111	P
<b>Office</b>			
817.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C
817.49	Work Space of Design Professionals	§§890.28, 803.5(k)	P, subject to §803.5(k)
817.50	Office Uses Related to the Hall of Justice	§§803.5(j), 822	P in Special Use District, pursuant to §803.5(j)
817.51	All Other Office Uses	§890.70	NP
<b>Live/Work Units</b>			
817.51	Live/Work Units where the work activity is an Arts Activity	§§102.2, 102.13, 209.9(f) and	P

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		(g), 233	
817.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§102.13, 233	P
817.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§233	C
817.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C
817.55	All Other Live/Work Units		NP
<b>Automotive Services</b>			
817.57	Vehicle Storage—Open Lot	§890.131	P
817.58	Vehicle Storage—Enclosed Lot or Structure	§890.132	P
817.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P
817.60	Motor Vehicle Repair	§890.15	P
817.61	Motor Vehicle Tow Service	§890.19	C
817.62	Non-Auto Vehicle Sale or Rental	§890.69	P
817.63	Public Transportation	§890.80	P

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	Facilities		
<b>Industrial</b>			
817.64	Wholesale Sales	§890.54(b)	P
817.65	Light Manufacturing	§890.54(a)	P
817.66	Storage	§890.54(c)	P
817.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§255	P
<b>Other Uses</b>			
817.68	Animal Services	§224	P
817.69	Open Air Sales	§§803.5(e), 890.38	P
817.70	Ambulance Service	§890.2	P
817.71	Open Recreation and Horticulture	§209.5	P
817.72	Public Use, except Public Transportation Facility	§890.80	P
817.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§227(h)	C
817.74	Greenhouse or Plant Nursery	§227(a)	P
817.75	Mortuary Establishment	§227(c)	NP



1	817.76	General Advertising Sign	§607.2(b) & (e)	P in South of Market
2				General Advertising
3				Special Sign District,
4				Otherwise NP
5	817.77	Internet Services Exchange	§209.6(c)	C

6 Section 8. The San Francisco Planning Code is hereby amended by amending Section  
7 818.31, to read as follows

8 **SEC. 818. SSO - SERVICE/SECONDARY OFFICE DISTRICT.**

9 The Service/Secondary Office District (SSO) is designed to accommodate small-scale  
10 light industrial, home and business services, arts activities, live/work units, and small-scale,  
11 professional office space and large-floor-plate “back office space for sales and clerical work  
12 forces. Nighttime entertainment is permitted as a conditional use. Dwelling units and group  
13 housing are permitted as conditional uses. Demolition or conversion of existing group housing  
14 or dwelling units requires conditional use authorization.

15 Office, general commercial, most retail, service and light industrial uses are principal  
16 permitted uses. Hotel, movie theater, adult entertainment and heavy industrial uses are not  
17 permitted.

18 **Table 818**

19 **SSO — SERVICE/SECONDARY OFFICE DISTRICT ZONING CONTROL TABLE**

			Service/Secondary Office District
No.	Zoning Category	§ References	Controls
20	21	22	23
818.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the

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			Zoning Map; generally ranging from 40 to 130 feet
818.02	Bulk Limit Designation	See Zoning Map, §270	As shown on Sectional Maps 1 and 7 of the Zoning Map
818.03	Residential Density	§§124(b), 207.5, 208	1:200 for dwellings; 1 bedroom for each 70 sq. ft. of lot area for group housing
818.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	3.0 to 1 floor area ratio in 40 or 50 foot height districts; 4.0 to 1 in 65 or 80 foot height districts, and 4.5 to 1 in 130 foot height districts
818.05	Usable Open Space for Dwelling Units and Group Housing	§135	36 sq. ft. per unit
818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
818.07	Usable Open Space for Other Uses	§135.3	Varies by use

1	818.09	Outdoor Activity Area	§890.71	P
2	818.10	Walk-up Facility, including	§§890.140,	P
3		Automated Bank Teller Machine	803.5(d)	
4	818.11	Residential Conversion	§803.5(b)	C
5	818.12	Residential Demolition	§803.5(b)	C
6	<b>Residential Us</b>			
7	818.14	Dwelling Units	§102.7	C
8	818.15	Group Housing	§890.88(b)	C
9	818.16	SRO Units	§890.88(c)	P
10	<b>Institutions</b>			
11	818.17	Hospital, Medical Centers	§890.44	P
12	818.18	Residential Care	§890.50(c)	C
13	818.19	Educational Services	§890.50(c)	P
14	818.20	Religious Facility	§890.50(d)	P
15	818.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
16				
17				
18				
19	818.22	Child Care	§890.50(b)	P
20	<b>Vehicle Parking</b>			
21	818.25	Automobile Parking Lot, Community Residential	§890.7	P
22				
23	818.26	Automobile Parking Garage, Community Residential	§890.8	P
24				
25				

1	818.27	Automobile Parking Lot, Community Commercial	§890.9	P
2				
3	818.28	Automobile Parking Garage, Community Commercial	§890.10	P
4				
5	818.29	Automobile Parking Lot, Public	§890.11	P
6	818.30	Automobile Parking Garage, Public	§890.12	C
7				
8	<b>Retail Sales and Service</b>			
9	818.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out food services, and personal services	§890.104	P, <i>C, 50,000 square feet and above §121.5</i>
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16	<b>Assembly, Recreation, Arts and Entertainment</b>			
17	818.37	Nighttime Entertainment	§§102.17, 803.5(a)	C
18				
19	818.38	Meeting Hall, not falling within Category 818.21	§221(c)	P
20				
21	818.39	Recreation Building, not falling within Category 818.21	§221(e)	P
22				
23	818.40	Pool Hall, Card Club, not falling within Category 818.21	§§221(f), 803.4	P
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818.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	P
<b>Home and Business Service</b>			
818.42	Trade Shop	§890.124	P
818.43	Catering Service	§890.25	P
818.45	Business Goods and Equipment Repair Service	§890.23	P
818.46	Arts Activities, other than Theaters	§102.2	P
818.47	Business Services	§890.111	P
<b>Offic</b>			
818.48	All Office Uses including Work Space of Design Professionals	§890.70	P
<b>Live/Work Units</b>			
818.54	Live/Work Units where the work activity is an Arts Activity	§§102.2, 102.13, 209.9(f), (g),233	P
818.55	Live/Work Units where all the work activity is otherwise permitted	§§102.13, 233	P
<b>Automobile Services</b>			

1	818.57	Vehicle Storage—Open Lot	§890.131	NP
2	818.58	Vehicle Storage—Enclosed	§890.132	P
3		Lot or Structure		
4	818.59	Motor Vehicle Service Station,	§§890.18,	P
5		Automotive Wash	890.20	
6	818.60	Motor Vehicle Repair	§890.15	P
7	818.61	Motor Vehicle Tow Service	§890.19	C
8	818.62	Non-Auto Vehicle Sale or Rental	§890.69	P
9				
10	818.63	Public Transportation Facilities	§890.80	P
11	<b>Industrial</b>			
12	818.64	Wholesale Sales	§890.54(b)	P
13	818.65	Light Manufacturing	§890.54(a)	P
14	818.66	Storage	§890.54(c)	P
15	818.67	All Other Wholesaling, Storage	§255	P
16		Distribution and Open Air		
17		Handling of Materials and		
18		Equipment		
19	<b>Other Uses</b>			
20	818.68	Animal Services	§224	P
21	818.69	Open Air Sales	§§803.5(e),	P
22			890.38	
23	818.70	Ambulance Service	§890.2	P
24				
25	818.71	Open Recreation and	§209.5	P

1		Horticulture		
2	818.72	Public Use, except Public	§890.80	P
3		Transportation Facility		
4	818.74	Greenhouse or Plant Nursery	§227(a)	P
5	818.74	Greenhouse or Plant Nursery	§227(c)	NP
6	818.75	Mortuary Establishment	§227(c)	NP
7	818.76	General Advertising Sign	§607.2(b) & (e)	NP
8	818.76	Internet Services Exchange	§209.6(c)	C

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

14 By: \_\_\_\_\_  
 15 Sarah Ellen Owsowitz  
 16 Deputy City Attorney