

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

July 20, 2022

**File No. 220340-3**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Ms. Gibson:

On July 12, 2022, Supervisor Dorsey submitted the following legislation:

**File No. 220340-2**

**Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) Districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic and nonconforming commercial buildings in Residential Enclave Districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) Districts; 6) principally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

Board of Supervisors  
Land Use and Transportation  
Referral for CEQA  
Page 2

A handwritten signature in black ink, appearing to read "Erica Major". The signature is written in a cursive, flowing style.

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

1 [Planning Code - Neighborhood Commercial and Mixed Use Zoning Districts]

2

3 **Ordinance amending the Planning Code to update and reorganize Neighborhood**  
4 **Commercial and Mixed Use Zoning District controls, including, among other things, to**  
5 **1) permit Accessory Arts Activities, and production, wholesaling, and processing of**  
6 **goods and commodities, to occupy more than one-third of total space in Commercial**  
7 **(C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and**  
8 **Residential-Commercial (RC) Districts; 2) principally permit Arts Activities, Job**  
9 **Training, Public Facility, and Social Service and Philanthropic Facility uses in the**  
10 **Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional**  
11 **Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic**  
12 **and nonconforming commercial buildings in Residential Enclave Districts; 3)**  
13 **principally permit General Entertainment and Nighttime Entertainment uses in the**  
14 **Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the**  
15 **Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime**  
16 **Entertainment uses in the Regional Commercial and Western SoMa Mixed Use -**  
17 **General (WMUG) Districts; 6) principally permit Nighttime Entertainment in the Mixed**  
18 **Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public**  
19 **Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District**  
20 **and certain Eastern Neighborhoods Districts; 8) require that large developments in**  
21 **South of Market Mixed use districts which contain commercial spaces provide a mix of**  
22 **commercial space sizes; 9) require that all Nighttime Entertainment uses comply with**  
23 **the Entertainment Commission’s good neighbor policies; and 10) remove certain**  
24 **limitations on location for Nighttime Entertainment and Animal Services uses in the**  
25 **Western SoMa Special Use District; and adopting environmental findings, findings of**

1 **public necessity, convenience, and welfare under Planning Code, Section 302, and**  
2 **findings of consistency with the General Plan, and the eight priority policies of**  
3 **Planning Code, Section 101.1.**

4 NOTE: Additions are *single-underline italics Times New Roman*;  
5 deletions are ~~*strike-through italics Times New Roman*~~.  
6 Board amendment additions are double-underlined;  
7 Board amendment deletions are ~~strikethrough normal~~.  
8 Ellipses indicate text that is omitted but unchanged.

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

10 Section 1. Findings.

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

15 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
16 amendments will serve the public necessity, convenience, and welfare for the reasons set  
17 forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board incorporates such  
18 reasons herein by reference. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on  
19 file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

20 (c) This Board finds that these Planning Code amendments are consistent with the  
21 General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set  
22 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board hereby incorporates  
23 such reasons herein by reference.

24 Section 2. The Planning Code is hereby amended by revising the following sections  
25 (where a section has been renumbered, the existing section number is listed first, followed by  
the new section number underlined in parentheses): 102, 124, 134, 135.3, 145.4, 181, 186,

1 201, 202.2, 204.3, 204.4, 235, 249.40A (249.38), 249.78, 303, 329, 703.9, 753, 757, 758,  
2 802.1, 803.3, 803.4 (section number deleted; text as revised incorporated into 803.3), 803.8,  
3 803.9, 813 (834), 814 (837), 822 (249.6), 823 (249.39), 840 (831), 841 (833), 842 (832), 843  
4 (838), 844 (839), 845 (840), 846 (836), 847 (835), 848 (830), 890, 890.48, 890.70, 890.123,  
5 890.124, 890.140. These amended sections are sequenced below in order of existing section  
6 number. With these amendments, the Planning Code shall read as follows:  
7

8 **SEC. 102. DEFINITIONS.**

9 For the purposes of this Code, certain words and terms used herein are defined as set  
10 forth in this and the following sections. Additional definitions applicable to Signs are set forth  
11 in Section 602. Additional definitions applicable to development impact fees and requirements  
12 that authorize the payment of in-lieu fees are set forth in Section 401. Additional definitions  
13 applicable only to Downtown Residential Districts ~~Article 8, Mixed Use Districts~~, are set forth in  
14 Section 890. Additional definitions applicable only to the North Beach Neighborhood  
15 Commercial District and the North Beach Special Use District are set forth in Section 780.3.  
16 Additional definitions applicable only to the Bernal Heights Special Use District are set forth in  
17 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set  
18 forth in Section 996. All words used in the present tense shall include the future. All words in  
19 the plural number shall include the singular number, and all words in the singular number shall  
20 include the plural number, unless the natural construction of the wording indicates otherwise.  
21 The word “shall” is mandatory and not directory. Whenever any of the following terms is used  
22 it shall mean the corresponding officer, department, board or commission or its successor of  
23 the City and County of San Francisco, State of California, herein referred to as the City:  
24 Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director  
25 of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be

1 deemed to include an employee of any such officer or department of the City who is lawfully  
2 authorized to perform any duty or exercise any power as a representative or agent of that  
3 officer or department.

4 \* \* \* \*

5 **Entertainment, General.** A Retail Entertainment, Arts and Recreation Use that  
6 provides entertainment or leisure pursuits to the general public including dramatic and musical  
7 performances where alcohol is not served during performances, arcades that provide eleven  
8 or more amusement game devices (such as video games, pinball machines, or other such  
9 similar mechanical and electronic amusement devices), billiard halls, bowling alleys, skating  
10 rinks, and mini-golf, when conducted within a completely enclosed building, and which is  
11 adequately soundproofed or insulated so as to confine incidental noise to the premises.  
12 Mechanical amusement devices are further regulated in Sections 1036 through 1036.24 of the  
13 Police Code.

14 **Entertainment, Nighttime.** A Retail Entertainment, Arts and Recreation Use that includes  
15 dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented  
16 entertainment activities which require dance hall keeper police permits or Place of  
17 Entertainment police permits, as defined in Section 1060 of the Police Code, which are not  
18 limited to non-amplified live entertainment, including Restaurants and Bars which present  
19 such activities; Nighttime Entertainment uses do ~~but shall~~ not include any Arts Activity, any  
20 theater performance space which does not serve alcoholic beverages during performances, or  
21 any temporary uses permitted pursuant to Sections 205 through 205.5 ~~205.4~~ of this Code.  
22 Nighttime Entertainment uses are subject to the Entertainment Commission's Good Neighbor Policy.

23 \* \* \* \*

24 **Hours of Operation.** A commercial Use Characteristic limiting the permitted hours during  
25 which any commercial establishment, not including automated teller machines, may be open

1 for business. Other restrictions on the hours of operation of Movie Theaters, Adult  
2 Businesses, Nighttime Entertainment, and General Entertainment, ~~and Other Entertainment~~  
3 Uses, ~~as defined in this Section 102 and 890~~, shall apply pursuant to provisions in Section 303(p),  
4 when such uses are permitted as Conditional Uses. A Pharmacy may qualify for the  
5 exception to operate on a 24-hour basis provided in Section 202.2(a)(2) of the Code.

6 \* \* \* \*

7 **Trade Offices.** A Non-Retail Sales and Service Use that includes business offices of building,  
8 plumbing, electrical, painting, roofing, furnace, or pest control contractors, if no storage of  
9 equipment or items for wholesale use are located on site. It may also include incidental  
10 accessory storage of office supplies and samples if ~~located entirely within an enclosed building~~  
11 ~~having no openings other than fixed windows or exits required by law within 50 feet of an R District,~~  
12 ~~and if~~ the storage of equipment and supplies does not occupy more than one-third of the total  
13 Gross Floor Area of the use. Such Trade Offices shall operate in a manner to reduce noise,  
14 vibration, and emissions impacts beyond the premises of the use. No processing of building  
15 materials, such as mixing of concrete or heating of asphalt shall be conducted on the  
16 premises. Parking, loading, and unloading of all vehicles used by the contractor shall be  
17 located entirely within the building containing the use.

18 \* \* \* \*

19 **Walk-Up Facility.** A Use Characteristic defined as a structure designed for provision of  
20 pedestrian-oriented services when located on an exterior building wall, including window  
21 service, self-service operations, and automated bank teller machines (ATMs). Such facilities  
22 shall provide waste receptacles, be kept free of litter, and provide adequate lighting for the facility,  
23 provided that such lighting shall comply with Planning Department guidelines.

24 \* \* \* \*

25 **SEC. 124. BASIC FLOOR AREA RATIO.**

\* \* \* \*

**TABLE 124**

**BASIC FLOOR AREA RATIO LIMITS**

<i>District</i>	<i>Basic Floor Area Ratio Limit</i>
<i>RED, RED-MX</i>	<i>1.0 to 1</i>
Pacific	1.5 to 1
<del>SPD</del> , NC-1, NCT-1, NC-S	1.8 to 1
Haight	
Inner Clement	
Inner Sunset	
North Beach	
Outer Clement	
Sacramento	
24th Street-Noe Valley	
West Portal	
* * * *	
MUG, MUO, MUR, <u>RED, RED-MX, SPD</u> , UMU, WMUG, WMUO, SALI in a 40, 45, or 48 foot height district	3.0 to 1
MUG, MUO, MUR, <u>RED, RED-MX, SPD</u> , UMU, WMUG, WMUO, SALI in a 50, 55, or 58 foot height district	4.0 to 1



1	MUG, MUO, MUR, <u>RED, RED-MX, SPD,</u> UMU, WMUG, WMUO, SALI in a	5.0 to 1
2	65 or 68 foot height district	
3	MUG, MUO, MUR, UMU, WMUG, WMUO, SALI in a 85 foot height	6.0 to 1
4	district	
5	MUG, MUO, MUR, UMU, WMUG, WMUO, in a height district over 85	7.5 to 1
6	feet	

7  
8 \* \* \* \*

9 (i) In calculating allowable Gross Floor Area on a preservation lot from which any  
10 TDRs have been transferred pursuant to Section 128, the amount allowed herein shall be  
11 decreased by the amount of gross floor area transferred.

12 (j) ~~Within the SPD District, Live/Work Units constructed above the floor area ratio limits in~~  
13 ~~Section 102 (Floor Area Ratio, subsection (b)(19)) of this Code shall be subject to the following~~  
14 ~~conditions and standards:~~

15 (1) ~~Considering all Dwelling Units and all Live/Work Units on the lot, existing and to be~~  
16 ~~constructed, there shall be no more than one Live/Work Unit and/or Dwelling Unit per 200 square feet~~  
17 ~~of lot area; and~~

18 (2) ~~The parking requirement for Live/Work Units subject to this subsection shall be~~  
19 ~~equal to that required for dwelling units within the subject district.~~

20 (k) For buildings in C-3-G and C-3-S Districts that are not designated as Significant or  
21 Contributory pursuant to Article 11 of this Code, additional square footage above that  
22 permitted by the base floor area ratio limits set forth above may be approved for construction  
23 of a project, or portion thereof, that constitutes a Student Housing project, as defined in  
24 Section 102 of this Code. Such approval shall be subject to the conditional use procedures  
25 and criteria in Section 303 of this Code.

1           (k) In the Cesar Chavez/Valencia Streets Medical Use Special Use District, as  
2 described in Section 249.68 of this Code, the basic floor area ratio limit shall be 2.6 to 1,  
3 subject to Conditional Use Authorization of a Hospital.

4  
5 **SEC. 134. REAR YARDS IN R, RC, NC, C, ~~SPD~~, M, CMUO, MUG, ~~WMUG~~, MUO, MUR,**  
6 **~~UMU~~, RED, ~~AND RED-MX~~, SPD, UMU, and WMUG DISTRICTS.**

7           \* \* \* \*

8           (c) **Basic Requirements.** The basic rear yard requirements shall be as follows for the  
9 districts indicated:

10           (1) **RH-1(D), RH-1, and RH-1(S) Districts.** For buildings that submit a  
11 development application on or after January 15, 2019, the minimum rear yard depth shall be  
12 equal to 30% of the total depth of the lot on which the building is situated, but in no case less  
13 than 15 feet. Exceptions are permitted on Corner Lots and through lots abutting properties  
14 with buildings fronting both streets, as described in subsection (f) below. For buildings that  
15 submitted a development application prior to January 15, 2019, the minimum rear yard depth  
16 shall be determined based on the applicable law on the date of submission.

17           (2) **RM-3, RM-4, RC-3, RC-4, NC Districts other than the Pacific Avenue NC**  
18 **District, C, M, MUG, WMUG, MUO, CMUO, MUR, UMU, RED, RED-MX, and SPD**  
19 **Districts.** Except as specified in this subsection (c), the minimum rear yard depth shall be  
20 equal to 25% of the total depth of the lot on which the building is situated, but in no case less  
21 than 15 feet.

22           (A) For buildings containing only SRO Units in the CMUO, MUG, MUO,  
23 MUR, UMU, and WMUG ~~Eastern Neighborhoods Mixed Use~~ Districts, the minimum rear yard  
24 depth shall be equal to 25% of the total depth of the lot on which the building is situated, but  
25

1 the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in  
2 specific situations as described in subsection (e) below.

3 \* \* \* \*

4 (e) **Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1, ~~and RM-2,~~**  
5 **CMUO, MUG, MUO, MUR, UMU, and WMUG Districts.** The rear yard requirement stated in  
6 ~~subsection~~ subsection (c)(3) above and as stated in ~~subsection~~ subsection (c)(2)(A) above for  
7 SRO buildings located in CMUO, MUG, MUO, MUR, UMU, and WMUG ~~the Eastern~~  
8 ~~Neighborhoods Mixed Use~~ Districts not exceeding a height of 65 feet, shall be reduced in  
9 specific situations as described in this subsection (e), based upon conditions on adjacent lots.  
10 Except for those SRO buildings referenced above in this subsection (e) whose rear yard can  
11 be reduced in the circumstances described in subsection (e) to a 15-foot minimum, under no  
12 circumstances shall the minimum rear yard be thus reduced to less than a depth equal to 25%  
13 of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever  
14 is greater.

15 \* \* \* \*

16  
17 **SEC. 135.3. USABLE OPEN SPACE FOR NON-RESIDENTIAL USES ~~OTHER THAN~~**  
18 **~~DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS WITHIN THE EASTERN~~**  
19 **NEIGHBORHOODS MIXED USE AND DTR DISTRICTS.**

20 (a) **Amount of Open Space Required.** All newly constructed structures, all structures  
21 to which Gross Floor Area equal to 20% or more of existing Gross Floor Area is added, and all  
22 structures in the Eastern Neighborhoods Mixed Use Districts within which floor area is  
23 converted to Office Use other than office use accessory to a non-office use shall provide  
24 and maintain usable open space for that part of the new, additional or converted square  
25 footage which is not subject to Sections 135.1 and 135.2 as follows:

TABLE 135.3

MINIMUM USABLE OPEN SPACE REQUIREMENTS FOR NON-RESIDENTIAL USES  
~~OTHER THAN DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS~~ IN THE  
 EASTERN NEIGHBORHOODS MIXED USE AND DTR DISTRICTS

Use	Square Feet of Usable Open Space Required
<del>Retail <i>Sales and Services Uses, Institutional Uses, Entertainment, Arts, and Recreation Uses, Non-Retail Sales and Services Uses except for Office Uses, Laboratory, Life Science, and Wholesale Storage, eating and/or drinking establishments, personal service, wholesale, home and business service, arts activities, institutional</i> and like uses</del>	<del>1 sq. ft. per 250 sq. ft. of Occupied Floor Area of new or added square footage</del>
<del>Industrial Uses, Wholesale Storage Manufacturing and light industrial, storage without distribution facilities, and like uses in the Eastern Neighborhoods Mixed Use Districts-</del>	<del>None required</del>
<del>Office <u>Uses, as defined in 890.70, Laboratory, and Life Science</u> in the Eastern Neighborhoods Mixed Use Districts</del>	<del>1 sq. ft. per 50 sq. ft. of Occupied Floor Area of new, converted or added square footage</del>
<del>All non-residential uses in DTR Districts</del>	<del>1 sq. ft. per 50 sq. ft. of Occupied Floor Area of net new, converted or added square footage over 10,000 gross square feet</del>

\* \* \* \*

1  
2 **SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.**

3 \* \* \* \*

4 **(c) Definitions.**

5 "Active commercial uses" shall include ~~the following those~~ *uses specifically identified*  
6 *below in Table 145.4, and:*

7 *(1) Retail Sales and Services Uses, except Hotel or Motel;*

8 *(2) Institutional Uses, except Residential Care Facility;*

9 *(3) Arts Activities, General Entertainment, Movie Theater, Outdoor Entertainment, and*  
10 *Nighttime Entertainment uses;*

11 *(4) Shall not include Automotive Uses except for Automobile Sale or Rental uses*  
12 *where curb-cuts, garage doors, or loading access are not utilized or proposed, and such sales*  
13 *or rental activity is entirely within an enclosed building and does not encroach on surrounding*  
14 *sidewalks or open spaces;*

15 *(2) Shall include Public Facilities as defined in Section 102 and Public Uses as defined*  
16 *in Section 890.80, except for Utility Installations;*

17 *(3) Shall not include Residential Care Facilities as defined in Sections 102 and 890.50;*

18 *and*

19 *(54) Shall include one or more Designated Child Care Units as defined in Section*  
20 *102, provided that each such unit meets all applicable criteria set forth in Section 414A.6 of*  
21 *this Code;*

22 *(56) In the Ocean Avenue NCT, shall include Arts Activities, Nighttime*  
23 *Entertainment, and Institutional Community Uses, as those uses are defined in Section 102;*  
24 *and*

1 (67) On Mission and Otis Streets within the Van Ness & Market Residential  
 2 Special Use District, shall include Light Manufacturing, as that use is defined in Section 102.  
 3

4 **Table 145.4**

<b><i>Reference for Commercial, Neighborhood Commercial, and Residential-Commercial Districts</i></b>	<b><i>Reference for Mixed Use Districts</i></b>	<b><i>Use</i></b>
N/A	890.4	Amusement Game Arcade
102	890.6	Animal Hospital
102	N/A	Arts Activities
102	890.13	Automobile Sale or Rental (see qualification, above)
102	102	Bar
N/A	890.23	Business Goods and Equipment Sales and Repair Service
102	890.125	Cannabis Retail
102	N/A	Chair and Foot Massage
102	N/A	Child Care Facility
102	N/A	Community Facility
102	N/A	Designated Child Care Unit that meets the applicable criteria of Planning Code Section 414A.6
102	102	Eating and Drinking Use
102	N/A	Entertainment, General

1	<del>N/A</del>	890.37	<i>Entertainment, Other</i>
2	<del>102</del>	<del>N/A</del>	<i>Grocery, General</i>
3	<del>102</del>	<del>N/A</del>	<i>Grocery, Specialty</i>
4	<del>102</del>	890.39	<i>Gift Store Tourist Oriented</i>
5	<del>102</del>	<del>N/A</del>	<i>Gym</i>
6	<del>N/A</del>	890.50	<i>Institutions, Other (see qualification, above)</i>
7	<del>102</del>	890.51	<i>Jewelry Store</i>
8	<del>102</del>	890.133	<i>Medical Cannabis Dispensary</i>
9	<del>102</del>	890.64	<i>Movie Theater</i>
10	<del>102</del>	890.68	<i>Neighborhood Serving Business</i>
11	<del>102</del>	890.69	<i>Non Auto Vehicle Sales or Rental (see qualification, above)</i>
12			
13	<del>102</del>	<del>N/A</del>	<i>Pharmacy</i>
14	<del>102</del>	<del>N/A</del>	<i>Post-Secondary Educational Institution</i>
15	<del>102</del>	<del>N/A</del>	<i>Public Facility</i>
16	<del>N/A</del>	890.80	<i>Public Use (see qualification, above)</i>
17	<del>102</del>	<del>N/A</del>	<i>Religious Institution</i>
18	<del>102</del>	<del>102</del>	<i>Restaurant</i>
19	<del>102</del>	<del>102</del>	<i>Restaurant, Limited</i>
20	<del>102</del>	<del>N/A</del>	<i>Sales and Services, General Retail</i>
21	<del>N/A</del>	890.102	<i>Sales and Services, Other Retail</i>
22	<del>N/A</del>	890.104	<i>Sales and Services, Retail</i>
23	<del>102</del>	<del>N/A</del>	<i>School</i>
24	<del>102</del>	890.110	<i>Service, Financial</i>
25			

1	<i>102</i>	<i>N/A</i>	<i>Service, Health</i>
2	<i>102</i>	<i>890.112</i>	<i>Service, Limited Financial</i>
3	<i>N/A</i>	<i>890.114</i>	<i>Service, Health</i>
4	<i>102</i>	<i>890.116</i>	<i>Service, Personal</i>
5	<i>102</i>	<i>N/A</i>	<i>Service, Retail Professional</i>
6	<i>102</i>	<i>N/A</i>	<i>Social Service or Philanthropic Facility</i>
7	<i>102</i>	<i>890.123</i>	<i>Tobacco Paraphernalia Establishment</i>
8	<i>102</i>	<i>890.124</i>	<i>Trade Shop</i>
9	<i>102</i>	<i>890.140</i>	<i>Walk-Up Facility</i>

10           \* \* \* \*

11

12       **SEC. 181. NONCONFORMING USES: ENLARGEMENTS, ALTERATIONS AND**  
13       **RECONSTRUCTION.**

14           The following provisions shall apply to nonconforming uses with respect to  
15       enlargements, alterations and reconstruction:

16           \* \* \* \*

17           (f) **Nighttime Entertainment Uses in MUR ~~Certain Mixed-Use~~ Districts.** A Nighttime  
18       Entertainment use within the ~~MUG~~ or MUR Districts may be enlarged, intensified, extended or  
19       expanded, including the expansion to an adjacent lot or lots, provided that: (1) the  
20       enlargement, intensification, extension or expansion is approved as a Conditional Use  
21       pursuant to Section 303 of this Code; (2) the use as a whole meets the signage requirements,  
22       floor area ratio limit, height and bulk limit, and all other requirements of this Code that would  
23       apply if the use were a permitted one; and (3) the provisions of the Entertainment Commission's  
24       Good Neighbor Policy Section 803.5(b) of this Code are satisfied.

25           \* \* \* \*



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

**SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL  
NONCONFORMING USES IN RH, RM, RTO, AND RED DISTRICTS.**

\* \* \* \*

(a) **Exemption from Termination Provisions.** The following nonconforming uses in R Districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in Subsection (b) below:

\* \* \* \*

(4) In the RED Districts, any nonconforming use ~~which that~~ is Arts Activities, Business Service, Catering, Design Professional, Light Manufacturing, Personal Service, use falling within zoning category 816.31; Trade Office, Trade Shop, home and business service use falling within zoning categories 816.42 through 816.47; live/work unit falling within zoning category 816.55; Wholesale Sales, or Wholesale Storage or light manufacturing uses falling within zoning categories 816.64 through 816.67.

\* \* \* \*

(f) **Termination.** Any use affected by this Section 186 ~~which that~~ does not comply with all of the conditions herein specified shall be subject to termination in accordance with Section 185 at the expiration of the period specified in that Section, but shall be qualified for consideration as a conditional use under Section 185(e). Any such use ~~which that complies is in~~ compliance with such conditions at the expiration of such period but fails to comply therewith at any later date shall be subject to termination when it ceases to comply with any of such conditions.

(g) **Reactivation.** Limited commercial uses in RH, RM, RTO, and RED Districts that have been discontinued or abandoned, as defined in Section 183, may be reactivated if the

~~Zoning Administrator with conditional use authorization under Section 303. In approving such a use and in addition to the findings required by Section 303, the Planning Commission shall find~~ that:

(1) the subject space is located on or below the ground floor and was in commercial or industrial use prior to January 1, 1960; and

(2) the proposed commercial use meets all the requirements of this Section 186 and other applicable sections of this Code.

Spaces with a Residential Use shall be subject to the requirements of Section 317.

(h) **Other Applicable Provisions.** The provisions for nonconforming uses contained in Sections 180 through 183 shall continue to apply to all uses affected by this Section 186, except that the cost limit for structural alterations contained in Section 181(b)(4) shall not be applicable thereto.

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

\* \* \* \*

<b>Eastern Neighborhoods Mixed Use Districts</b>	
<b>(Also see Sec. 802.4)</b>	
CMUO	Central SoMa Mixed Use – Office District (Defined in Sec. <u>830 848</u> )
<del>SPD</del>	<del>South Park District (Defined in Sec. 814)</del>
MUG	Mixed Use – General (Defined in Sec. <u>831 840</u> )
MUO	Mixed Use – Office (Defined in Sec. <u>832 842</u> )
MUR	Mixed Use – Residential (Defined in Sec. <u>833 841</u> )
<del>UMU</del>	<del>Urban Mixed Use (Defined in Sec. 843)</del>
RED	Residential Enclave District (Defined in Sec. <u>834 813</u> )
RED-MX	Residential Enclave District – Mixed (Defined in Sec. <u>835 847</u> )
<u>SALI</u>	<u>Service/Arts/Light Industrial (Defined in Sec. 836)</u>

1	<i>SPD</i>	<i>South Park District (Defined in Sec. 837)</i>
2	<i>UMU</i>	<i>Urban Mixed Use (Defined in Sec. 838)</i>
3	WMUG	Western SoMa Mixed Use – General (Defined in Sec. <u>839 844</u> )
4	WMUO	Western SoMa Mixed Use – Office (Defined in Sec. <u>840 845</u> )
5	<i>SALI</i>	<i>Service/Arts/Light Industrial (Defined in Sec. 846)</i>

6 \* \* \* \*

7  
8 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

9 (a) **Retail Sales and Service Uses.** The Retail Sales and Service Uses listed below  
10 shall be subject to the corresponding conditions:

11 \* \* \* \*

12 (7) **Outdoor Activity Area.** An Outdoor Activity Area shall be principally  
13 permitted in any Neighborhood Commercial District or Neighborhood Commercial Transit  
14 District, and in the WMUG, WMUO, SALI, and RED-MX Districts, if it meets all of the following  
15 conditions:

16 \* \* \* \*

17 (e) **Institutional Uses.** The Institutional Uses listed below shall be subject to the  
18 corresponding conditions:

19 \* \* \* \*

20 (2) Social Service Uses in South of Market Mixed Use Districts Serving Indigent Transient  
21 and Homeless People. Social Service uses in South of Market Mixed Use Districts serving indigent  
22 transient and homeless people shall maintain the following operating conditions:

23 (A) Service providers shall satisfy the following operating conditions, upon first  
24 occupancy of the proposed project and going forward;

1 (B) Service providers shall provide adequate waiting areas within the premises  
2 for clients and prospective clients such that sidewalks are not used as queuing or waiting areas;

3 (C) Service providers shall provide sufficient numbers of restrooms for clients  
4 and prospective clients, and provide access during all hours of operation. For Group Housing and  
5 Homeless Shelter programs, adequate private showers shall be provided along with lockers for clients  
6 to temporarily store their belongings;

7 (D) Service providers shall maintain up-to-date information and referral sheets  
8 to give clients and other persons who, for any reason, cannot be served by the establishment;

9 (E) Service providers shall continuously monitor waiting areas to inform  
10 prospective clients whether they can be served within a reasonable time. If they cannot be served by  
11 the provider because of time or resource constraints, the monitor shall inform the client of alternative  
12 programs and locations where they may seek similar services;

13 (F) Service providers shall maintain the sidewalks in the vicinity in a clean and  
14 sanitary condition and, when necessary, shall steam-clean the sidewalks within the vicinity of the  
15 project. Employees or volunteers of the project shall walk a 100-foot radius from the premises each  
16 morning or evening and shall pick up and properly dispose of any discarded beverage and/or food  
17 containers, clothing, and any other trash which may have been left by clients;

18 (G) Notices shall be well-lit and prominently displayed at all entrances to and  
19 exits from the establishment urging clients leaving the premises and neighborhood to do so in a quiet,  
20 peaceful, and orderly fashion and to please not loiter or litter; and

21 (H) The establishment shall implement other conditions and/or measures as  
22 determined by the Zoning Administrator, in consultation with other City agencies and neighborhood  
23 groups, to be necessary to ensure that management and/or clients of the establishment maintain the  
24 quiet, safety and cleanliness of the premises and the vicinity of the use.

25 \* \* \* \*

1  
2 **SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M, AND**  
3 **PDR DISTRICTS.**

4 (a) **Purpose.** *The purpose of this Section 204.3 is to regulate Accessory Uses other than*  
5 *Dwellings in C, RC, M, and PDR Districts, so as to permit related Accessory Uses while restricting*  
6 *uses incompatible with the purpose or detrimental to the character of a district.*

7 (~~a~~) **Controls ~~Commercial, Residential-Commercial, PDR, and M Districts.~~** An Accessory  
8 Use to a lawful Principal or Conditional Use is subject to the following limitations:

9 (1) **Floor Area Limitations.** An Accessory Use ~~can~~may not occupy more than  
10 one-third of the total ~~F~~floor ~~A~~area occupied by such use, any additional accessory uses, and  
11 the Principal or Conditional Use to which it is accessory, except in the case of:

12 (A) accessory off-street parking or loading;

13 (B) *accessory wholesaling, manufacturing, or processing of foods, goods, or*  
14 *commodities; and*

15 (C) *except in PDR Districts, Arts Activities.*

16 (2) **Noise and Vibration Limitations.** Any noise, vibration, or unhealthful  
17 emissions may not extend beyond the premises of the use.

18 (3) **Limitations on Cannabis Retail Accessory Uses.** The sale of cannabis as  
19 an ~~A~~accessory ~~U~~se is subject to any applicable limitations or regulations imposed by the  
20 Office of Cannabis. Cannabis Retail is not permitted as an Accessory Use unless the  
21 Cannabis Retail establishment holds a permit from the City's Office of Cannabis specifically  
22 permitting Cannabis Retail accessory to another activity on the same premises.

23 (4) **Accessory Catering Use to Restaurants and Limited Restaurants.**  
24 Catering Uses that satisfy the limitations set forth in Section 703(d)(3)(B) shall be permitted as  
25 an Accessory Use to Restaurants and Limited Restaurants.

1 ~~(b)(5)~~ Retail Uses Accessory to PDR Uses in PDR and M Districts Specific Controls.

2 Multiple PDR uses within a single building or development may combine their accessory retail  
3 allotment into one or more shared retail spaces, provided that the total allotment of accessory  
4 retail space per use does not exceed what otherwise would be permitted by this Section  
5 204.3.

6 ~~(e)(6)~~ Antennas in C, M, and PDR Districts Specific Controls. An antenna or a

7 microwave or satellite dish shall be permitted in C, M, and PDR Districts, except PDR-1-B  
8 Districts, without regard to the height of such antenna or microwave or satellite dish and  
9 without regard to the proximity of such antenna or microwave or satellite dish to any R District,  
10 if the following requirements are met:

11 ~~(A)(1)~~ the antenna or dish will be used for the reception of indoor wireless,  
12 microwave, radio, satellite, or television broadcasts for the exclusive benefit of the residents or  
13 occupants in the building on which the facility is placed; ~~and~~

14 ~~(B)(2)~~ the antenna or dish is an accessory use to a lawful principal or  
15 conditional use; ~~and~~

16 ~~(C)(3)~~ the antenna or dish shall comply with any applicable design review  
17 criteria, including but not limited to any applicable design review criteria contained in the  
18 Wireless Telecommunications Services Facility Siting Guidelines.

19 This subsection ~~(6)(e)~~ shall not apply to an antenna or a microwave or satellite dish that  
20 complies with the Federal Communications Commission's Over the Air Receiving Device  
21 rules.

22  
23 **SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.**

24 (a) Hotel and Motel Uses. In any ~~R, NC, or C~~ District, one ~~Dwelling Unit~~ to serve as the  
25 residence of a manager and the manager's household family shall be permitted as an

1 ~~A~~ccessory ~~U~~se for any permitted ~~H~~otel, ~~M~~otel or ~~G~~roup ~~H~~ousing structure, without any  
2 such structure being classified as a dwelling for purposes of this Code due to the presence of  
3 such ~~D~~welling ~~U~~nit.

4 (b) **Artist and Artisan Work Spaces.** In any NC, RC, C, M, PDR, DTR, or Eastern  
5 Neighborhoods Mixed Use District, except for properties within the Western SoMa Special  
6 Use District, ~~D~~welling ~~U~~nits ~~which that~~ are integrated with the working space of artists,  
7 artisans and other craftspersons shall be permitted as an ~~A~~ccessory ~~U~~se to such working  
8 space, when such ~~D~~welling ~~U~~nits are occupied by a group of persons including no more  
9 than four adults, and where the occupancy meets all applicable provisions of the Building  
10 Code and Housing Code.

11 (1) In PDR and WMUG Districts, ~~D~~welling ~~U~~nits permitted by Section 204.4(b)  
12 may not represent more than one-fourth (~~1/4~~) of the total floor area occupied by such use and  
13 the ~~P~~principal ~~U~~se to which it is accessory.

14 (c) **Caretakers' Residences in M and PDR Districts.** In any M or PDR District, one  
15 ~~D~~welling ~~U~~nit or other form of habitation to serve as the residence of a caretaker and the  
16 caretaker's household family shall be permitted as an ~~A~~ccessory ~~U~~se for any permitted  
17 ~~P~~principal or ~~C~~onditional ~~U~~se in such district, where the operation of such use necessitates  
18 location of such residence in such district.

19  
20 **SEC. 235. SPECIAL USE DISTRICTS.**

21 In addition to the use districts that are established by Section 201 of this Code, there  
22 shall also be in the City such special use districts as are established in this Section and  
23 Sections 236 through 249.99, ~~and 823~~ in order to carry out further the purposes of this Code.  
24 The designations, locations, and boundaries of these special use districts shall be as provided  
25 in Sections 236 through 249.99, ~~and 823~~ and as shown on the Zoning Map referred to in

1 Section 105 of this Code, subject to the provisions of Section 105. In any special use district  
2 the provisions of the applicable use district established by Section 201 shall prevail, except as  
3 specifically provided in Sections 236 through 249.99 ~~and 823~~.

4  
5 **SEC. ~~249.38~~ 249.40A. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.**

6 \* \* \* \*

7 (c) **Controls.**

8 (1) For the entire Special Use District, all provisions of the Planning Code shall  
9 continue to apply, except for the following:

10 (A) The following uses, as defined in Section 102, shall require a Conditional  
11 Use authorization, pursuant to Section 303, unless the underlying zoning is more restrictive:

- 12 (i) Religious Ffacilities, ~~as defined in Sec. 890.50(d)~~;
- 13 (ii) Bars, ~~as defined in Sec. 102~~;
- 14 (iii) Liquor Stores, ~~as defined in Sec. 102~~;
- 15 (iv) General Entertainment Amusement arcades, ~~as defined in Sec. 890.4~~;
- 16 (v) Restaurants, ~~as defined in Sec. 102~~;
- 17 (vi) Adult Eentertainment, ~~as defined in Sec. 890.36~~;
- 18 (vii) Nighttime Other Eentertainment, ~~as defined in Sec. 890.37~~;
- 19 (viii) Movie Theaters ~~theatres~~, ~~as defined in Sec. 890.64~~;
- 20 (ix) Private Parking Lots and Public Parking Lots, ~~as defined in~~  
21 ~~Sections 890.7, 890.9, and 890.11~~; and
- 22 (x) Private Parking Garages and Public Parking Garages, ~~as defined~~  
23 ~~in Sections 890.8, 890.10, and 890.12~~.

24 \* \* \* \*

25 **SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.**



1 \* \* \* \*

2 (c) **Land Use Controls.**

3 (1) **Active Uses.** The controls of Section 145.1 and 145.4 shall apply, except as  
4 specified below:

5 (A) Active uses, as defined in Section 145.1, are required along any  
6 outdoor publicly-accessible open space;

7 (B) An Office Use, ~~as defined in Section 890.70~~, is not an “active use” on  
8 the ground floor;

9 \* \* \* \*

10 (3) **Hotels.** Hotels in the Central SoMa SUD are not subject to the land use ratio  
11 requirements of Section 803.9(g).

12 \* \* \* \*

13  
14 **SEC. 303. CONDITIONAL USES.**

15 \* \* \* \*

16 (p) **Adult Business, Nighttime Entertainment, and General Entertainment, ~~and~~**  
17 **~~Other Entertainment~~ Uses.**

18 (~~H~~) With respect to Conditional Use authorization applications for Adult Business,  
19 Nighttime Entertainment, and General Entertainment ~~and Other Entertainment~~ uses, such use or  
20 feature shall meet the following conditions:

21 (1) All Nighttime Entertainment uses shall comply with the Entertainment Commission’s  
22 Good Neighbor Policy.

23 (~~A~~) ~~If the use is an Adult Business, it shall not be located within 1,000 feet of~~  
24 ~~another such use; and/or~~

25 (~~B~~) ~~Not be open between two a.m. and six a.m.; and~~

1                                    ~~(C) Not use electronic amplification between midnight and six a.m.; and~~  
2                                    ~~(D) Be adequately soundproofed or insulated for noise and operated so that~~  
3 ~~incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-~~  
4 ~~source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control~~  
5 ~~Ordinance.~~

6                                    (2) The Notwithstanding the above, the Planning Commission may authorize Hours  
7 of Operation that exceed those principally permitted for the zoning district in which the use is located,  
8 provided that: a Conditional Use which does not satisfy the criteria set forth in (p)(1)(B) and/or  
9 (p)(1)(C) above, if

10                                    (A) facts presented are such to establish that the use will be operated in  
11 such a way as to minimize disruption to residences in and around the district with respect to  
12 noise and crowd control; and

13                                    (B) the proposed use shall not operate outside the Conditionally Permitted Hours  
14 of Operation for the zoning district.

15                                    (3) The action of the Planning Commission approving a Conditional Use does  
16 not take effect until the appeal period is over or while the approval is under appeal.

17                                    \* \* \* \*

18  
19                                    **SEC. 311. PERMIT REVIEW PROCEDURES.**

20                                    \* \* \* \*

21                                    (B) **Eastern Neighborhood Mixed Use Districts.** In all Eastern Neighborhood Mixed  
22 Use Districts a change of use shall be defined as a change in, or addition of, a new land use  
23 category. A “land use category” shall mean those categories used to organize the individual  
24 land uses that appear in the use tables, immediately preceding a group of individual land  
25 uses, including but not limited to the following: Residential Use; Institutional Use; Retail Sales

1 and Service Use; Assembly, Recreation, Arts and Entertainment Use; Office Use; Live/Work  
2 Units Use; Motor Vehicle Services Use; Vehicle Parking Use; Industrial Use; Home and  
3 Business Service Use; or Other Use.

4 (C) A change of use to a principally permitted use in the Western SoMa Plan Area, Central  
5 SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions of this Section 311.

6 \* \* \* \*

7  
8 **SEC. 329. LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS MIXED**  
9 **USE DISTRICTS.**

10 \* \* \* \*

11 (c) **Planning Commission Design Review.** As set forth in § subsection (e), below, the  
12 Planning Commission shall review and evaluate all physical aspects of a proposed project at  
13 a public hearing. At such hearing, the Director of Planning shall present any recommended  
14 project modifications or conditions to the Planning Commission, including those which may be  
15 in response to any unique or unusual locational, environmental, topographical or other  
16 relevant factors. The Commission may subsequently require these or other modifications or  
17 conditions, or disapprove a project, in order to achieve the objectives and policies of the  
18 General Plan or the purposes of this Code. This review shall address physical design issues  
19 including but not limited to the following:

20 \* \* \* \*

21 (8) Bulk limits;

22 (9) In projects containing ground-level commercial space, that such commercial spaces  
23 are sized so as to provide spaces for individual uses in a range of sizes, including small enterprises;  
24 and

1                   (10) Other changes necessary to bring a project into conformance with any  
2 relevant design guidelines, Area Plan, or Element of the General Plan.

3                   \* \* \* \*

4                   **SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET**  
5                   **NCT AND RCD DISTRICTS.**

6                   The following controls are intended to support the economic viability of buildings of  
7 historic importance within the Folsom NCT and RCD Districts.

8                   (a) Applicability. This Section 703.9 applies only to buildings that are a designated  
9 landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV  
10 pursuant to Article 11 of this Code and located within the Extended Preservation District, or a  
11 building listed in or determined individually eligible for or contributory to a district listed on the  
12 National Register of Historic Places or the California Register of Historical Resources by the  
13 State Office of Historic Preservation.

14                   (b) Permitted uses. Non-Retail Professional Services, Retail Professional Services,  
15 Community Facility, Private Community Facility, Social Service and Philanthropic Facility, Financial  
16 Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, and  
17 Personal Services, and Instructional Service uses, as defined in Section 102, are Principally  
18 Permitted. In the RCD District only, in addition to the above uses, ~~Arts Activities as defined in~~  
19 ~~Section 102 are Principally Permitted and~~ Nighttime Entertainment uses as defined in Section  
20 102 require Conditional Use authorization on the third floor and above, except that Nighttime  
21 Entertainment uses are Principally Permitted in Article 10 Landmark Building No. 120 (St.  
22 Joseph’s Church at 1401 Howard Street). For all uses listed above, prior to the issuance of  
23 any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation  
24 Commission, shall determine that allowing the use will enhance the feasibility of preserving  
25 the building. The project sponsor must also submit a Preservation, Rehabilitation, and

1 Maintenance Plan that describes any proposed preservation and rehabilitation work and that  
 2 guarantees the maintenance and upkeep of the historic resource for approval by the  
 3 Department. This Plan shall include:

4 \* \* \* \*

5 (c) **Project Review.** The Historic Preservation Commission shall review the proposed  
 6 project for compliance with the Secretary of the Interior’s Standards (36 C.F.R. § 67.7 (2001))  
 7 and any applicable provisions of the Planning Code.

8 \* \* \* \*

9  
 10 **SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

11  
 12 \* \* \* **\*Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
 13 **ZONING CONTROL TABLE**

		<i>SoMa NCT</i>		
<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>		
* * * *				
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
* * * *				
<b>Entertainment, Arts and Recreation Use Category</b>				
<b>Entertainment, Arts, and Recreation Uses*</b>	<b>§102</b>	NP	NP	NP
Arts Activities	§102	P(6)	P	P

1	Entertainment, General	§102	P	P	<u>NPC</u>
2	Entertainment, Night	§102	P	P	<u>NPC</u>
3	Movie Theater	§§102, 202.4	P	NP	NP
4	Open Recreation Area	§102	P	P	P
5	Passive Outdoor Recreation	§102	P	P	P
6	* * * *				
7	<b>Institutional Use Category</b>				
8	<b>Institutional Uses*</b>	§102	C	C	C
9	Child Care Facility	§102	P	P	P
10	Community Facility	§102	P	P	P
11	Community Facility, Private	§102	P	P	P
12	Hospital	§102	NP	NP	NP
13	<u>Job Training</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
14	Medical Cannabis Dispensary	§§102, 202.2(e)	C	C	NP
15					
16	<u>Public Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	Residential Care Facility	§102	P	P	P
18	Social Service or Philanthropic	§102	P	P	P
19	Facility				
20	<b>Sales and Service Use Category</b>				
21	* * * *				
22					
23					
24					
25					

**SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

\* \* \* \*

**Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
ZONING CONTROL TABLE**

		Folsom Street NCT		
Zoning Category	§ References	Controls		
* * * *				
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		<b>Controls by Story</b>		
		1st	2nd	3rd+
* * * *				
<b>Entertainment, Arts and Recreation Use Category</b>				
<b>Entertainment, Arts and Recreation Uses*</b>	§102, 202.4	NP	NP	NP
Arts Activities	§102	P	P	P
Entertainment, General	§102	P	P	P
<i>Entertainment, Nighttime</i>	<i>§102</i>	<i>P</i>	<i>P</i>	<i>NP</i>
Livery Stable	§102	P(4)	NP	NP
Movie Theater	§§102, 202.4	P	P	P
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§102	NP	NP	NP

1	Child Care Facility	§102	P	P	P
2	Community Facility	§102	P	P	P
3	Community Facility, Private	§102	<u>P</u> <del>C</del>	<u>P</u> <del>C</del>	NP
4	Job Training	§102	<u>P</u> <del>C</del>	<u>P</u> <del>C</del>	<u>C</u> <del>NP</del>
5	Public <del>Facilities</del> Facility	§102	P	P	P
6	Residential Care Facility	§102	NP	C	C
7	School	§102	P	P	P
8	Social Service or Philanthropic	§102	P	P	P
9	Facility				
10	<b>Sales and Service Use Category</b>				
11	* * * *				
12	<b>Retail Sales and Service Uses*</b>	§§ 102, 202.2(a)	P	P	NP
13	Adult Business	§ 102	<u>C</u> <del>NP</del>	<u>C</u> <del>NP</del>	NP
14	Animal Hospital	§§ 102, <del>823(e)(9)(B)</del>	<del>P(4)</del>	P	NP
15	Bar	§§ 102, 202.2(a)	P	<del>NP</del>	NP
16	Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
17	<del>Cat Boarding</del>	<del>§§ 102, 823(e)(9)(B)</del>	<del>P(4)</del>	<del>NP</del>	<del>NP</del>
18	Flexible Retail	§ 102	NP	NP	NP
19	Gym	§ 102	P(8)	P	NP
20	Hotel	§ 102	P(5)	P(5)	P(5)
21	Kennel	§§ 102, <del>823(e)(9)(B)</del>	<del>P(4)</del>	NP	NP
22	* * * *				

\* \* \* \*

**SEC. 758. REGIONAL COMMERCIAL DISTRICT.**



\* \* \* \*

**Table 758. REGIONAL COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		<i>Regional Commercial District</i>		
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>		
* * * *				
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
* * * *				
<b>Entertainment, Arts and Recreation Use Category</b>				
<b>Entertainment, Arts and Recreation Uses*</b>	§§ 102, 202.4	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	<u>P</u> €	<u>P</u> €	NP
Entertainment, Nighttime	§102	<u>P</u> <del>NP(3)</del>	<u>P</u> <del>NP(3)</del>	NP(3)
Movie Theater	§§102, 202.4	C	C	C
Open Recreation Area	§102	P	P	P
Passive Outdoor Recreation	§102	P	P	P
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§102, 202.2(e)	NP	NP	NP
Child Care Facility	§102	P	P	P

1	Community Facility	§102	P	P	P
2	Community Facility, Private	§102	C	C	C
3	Job Training	§102	<u>P</u> <del>C</del>	<u>P</u> <del>C</del>	<u>P</u> <del>C</del>
4	Medical Cannabis Dispensary	§ <u>102, 202.2</u> (e)	DR	<u>DR</u>	NP
5	Public <del>Facilities</del> Facility	§102	P	P	P
6	Residential Care Facility	§102	NP	C	C
7	School	§102	P	P	P
8	Social Service or Philanthropic	§102	P	P	P
9	Facility				
10	<b>Sales and Service Use Category</b>				
11	* * * *				
12	<b>Retail Sales and Service Uses*</b>	§§ 102, 202.2(a)	P	P	NP
13	Adult Business	§ 102	NP	NP	NP
14	Animal Hospital	§§ <del>102, 823(e)(9)(B)</del>	<del>P(8)</del>	P	NP
15	Bar	§§ 102, 202.2(a)	P	<del>NP</del>	NP
16	Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
17	<del>Cat Boarding</del>	<del>§§ 102, 823(e)(9)(B)</del>	<del>P(8)</del>	<del>NP</del>	<del>NP</del>
18	Flexible Retail	§ 102	NP	NP	NP
19	Hotel	§ 102	NP	NP	NP
20	Kennel	§§ <del>102, 823(e)(9)(B)</del>	<del>P(8)</del>	NP	NP
21	* * * *				

\* \* \* \*

22  
23  
24  
25

(3) C on ~~First and Second~~ Third Story in historic buildings and P in Article 10 Landmark Building No. 120 (St. Joseph's Church at 1401 Howard Street) per Section 703.9, ~~and subject to the Good Neighbor Policies for Nighttime Entertainment activities in Planning Code Section 803.5(b).~~

\* \* \* \*

**SEC. 802.1. MIXED USE DISTRICTS.**

The following districts are established for the purpose of implementing the Residence Element, the Commerce and Industry Element, the Downtown Plan, the Chinatown Plan, the Rincon Hill Plan, the South of Market Plan, the East SoMa Plan, the Mission Plan, the Showplace Square/Potrero Hill Plan, the Central Waterfront Plan, the Western SoMa Area Plan, and the Central SoMa Plan, all of which are parts of the General Plan. Description and Purpose Statements outline the main functions of each Mixed Use District in this Article 8, supplementing the statements of purpose contained in Section 101 of this Code.

Description and purpose statements applicable to each district are set forth in Sections 810 through ~~840~~ 848 of this Code. The boundaries of the various Mixed Use Districts are shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of that Section. The following Districts are hereby established as Mixed Use Districts.

<i>Districts</i>	<b>Section Number</b>
Chinatown Community Business District	§ 810
Chinatown Visitor Retail District	§ 811
Chinatown Residential Neighborhood Commercial District	§ 812
<del>RED — Residential Enclave District</del>	<del>§ 813</del>
<del>SPD — South Park District</del>	<del>§ 814</del>
<del>CMUO — Central SoMa Mixed Use Office District</del>	<del>§ 848</del>

1	RH-DTR – Rincon Hill Downtown Residential District	§ 827
2	SB-DTR – South Beach Downtown Residential District	§ 829
3	<i>CMUO – Central SoMa Mixed-Use Office District</i>	§ 830
4	MUG – Mixed Use-General District	§ 831 840
5	<i>MUO – Mixed Use-Office District MUR – Mixed Use Residential District</i>	§ 832 841
6	<i>MUR – Mixed Use-Residential District MUR – Mixed Use-Office District</i>	§ 833 842
7	<i>RED - Residential Enclave District</i>	§ 834
8	<i>RED-MX – Residential Enclave-Mixed District</i>	§ 835
9	<i>SALI – Service/Arts/Light Industrial District</i>	§ 836
10	<i>SPD - South Park District</i>	§ 837
11	UMU – Urban Mixed Use District	§ 838 843
12	WMUG – WSoMa Mixed Use-General District	§ 839 844
13	WMUO – Western SoMa Mixed Use-Office District	§ 840 845
14	<i>SALI – Service/Arts/Light Industrial District</i>	§ 846
15	<i>RED-MX – Residential Enclave-Mixed District</i>	§ 847

17  
18 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**  
19 **DISTRICTS.**

20 (a) Uses in Enclosed Buildings. *All Permitted and Conditionally Permitted Uses in Eastern*  
21 *Neighborhoods Mixed Use Districts shall be conducted within an enclosed building, unless otherwise*  
22 *specifically allowed in this Code. Exceptions from this requirement are: Agricultural Uses, Wireless*  
23 *Telecommunications Services Facility, uses which by their nature are to be conducted in an open lot or*  
24 *outside a building, and uses which, when located outside of a building, qualify as, Outdoor Sales, an*  
25 *Outdoor Activity Area, or a Walk-Up Facility.* ~~Use Categories.~~ *A use is the specified purpose for which*

1 ~~a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a~~  
2 ~~specific Eastern Neighborhood Mixed Use District is generally set forth, summarized or cross-~~  
3 ~~referenced in Sections 813 through 814 and 840 through 848 of this Code for each district class.~~

4 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts are either  
5 Principally Permitted, Conditional, Accessory, temporary, or are not permitted. The Uses and  
6 Use Characteristics that are Principally Permitted, Conditionally Permitted, or not permitted are  
7 detailed in the Zoning Control Tables for each zoning district.

8 (1) **Permitted Uses.** If there are two or more uses in a structure, any use not  
9 classified below under Section 803.3(b)(1)(C) of this Code as Accessory will be considered  
10 separately as an independent permitted, Conditional, temporary, or not permitted use.

11 (A) **Principal Uses.** Principal Uses are permitted as of right in an Eastern  
12 Neighborhood Mixed Use District, when so indicated in the zoning control table Sections 813  
13 through 814 and 840 through 848 of this Code for the district. Additional requirements and  
14 conditions may be placed on particular uses as provided pursuant to Section 202.2, 803.58  
15 through 803.9, and other applicable provisions of this Code.

16 (B) **Conditional Uses.** Conditional Uses are permitted in an Eastern  
17 Neighborhood Mixed Use District, when authorized by the Planning Commission; whether a  
18 use is conditional in a given district is generally indicated in the zoning control table for the  
19 district Sections 813 through 814 and 840 through 848 of this Code. Conditional Uses are subject to  
20 the applicable provisions set forth in Sections 178, 179, 303, and 803.58 through 803.9 of this  
21 Code.

22 (i) An establishment ~~which~~ that sells beer or wine with motor  
23 vehicle fuel is a conditional use, and shall be governed by Sections 202.2(b)(1) ~~202(b)(1)~~.

24 (ii) Notwithstanding any other provision of this Article, a change in  
25 use or demolition of a Movie Theater use, ~~as set forth in Section 890.64~~, shall require Conditional

1 Use authorization. This ~~sub~~Section ~~(b)(1)(B)(ii)~~ shall not authorize a change in use if the new  
2 use or uses are otherwise prohibited.

3 (iii) Notwithstanding any other provision of this Article, a change in  
4 use or demolition of a General Grocery use, ~~as set forth in Section 890.102(a) and as further~~  
5 ~~defined in Section 102,~~ shall require Conditional Use authorization. This subsection (b)(1)(B)(iii)  
6 shall not authorize a change in use if the new use or uses are otherwise prohibited.

7 (iv) ~~Large Scale Urban Agriculture, as defined in Section 102, shall~~  
8 ~~require Conditional Use authorization.~~

9 (C) **Accessory Uses.** Subject to the limitations set forth below and in  
10 Sections 204.1 (Accessory Uses for Dwelling ~~Units~~ in All Districts),~~;~~ 204.4 (Dwelling Units  
11 Accessory to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code,  
12 an Accessory Use, ~~as defined in Section 102, is a related minor use which is either necessary to the~~  
13 ~~operation or enjoyment of a lawful Principal Use or Conditional Use, or is appropriate, incidental and~~  
14 ~~subordinate to any such use, and shall be permitted as an Accessory Use~~ in an Eastern  
15 Neighborhoods Mixed Use District. In order to accommodate a Principal Use ~~which~~ that is  
16 carried out by one business in multiple locations within the same general area, such  
17 Accessory Use need not be located in the same structure or lot as its principal use provided  
18 that (1) the Accessory Use is located within 1,000 feet of the Principal Use; and (2) the  
19 multiple locations existed on April 6, 1990. Accessory Uses to non-~~Office~~ Uses ~~(as defined in~~  
20 ~~Section 890.70)~~ may occupy space which is non-contiguous or on a different Story as the  
21 Principal Use so long as the Accessory Use is located in the same building as the Principal  
22 Use and complies with all other restrictions applicable to such Accessory Uses. Any use  
23 which does not qualify as an Accessory Use shall be classified as a Principal Use.

24 No use will be considered accessory to a Principal Use ~~which~~ that involves or requires  
25 any of the following:

1 (i) The use of more than one-third of the total Occupied Floor Area  
2 ~~which that~~ is occupied by both the accessory use and principal use to which it is accessory,  
3 combined, except in the case of accessory off-street parking or loading conforming which shall  
4 ~~be subject~~ to the provisions of ~~Sections 151, 156 and 157 of~~ this Code, Arts Activities, and accessory  
5 wholesaling, manufacturing, or processing of foods, goods, or commodities;

6 (ii) A Hotel, Motel, ~~inn, hostel,~~ Adult Entertainment, or Massage  
7 Establishment, ~~use or Movie Theater use in a RED, RED-MX, SPD, DTR, MUG, WMUG, MUR,~~  
8 ~~MUO, CMUO, WMUO, SALL or UMU District;~~

9 (iii) Any sign not conforming to the limitations of Section  
10 607.2(f)(3).

11 (iv) ~~A~~ Medical Cannabis Dispensary use ~~Dispensaries as defined in~~  
12 ~~890.133.~~

13 (v) Any ~~N~~ighttime Entertainment use, as defined in Section 102;  
14 provided, however, that a Limited Live Performance Permit as set forth in Police Code Section  
15 1060 et seq., and entertainment that does not require a Limited Live Performance permit as  
16 set forth in Police Code Section 1060.1(e), is allowed in any District except for a ~~an~~ RED, ~~RED-~~  
17 ~~MX, MUR, or MUG~~ District.

18 (vi) Cannabis Retail that does not meet the limitations set forth in  
19 Section 204.3(a)(3).

20 (vii) Catering uses that do not meet the limitations set forth in  
21 Section 703(d)(3)(B).

22 (D) **Temporary Uses.** Temporary uses not otherwise permitted are  
23 permitted in Eastern Neighborhoods Mixed Use Districts to the extent authorized by Sections  
24 205 through 205.5 ~~205.3~~ of this Code.

25 ~~**SEC. 803.4. USES PROHIBITED IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.**~~

1                   (2 ~~a~~) Uses Not Permitted. No use, even though listed as a permitted use or  
2 otherwise allowed, shall be permitted in an Eastern Neighborhood Mixed Use District that, by  
3 reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or  
4 offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare,  
5 refuse, water-carried waste, or excessive noise. ~~(b)~~ The establishment of a use that sells  
6 alcoholic beverages, other than beer and wine, concurrent with motor vehicle fuel is  
7 prohibited, and shall be governed by Section 202(b)(1).

8  
9                   **SECTION 803.8. LOW-INCOME AFFORDABLE HOUSING IN THE SERVICE/ARTS/LIGHT**  
10 **INDUSTRIAL DISTRICT.**

11                   (a) Dwelling ~~U~~nits, Group Housing, and SRO units may be authorized in the SALI  
12 District as a Conditional Use pursuant to Section~~s~~ 303,~~846.24~~, of this Code, provided that  
13 such units shall be rented, leased or sold at rates or prices affordable to a household whose  
14 income is no greater than 80% ~~percent~~ of the median income for households in San Francisco  
15 (“lower income household”), as described by Title 25 of the California Code of Regulations  
16 Section 6932 and implemented by the Mayor’s Office of Housing and Community Development.  
17 These units are subject to all provisions of this Section 803.8.

18                   \* \* \* \*

19  
20                   **SEC. 803.9. COMMERCIAL USES IN EASTERN NEIGHBORHOODS MIXED USE**  
21 **DISTRICTS.**

22                   (a) **Housing Requirement in the Mixed Use-Residential (MUR) District.** In new  
23 construction in the MUR District, three square feet of Gross Floor Area for Residential Use is  
24 required for every one gross square foot of permitted Non-Residential Use, ~~subject to Section~~  
25 ~~841.~~



1 (b) **Preservation of Historic Buildings within Certain Eastern Neighborhoods**

2 **Mixed Use Districts.** The following controls are intended to support the economic viability of  
3 buildings of historic importance within Eastern Neighborhoods.

4 (1) CMUO, MUG, MUR, MUO, and SPD Districts. This subsection (b)(1) applies  
5 only to buildings in CMUO SPD, MUG, MUO, ~~CMUO, or~~ MUR, or SPD Districts that are  
6 designated landmark buildings or contributory buildings within a designated historic district  
7 pursuant to Article 10 of the Planning Code, or buildings listed on or determined eligible for  
8 the California Register of Historical Resources by the State Office of Historic Preservation.

9 (A) All uses are principally permitted, provided that:

10 (i) The project does not contain any Nighttime Eentertainment  
11 use.

12 \* \* \* \*

13 (2) RED and RED-MX Districts. This subsection (b)(2) applies only to buildings in  
14 RED and RED-MX Districts that are a designated landmark building per Article 10 of the  
15 Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and  
16 located within the Extended Preservation District, or a building listed in or determined  
17 individually eligible for the National Register of Historic Places or the California Register of  
18 Historical Resources by the State Office of Historic Preservation.

19 (A) Arts Activities, Community Facility, Private Community Facility, Public  
20 Facility, School, Social Service or Philanthropic Facility, and Trade School uses are principally  
21 permitted, and Retail Sales and Services uses and Office Uses, as defined in Planning Code  
22 Sections ~~890.104 and~~ 890.70, respectively, are permitted only with Conditional Use  
23 authorization, pursuant to Planning Code Section 303, provided that:

24 (i) The project does not contain any Adult Business or Nighttime  
25 Eentertainment use.

1 (ii) Prior to the issuance of any necessary permits, the Zoning  
2 Administrator, with the advice of the Historic Preservation Commission, determines that  
3 allowing the use will enhance the feasibility of preserving the building.

4 (B) The Historic Preservation Commission shall review the proposed  
5 project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001))  
6 and any applicable provisions of the Planning Code.

7 (3) WMUG District. This subsection (b)(3) applies only to buildings in the WMUG  
8 District that are a designated landmark building per Article 10 of the Planning Code, buildings  
9 designated as Category I-IV pursuant to Article 11 of this Code and located within the  
10 Extended Preservation District, or a building listed in or determined individually eligible for the  
11 National Register of Historic Places or the California Register of Historical Resources by the  
12 State Office of Historic Preservation.

13 \* \* \* \*

14 (d) ~~Open Air Sales. Flea markets, farmers markets, crafts fairs and all other open air sales of~~  
15 ~~new or used merchandise except vehicles, within South of Market Mixed Use and Eastern~~  
16 ~~Neighborhoods Mixed Use Districts, where permitted, shall be subject to the following requirements:~~  
17 ~~(1) the sale of goods and the presence of booths or other accessory appurtenances shall be limited to~~  
18 ~~weekend and/or holiday daytime hours; (2) sufficient numbers of publicly accessible toilets and trash~~  
19 ~~receptacles shall be provided on-site and adequately maintained; and (3) the site and vicinity shall be~~  
20 ~~maintained free of trash and debris.~~

21 (e) Legal and Government Office Uses in the Vicinity of the Hall of Justice. Within an  
22 approximately 300-foot radius of the 800 Bryant Street entrance to the Hall of Justice, and  
23 Assessor's Block 3780, Lots 1 and 2, as shown on Sectional Map 8SU of the Zoning Map, the  
24 offices of attorneys, bail and services, government agencies, union halls, and other criminal  
25 justice activities and services directly related to the criminal justice functions of the Hall of

1 Justice shall be permitted as a principal use. There shall be a Notice of Special Restriction  
2 placed on the property limiting office activities to uses permitted by this subsection.

3 **(ef) Vertical Controls for Office Uses.**

4 (1) **Purpose.** In order to preserve ground floor space for production, distribution,  
5 and repair uses and to allow the preservation and enhancement of a diverse mix of land uses,  
6 including limited amounts of office space on upper stories, additional vertical zoning controls  
7 shall govern Office Uses as set forth in this subsection ~~(f)~~ 803.9(f).

8 (2) **Applicability.** This ~~subsection~~ 803.9(e) shall apply to all Office Uses in the  
9 MUG and UMU Districts and all office uses in buildings in the PDR-1-D and PDR-1-G Districts  
10 that are designated as landmarks pursuant to Article 10 of the Planning Code, where  
11 permitted.

12 (3) **Definitions.** *Office use shall be as defined in Section 890.70 of this Code.*

13 ~~(4)~~ **Controls.**

14 (A) **Prohibition of Office Uses in the Mission Area Plan Area.** Except  
15 for Professional Services, Financial Services, Medical Services, and Office Uses in Landmark  
16 Buildings, Office Uses are prohibited in the Mission Area Plan area.

17 (B) **Designated Office Story or Stories.** Office Uses are not permitted  
18 on the ground floor, except as specified in ~~Section~~ 840.65A for MUG Districts and Section  
19 843.65A for UMU Districts. Office Uses may be permitted on stories above the ground floor if  
20 they are designated as office stories. On any designated office story, Office Uses are  
21 permitted, subject to any applicable use size limitations. On any story not designated as an  
22 office story, Office Uses are not permitted. When an Office Use is permitted on the  
23 ground floor per ~~Sections~~ 840.65A and 843.65A, it shall not be considered a designated office  
24 story for the purposes of ~~subsection~~ 803.9(e)(4)(DE) below.

25 \* \* \* \*

1            ~~(f)~~ **Retail Controls in the MUG, MUO, CMUO, and UMU Districts.** In the MUG,  
 2 MUO, CMUO, and UMU District, up to 25,000 gross square feet of Retail Sales and Services  
 3 use *(as defined in Section 890.104 of this Code)* is permitted per lot. Above 25,000 gross square  
 4 feet, three gross square feet of other uses permitted in that District are required for every one  
 5 gross square foot of retail. In the UMU District, Gyms uses ~~as defined in Sec 102~~, are exempt  
 6 from this requirement. In the CMUO District, Tourist Hotels uses ~~as defined in Sec. 890.46~~, are  
 7 exempt from this requirement.

8

9        **SEC. 834 813. RED – RESIDENTIAL ENCLAVE DISTRICT.**

10            \* \* \* \*

11    **Table 834 813**

12    **RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE**

<u><b>Zoning Category</b></u>	<u><b>§ References</b></u>	<u><b>Residential Enclave District Controls</b></u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u><i>Height and Bulk Limits</i></u>	<u><i>§§ 102, 105, 106, 250 252, 260, 261, 261.1, 263.21, 270, 270.2, 271</i></u>	<u><i>Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in Section 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in Section 263.21. Mid-block alleys required as set forth in §270.2.</i></u>

1	<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be</u>
2			<u>equal to 25% of the total depth of</u>
3			<u>the lot on which the building is</u>
4			<u>situated, but in no case less than 15</u>
5			<u>feet.</u>
6	<u>Front Setback and Side</u>	<u>§§ 130, 132, 133</u>	<u>Not Required.</u>
7	<u>Yards</u>		
8	<b><u>Street Frontage and Public Realm</u></b>		
9	<u>Streetscape and</u>	<u>§ 138.1</u>	<u>As required in Section 138.1</u>
10	<u>Pedestrian Improvements</u>		
11	<u>Street Frontage</u>	<u>§ 145.1</u>	<u>As required in Section 145.1;</u>
12	<u>Requirements</u>		<u>controls apply to above-grade</u>
13			<u>parking setbacks, parking and</u>
14			<u>loading entrances, active uses,</u>
15			<u>ground floor ceiling height, street-</u>
16			<u>facing ground-level spaces,</u>
17			<u>transparency and fenestration, and</u>
18			<u>gates, railings, and grillwork.</u>
19			<u>Exceptions permitted for historic</u>
20			<u>buildings.</u>
21	<u>Parking and Loading</u>	<u>§ 155(r)</u>	<u>As required by § 155(r)</u>
22	<u>Access Restrictions</u>		
23	<u>Artworks and Recognition</u>	<u>§ 429</u>	<u>N/A</u>
24	<u>of Artists and Architects</u>		
25	<b><u>Miscellaneous</u></b>		

1	<u>Large Project Review</u>	<u>§ 329</u>	<u>As required by § 329.</u>
2	<u>Planned Unit</u>	<u>§ 304</u>	<u>NP</u>
3	<u>Development</u>		
4	<u>Awnings, Canopy or</u>	<u>§ 136</u>	<u>NP</u>
5	<u>Marquee</u>		
6	<u>Signs</u>	<u>§ 607</u>	<u>As permitted by Section § 607</u>
7	<u>General Advertising</u>	<u>§§ 262, 602,604, 608, 609,</u>	<u>NP</u>
8	<u>Signs</u>	<u>610, 611</u>	
9	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
10	<b><u>Development Standards</u></b>		
11	<u>Usable Open Space</u>	<u>§§ 135, 136,</u>	<u>80 square feet per Dwelling Unit.</u>
12	<u>[Per Dwelling Unit]</u>		
13	<u>Off-Street Parking</u>	<u>§§ 150, 151.1, 153 - 156,</u>	<u>No car parking required. Maximum</u>
14	<u>Requirements</u>	<u>166, 167, 204.5</u>	<u>permitted by § 151.1. Bike parking</u>
15			<u>required by § 155.2. If car parking</u>
16			<u>is provided, car share spaces are</u>
17			<u>required when a project has 50 units</u>
18			<u>or more by § 166.</u>
19	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor</u>
20	<u>Loading</u>	<u>204.5</u>	<u>Area is less than 100,000 square</u>
21			<u>feet.</u>
22	<u>Residential Conversion,</u>	<u>§ 317</u>	<u>C for Removal of one or more</u>
23	<u>Demolition, or Merger</u>		<u>Residential Units or Unauthorized</u>
24			<u>Units.</u>
25	<b><u>Use Characteristics</u></b>		

1	<u>Intermediate Length</u>	<u>§§ 102; 202.10</u>	<u>P(5)</u>
2	<u>Occupancy</u>		
3	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>NP</u>
4	<u>Student Housing</u>	<u>§ 102</u>	<u>NP</u>
5	<b><u>Residential Uses</u></b>		
6	<u>Dwelling Units</u>	<u>§ 102</u>	<u>P</u>
7	<u>Group Housing</u>	<u>§ 102</u>	<u>NP</u>
8	<u>Homeless Shelters</u>	<u>§ 102</u>	<u>C</u>
9	<u>Dwelling Unit Density</u>	<u>§§ 207, 208</u>	<u>No density limit. Density is</u>
10			<u>regulated by the permitted height</u>
11			<u>and bulk, and required setbacks,</u>
12			<u>exposure, and open space of each</u>
13			<u>development lot.</u>
14	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u>
15			<u>Administrative Code.</u>
16	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
17	<b><u>Development Standards</u></b>		
18	<u>Floor Area Ratio</u>	<u>§ 102, 123, 124</u>	<u>FAR based on permitted height. See</u>
19			<u>§124.</u>
20	<u>Off-Street Parking</u>	<u>§§ 150, 151.1, 153 - 156,</u>	
21	<u>Requirements</u>	<u>166, 204.5</u>	<u>NP above 120,000 sq. ft.</u>
22	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor</u>
23	<u>Loading</u>	<u>204.5</u>	<u>Area is less than 10,000 square feet.</u>

1	<u>Use Size Limits</u>	<u>§ 121.6</u>	<u>C required for single retail use over</u>
2			<u>50,000 gross square feet.</u>
3	<u>Ground Floor Ceiling</u>	<u>§ 145.1(c)(4)</u>	<u>Required minimum floor-to-floor</u>
4	<u>Height</u>		<u>height of 14 feet, as measured from</u>
5			<u>grade.</u>
6	<b><u>Commercial Use Characteristics</u></b>		
7	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
8	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
9	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
10	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
11	<u>Open Air Sales</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Outdoor Activity Area</u>	<u>§ 102</u>	<u>NP</u>
13	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>NP</u>
14	<b><u>Agricultural Use Category</u></b>		
15	<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>
16	<u>Agriculture,</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
17	<u>Neighborhood</u>		
18	<b><u>Automotive Use Category</u></b>		
19	<u>Automotive Uses</u>	<u>§ 102</u>	<u>NP</u>
20	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
21	<u>Entertainment, Arts and</u>	<u>§ 102, 803.9(b)</u>	<u>NP</u>
22	<u>Recreation Uses*</u>		
23	<u>Arts Activities, except</u>	<u>§§ 102, 803.9(b)</u>	<u>C (1)</u>
24	<u>Theater</u>		
25			



1	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>P</u>
2	<b><u>Industrial Use Category</u></b>		
3	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>
4	<b><u>Institutional Use Category</u></b>		
5	<u>Institutional Uses*</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>
7	<u>Community Facility</u>	<u>§ 102, 803.9(b)</u>	<u>NP (1)</u>
8	<u>Community Facility,</u>	<u>§ 102, 803.9(b)</u>	<u>NP (1)</u>
9	<u>Private</u>		
10	<u>Public Facility</u>	<u>§§ 102, 803.9(b)</u>	<u>C (1)</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>
12	<u>School</u>	<u>§§ 102, 803.9(b)</u>	<u>NP (1)</u>
13	<u>Social Service and</u>	<u>§§ 102, 202.2(e)(2),</u>	<u>NP (1)</u>
14	<u>Philanthropic Facility</u>	<u>803.9(b)</u>	
15	<b><u>Sales and Service Category</u></b>		
16	<b><u>Retail Sales and Service</u></b>	<u>§§ 102, 202.2(a), 803.9(b)</u>	<u>NP (2)</u>
17	<b><u>Uses*</u></b>		
18	<u>Service, Personal</u>	<u>§ 102</u>	<u>NP (3)</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>NP (3)</u>
20	<b><u>Non-Retail Sales and</u></b>	<u>§ 102</u>	<u>NP (1)</u>
21	<b><u>Service*</u></b>		
22	<u>Catering</u>	<u>§ 102</u>	<u>NP (3)</u>
23	<u>Design Professional</u>	<u>§ 102</u>	<u>NP (3)</u>
24	<u>Office Uses</u>	<u>§ 102,</u>	<u>NP (2)</u>
25			

1	<u>Trade Office</u>	<u>§ 102</u>	<u>NP (3)</u>
2	<u>Storage, Wholesale</u>	<u>§ 102</u>	<u>NP (3)</u>
3	<u>Wholesale Sales</u>	<u>§ 102</u>	<u>NP (3)</u>
4	<b><u>Utility and Infrastructure Use Category</u></b>		
5	<u>Utility and Infrastructure</u>	<u>§ 102</u>	<u>NP</u>
6	<u>uses*</u>		
7	<u>Wireless</u>	<u>§ 102</u>	<u>NP (4)</u>
8	<u>Telecommunications</u>		
9	<u>Services Facility</u>		

10 \* Not listed below

11 (1) P in historic buildings as set forth in § 803.9(b)

12 (2) C in historic buildings as set forth in § 803.9(b)

13 (3) P in existing nonconforming commercial spaces as set forth in § 186; otherwise NP.

14 (4) P if the facility is a Micro WTS Facility

15 (5) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 16 Units.

No.	Zoning Category	§ References	Residential Enclave Controls
<b><u>BUILDING STANDARDS</u></b>			
<del>813.01</del>	<del>Height</del>	<del>See Zoning Map</del>	<del>Generally 40 feet See Sectional Zoning Maps 1, 7 and 8</del>

1	813.02	<i>Bulk</i>	§ 270	See Sectional Zoning Maps 1, 7 and 8
2				
3	<b>USE STANDARDS</b>			
4	813.03	<i>Residential Density</i>	§§ 124(b), 208	No density limit #
5	813.04	<i>Non-Residential Density Limit</i>	§§ 102, 123, 124, 127	Generally, 1.0 to 1 floor area ratio
6	813.05	<i>Usable Open Space for Dwelling Units and Group Housing</i>	§§ 135, 823	80 sq. ft. per unit
7	813.06	<i>Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions</i>	§ 135.2	36 sq. ft. per unit
8	813.07	<i>Usable Open Space for Other Uses</i>	§ 135.3	Varies by use
9	813.09	<i>Outdoor Activity Area</i>	§ 890.71	NP
10	813.10	<i>Walk-up Facility</i>	§ 890.140	NP
11	813.12	<i>Residential Conversion</i>	§ 317	NP
12	813.13	<i>Residential Demolition or Merger</i>	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.
13	<b>USES</b>			
14	<b>Residential Use</b>			
15	813.14	<i>Dwelling Units</i>	§ 102.7	P
16	813.15	<i>Group Housing</i>	§ 890.88(b)	NP
17				
18				
19				
20				
21				
22				
23				
24				
25				

1	813.16	<i>SRO Units</i>	<del>§§ 823, 890.88(e)</del>	NP
2	813.16A	<i>Student Housing</i>	§ 102.36	NP
3	813.16B	<i>Homeless Shelters</i>	<del>§§ 102, 890.88(d)</del>	€
4	<b><i>Institutions</i></b>			
5	813.17	<i>Hospital, Medical Centers</i>	§ 890.44	NP
6	813.18	<i>Residential Care Facility</i>	§ 102	P
7	813.19	<i>Educational Services</i>	<del>§ 890.50(e)</del>	NP
8	813.20	<i>Religious Facility</i>	§ 890.50(d)	NP
9	813.21	<i>Assembly and Social Service, except Open Recreation or Horticulture</i>	§ 890.50(a)	NP
10	813.22	<i>Child Care Facility</i>	§ 102	P
11	813.23	<i>Medical Cannabis Dispensary</i>	§ 890.133	NP
12	<b><i>Vehicle Parking</i></b>			
13	813.25	<i>Automobile Parking Lot, Community Residential</i>	§ 890.7	NP
14	813.26	<i>Automobile Parking Garage, Community Residential</i>	§ 890.8	NP
15	813.27	<i>Automobile Parking Lot, Community Commercial</i>	§ 890.9	NP
16	813.28	<i>Automobile Parking Garage, Community Commercial</i>	§ 890.10	NP
17	813.29	<i>Automobile Parking Lot, Public</i>	§ 890.11	NP

1	813.30	Automobile Parking Garage, Public	§ 890.12	NP
2	<b>Retail Sales and Service</b>			
3	813.31	All Retail Sales and Service except per § 813.32	§ 890.104	NP
4	813.32	Retail Sales and Service Use in a Historic Building	§ 803.9(b)	€
5	<b>Assembly, Recreation, Arts and Entertainment</b>			
6	813.37	Nighttime Entertainment	§§ 102.17, 803.5(b), 823	NP
7	813.38	Meeting Hall, not within § 813.21	§ 221(e)	NP
8	813.39	Recreation Building, not within § 813.21	§ 221(e)	NP
9	813.40	Pool Hall, Card Club, not within § 813.21	§§ 221(f), 803.4	NP
10	813.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	NP
11	<b>Home and Business Service</b>			
12	813.42	Trade Shop	§ 890.124	NP
13	813.43	Catering Services	§ 890.25	NP
14	813.45	Business Goods and Equipment Repair Service	§ 890.23	NP

1	813.46	<i>Arts Activities, except within a Live/Work Unit</i>	<del>§ 102.2</del>	€
2				
3	813.47	<i>Business Services</i>	<del>§ 890.111</del>	NP
4	<b>Office</b>			
5	813.48	<i>Office Uses in Historic Buildings</i>	<del>§ 803.9(b)</del>	€
6				
7	813.53	<i>All Other Office Uses</i>	<del>§ 890.70</del>	NP
8	<b>Live/Work Units</b>			
9	813.54	<i>Live/Work Unit where the Work Activity is an Arts Activity</i>	<del>§§ 102.2, 102.13, 209.9(f), (g), 233</del>	NP
10				
11	813.55	<i>Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts</i>	<del>§ 803.9(b)</del>	NP
12				
13				
14	813.56	<i>All Other Live/Work Units</i>	<del>§§ 102.13, 233</del>	NP
15	<b>Automotive Services</b>			
16				
17	813.57	<i>Vehicle Storage – Open Lot</i>	<del>§ 890.131</del>	NP
18	813.58	<i>Vehicle Storage – Enclosed Lot or Structure</i>	<del>§ 890.132</del>	NP
19				
20	813.59	<i>Motor Vehicle Service Station, Automotive Wash</i>	<del>§§ 890.18, 890.20</del>	NP
21				
22	813.60	<i>Motor Vehicle Repair</i>	<del>§ 890.15</del>	NP
23	813.61	<i>Motor Vehicle Tow Service</i>	<del>§ 890.19</del>	NP
24				
25	813.62	<i>Non-Auto Vehicle Sales or Rental</i>	<del>§ 890.69</del>	NP

1	813.63	Public Transportation Facility	§ 890.80	NP
2	<b>Industrial</b>			
3	813.64	<del>Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, Manufacturing and Processing</del>	<del>§§ 225, 890.54</del>	NP
7	<b>Other Uses</b>			
9	813.65	Animal Service	§ 224	NP
10	813.66	Open Air Sales	§§ 803.9(d), 890.38	NP
11	813.67	Ambulance Service	§ 890.2	NP
12	813.68	<del>Open Recreation</del>	<del>§§ 209.5(a), 209.5(b)</del>	<del>P</del>
14	813.69	<del>Public Use, except Public Transportation Facility</del>	§ 890.80	C
16	813.71	Industrial Agriculture	§ 102	NP
17	813.72	Mortuary Establishment	§ 227(e)	NP
18	813.73	General Advertising Sign	§ 607.2(b) & (e)	NP
19	813.74A	Neighborhood Agriculture	§ 102	P
20	813.74B	Large Scale Urban Agriculture	§ 102	NP
22	813.99	Wireless Telecommunications Services Facility	§ 102	NP; P if the facility is a Micro WTS Facility

**SPECIFIC PROVISIONS FOR THE RESIDENTIAL ENCLAVE DISTRICT**

<i>Section</i>		<i>Zoning Controls</i>
		<i>ACCESSORY DWELLING UNITS</i>
		<i>Boundaries: Within the boundaries of the Residential Enclave District.</i>
<i>§ 813</i>	<i>§</i>	<i>Controls: An “Accessory Dwelling Unit,” as defined in Section 102 and meeting the</i>
<i>§</i>	<i>207(c)(4)</i>	<i>requirements of Section 207(c)(4) is permitted to be constructed within an existing</i>
<i>813.03</i>		<i>building in areas that allow residential use or within an existing and authorized</i>
		<i>auxiliary structure on the same lot.</i>

**SEC. ~~837~~ 814. SPD – SOUTH PARK DISTRICT.**

\* \* \* \*

**Table ~~837~~ 814**

**SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE**

<u><i>Zoning Category</i></u>	<u><i>§ References</i></u>	<u><i>South Park District Controls</i></u>
<b><u><i>BUILDING STANDARDS</i></u></b>		
<b><u><i>Massing and Setbacks</i></u></b>		
<u><i>Height and Bulk Limits</i></u>	<u><i>§§ 261, 261.1, 263.21, 270, 270.2, 271</i></u>	<u><i>Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Non-habitable vertical extensions permitted as set forth in § 263.21. Mid-block alleys required as set forth in §270.2.</i></u>



1	<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be</u>
2			<u>equal to 25% of the total depth of</u>
3			<u>the lot on which the building is</u>
4			<u>situated, but in no case less than 15</u>
5			<u>feet.</u>
6	<u>Front Setback and Side</u>	<u>§§ 130, 132, 133</u>	<u>Not Required.</u>
7	<u>Yards</u>		
8	<b><u>Street Frontage and Public Realm</u></b>		
9	<u>Streetscape and</u>	<u>§ 138.1</u>	<u>As required by §138.1.</u>
10	<u>Pedestrian Improvements</u>		
11	<u>Street Frontage</u>	<u>§ 145.1</u>	<u>As required by §145.1; controls</u>
12	<u>Requirements</u>		<u>apply to above-grade parking</u>
13			<u>setbacks, parking and loading</u>
14			<u>entrances, active uses, ground floor</u>
15			<u>ceiling height, street-facing ground-</u>
16			<u>level spaces, transparency and</u>
17			<u>fenestration, and gates, railings, and</u>
18			<u>grillwork. Exceptions permitted for</u>
19			<u>historic buildings.</u>
20	<u>Parking and Loading</u>	<u>§ 155(r)</u>	<u>As specified in § 155(r).</u>
21	<u>Access Restrictions</u>		
22	<u>Artworks and Recognition</u>	<u>§ 429.</u>	<u>Not required.</u>
23	<u>of Artists and Architects</u>		
24	<b><u>Miscellaneous</u></b>		
25	<u>Large Project Review</u>	<u>§ 329</u>	<u>As required by § 329.</u>

1	<u>Planned Unit</u>	<u>§ 304</u>	<u>NP</u>
2	<u>Development</u>		
3	<u>Awning, Canopy or</u>	<u>§ 136, 136.1</u>	<u>P</u>
4	<u>Marquee</u>		
5	<u>Signs</u>	<u>§ 607.2</u>	<u>As permitted by Section § 607.2</u>
6	<u>General Advertising</u>	<u>§§ 262, 602, 604, 608, 609,</u>	<u>NP</u>
7	<u>Signs</u>	<u>610, 611</u>	
8	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
9	<b><u>Development Standards</u></b>		
10	<u>Usable Open Space</u>	<u>§§ 135, 136</u>	<u>80 square feet per Dwelling Unit if</u>
11	<u>[Per Dwelling Unit]</u>		<u>private, 54 square feet per unit if</u>
12			<u>publicly accessible.</u>
13			<u>No car parking required. Maximum</u>
14			<u>permitted as set forth in § 151. Bike</u>
15	<u>Off-Street Parking</u>	<u>§§ 150, 151.1, 153 - 156,</u>	<u>parking required by § 155.2. If car</u>
16	<u>Requirements</u>	<u>166, 167, 204.5</u>	<u>parking is provided, car share</u>
17			<u>spaces are required when a project</u>
18			<u>has 50 units or more by § 166.</u>
19	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153-155,</u>	<u>None required if Occupied Floor</u>
20	<u>Loading</u>	<u>204.5</u>	<u>Area is less than 100,000 square</u>
21			<u>feet.</u>
22	<u>Required Dwelling Unit</u>	<u>§§ 207.6</u>	<u>No less than 40% of the total</u>
23	<u>Mix</u>		<u>number of proposed dwelling units</u>
24			<u>shall contain at least two bedrooms;</u>
25			<u>or no less than 30% of the total</u>

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

		<i>number of proposed dwelling units shall contain at least three bedrooms; or no less than 35% of the total number of proposed dwelling units shall contain two or three bedrooms, with at least 10% containing three bedrooms.</i>
<i>Residential Conversion, Demolition, or Merger</i>	<u>§ 317</u>	<i>C for Removal of one or more Residential Units or Unauthorized Units.</i>
<b><u>Use Characteristics</u></b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<i>P(4)</i>
<i>Single Room Occupancy</i>	<u>§ 102</u>	<i>P</i>
<i>Student Housing</i>	<u>§ 102</u>	<i>C</i>
<b><u>Residential Uses</u></b>		
<i>Dwelling Units</i>	<u>§ 102</u>	<i>P</i>
<i>Group Housing</i>	<u>§ 102</u>	<i>C</i>
<i>Homeless Shelters</i>	<u>§ 102</u>	<i>C</i>
<i>Dwelling Unit and Group Housing Density</i>	<u>§ 207</u>	<i>No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.</i>

1	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u>
2			<u>Administrative Code.</u>
3	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
4	<b><u>Development Standards</u></b>		
5	<u>Floor Area Ratio</u>	<u>§ 102, 123, 124</u>	<u>FAR based on permitted height. See</u>
6			<u>Section 124.</u>
7	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>No car parking required. Maximum</u>
8	<u>Requirements</u>	<u>166, 204.5</u>	<u>permitted as set forth in § 151. Bike</u>
9			<u>parking required by § 155.2. If car</u>
10			<u>parking is provided, car share</u>
11			<u>spaces are required when a project</u>
12			<u>has 25 parking spaces or more by</u>
13			<u>§ 166.</u>
14	<u>Off-Street Freight</u>	<u>§§ 150, 152.1, 153 - 155,</u>	<u>None required if Occupied Floor</u>
15	<u>Loading</u>	<u>204.5</u>	<u>Area is less than 10,000 square feet.</u>
16	<u>Ground Floor Ceiling</u>	<u>§ 145.1(c)(4)</u>	<u>Required minimum floor-to-floor</u>
17	<u>Height</u>		<u>height of 14 feet, as measured from</u>
18			<u>grade.</u>
19	<b><u>Commercial Use Characteristics</u></b>		
20	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
21	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>P</u>
22	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
23	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
24	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>
25	<u>Outdoor Activity Area</u>	<u>§ 102</u>	<u>P</u>

1	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>
2	<b><u>Agricultural Use Category</u></b>		
3	<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
4	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>
5	<b><u>Automotive Use Category</u></b>		
6	<u>Automotive Uses</u>	<u>§ 102</u>	<u>NP</u>
7	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
8	<u>Entertainment, Arts and</u>	<u>§ 102, 803.9(b)</u>	<u>NP (1)</u>
9	<u>Recreation Uses*</u>		
10	<u>Arts Activities, except</u>	<u>§ 102</u>	<u>P</u>
11	<u>Theater</u>		
12	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>
13	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>
14	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>P</u>
15	<b><u>Industrial Use Category</u></b>		
16	<u>Industrial Uses*</u>	<u>§ 102</u>	<u>NP</u>
17	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P</u>
18	<b><u>Institutional Use Category</u></b>		
19	<u>Institutional Uses*</u>	<u>§§ 102, 202.2(e), 803.9(b)</u>	<u>NP (1)</u>
20	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>
21	<u>Community Facility</u>	<u>§ 102</u>	<u>C (1)</u>
22	<u>Community Facility,</u>	<u>§ 102, 803.9(b)</u>	<u>C (1)</u>
23	<u>Private</u>		
24			
25			

1	<u>Medical Cannabis</u>	<u>§ 102, 202.2(e)</u>	<u>P</u>
2	<u>Dispensary</u>		
3	<u>Public Facility</u>	<u>§§ 102, 803.9(b)</u>	<u>P</u>
4	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>
5	<u>Religious Facility</u>	<u>§§ 102, 803.9(b)</u>	<u>C (1)</u>
6	<u>Social Service and</u>	<u>§§ 102, 202.2(e)(2),</u>	<u>P</u>
7	<u>Philanthropic Facility</u>	<u>803.9(b)</u>	
8	<b><u>Sales and Service Category</u></b>		
9	<b><u>Retail Sales and Service</u></b>	<u>§§ 102</u>	<u>P(5)</u>
10	<b><u>Uses*</u></b>		
11	<u>Bar</u>	<u>§ 102, 202.2(a), 803.9(b)</u>	<u>C (1) (5)</u>
12	<u>Cannabis Retail</u>	<u>§ 102, 202.2(a), 803.9(b)</u>	<u>C (1) (5)</u>
13	<u>Kennel</u>	<u>§ 102</u>	<u>NP (1)</u>
14	<u>Liquor Store</u>	<u>§ 102, 202.2(a)</u>	<u>C (1) (5)</u>
15	<u>Mortuary</u>	<u>§ 102</u>	<u>NP (1)</u>
16	<u>Self Storage</u>	<u>§ 102</u>	<u>NP (1)</u>
17	<u>Service, Fringe Financial</u>	<u>§ 102</u>	<u>NP(2)</u>
18	<b><u>Non-Retail Sales and</u></b>	<u>§ 102</u>	<u>P</u>
19	<b><u>Service*</u></b>		
20	<u>Laboratory</u>	<u>§ 102</u>	<u>NP (1)</u>
21	<u>Storage, Wholesale</u>	<u>§ 102</u>	<u>NP (1)</u>
22	<b><u>Utility and Infrastructure Use Category</u></b>		
23	<u>Utility and Infrastructure</u>	<u>§ 102</u>	<u>NP</u>
24	<u>uses*</u>		
25			

1	<u>Wireless</u>	<u>§ 102</u>	<u>C (3)</u>
2	<u>Telecommunications</u>		
3	<u>Services Facility</u>		

4 \* Not listed below

5 (1) P in historic buildings per § 803.9(b).

6 (2) **Fringe Financial Services SUD.** Fringe Financial Services are NP within the District and within ¼  
7 mile of the District as set forth in Section 249.35.

8 (3) P if the facility is a Micro WTS Facility.

9  
10 (4) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
11 Units.

12 (5) Up to a total of 5,000 sq. ft. per lot; NP above.

No.	Zoning Category	§ References	South Park District Controls
814.01	Height	§§ 260—263	See Sectional Zoning Map 1
814.02	Bulk	§§ 270—272	See Sectional Zoning Map 1
814.03	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
814.04	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
814.05	Non-Residential Density Limit	§§ 102, 123, 124, 127	Generally 1.8 to 1 floor area ratio

1	814.06	<i>Usable Open Space for Dwelling Units and Group Housing</i>	<del>§ 135</del>	<i>80 sq. ft. per unit, 54 sq. ft. per unit if publicly accessible</i>
2				
3	814.07	<i>Usable Open Space for Other Uses</i>	<del>§ 135.3</del>	<i>Required; amount varies based on use; may also pay in-lieu fee</i>
4				
5	814.08	<i>Setbacks</i>	<del>§§ 136, 136.2, 144, 145.1</del>	<i>Generally required</i>
6				
7	814.09	<i>Outdoor Activity Area</i>	<del>§ 890.71</del>	<i>P</i>
8				
9	814.10	<i>Off Street Parking, Residential</i>	<del>§151.1</del>	<i>None required. Limits set forth in Section 151</i>
10				
11	814.11	<i>Off Street Parking, Non-Residential</i>	<del>§§ 150, 151.1,, 153-156, 166, 204.5, 303</del>	<i>None required. Limits set forth in Section 151.</i>
12				
13				
14	814.12	<i>Residential Conversion or Merger</i>	<del>§ 317</del>	<i>C for Removal of one or more Residential Units or Unauthorized Units.</i>
15				
16				
17	814.13	<i>Residential Demolition</i>	<del>§ 317</del>	<i>C for Removal of one or more Residential Units or Unauthorized Units.</i>
18				
19				
20	<b><i>Residential Use</i></b>			
21	814.14	<i>Dwelling Units</i>	<del>§ 102.7</del>	<i>P</i>
22				
23	814.15	<i>Group Housing</i>	<del>§ 890.88(b)</del>	<i>C</i>
24	814.16	<i>SRO Units</i>	<del>§ 890.88(c)</del>	<i>P</i>
25	814.16A	<i>Student Housing</i>	<del>§ 102.36</del>	<i>C #</i>



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

814.16B	<i>Homeless Shelters</i>	§§ 102, 890.88(d)	€
<b><i>Institutions</i></b>			
814.17	<i>Hospital, Medical Centers</i>	§ 890.44	NP
814.18	<i>Residential Care</i>	§ 890.50(e)	€
814.19	<i>Educational Services</i>	§ 890.50(e)	NP
814.20	<i>Religious Facility</i>	§ 890.50(d)	€
814.21	<i>Assembly and Social Service, except Open Recreation and Horticulture</i>	§ 890.50(a)	€
814.22	<i>Child Care Facility</i>	§ 102	P
814.23	<i>Medical Cannabis Dispensary</i>	§§ 102, 202.2(e), 890.133	P #
<b><i>Vehicle Parking</i></b>			
814.25	<i>Automobile Parking Lot, Community Residential</i>	§ 890.7	NP
814.26	<i>Automobile Parking Garage, Community Residential</i>	§ 890.8	NP
814.27	<i>Automobile Parking Lot, Community Commercial</i>	§ 890.9	NP
814.28	<i>Automobile Parking Garage, Community Commercial</i>	§ 890.10	NP

1	814.29	Automobile Parking Lot, Public	§ 890.11	NP
2	814.30	Automobile Parking Garage, Public	§ 890.12	NP
3	<b>Retail Sales and Services</b>			
4	814.31	All Retail Sales and Services, Except for Bars, Liquor Stores and Cannabis Retail	§§ 102, 890.104, 890.116	P up to 5,000 sf per lot
5	814.32	Bar	§ 790.22	C up to 5,000 sf per lot
6	814.33	Liquor Store	§ 790.55	C up to 5,000 sf per lot
7	814.34	Cannabis Retail	§§ 202.2(a), 890.125	C up to 5,000 sf per lot
8	<b>Assembly, Recreation, Arts and Entertainment</b>			
9	814.37	Nighttime Entertainment	§ 102.17, 803.5(b)	NP
10	814.38	Meeting Hall, not falling within Category 814.21	§ 221(e)	C
11	814.39	Recreation Building, not falling within Category 814.21	§ 221(e)	C
12	814.40	Pool Hall, Card Club, not falling within Category 890.50(a)	§ 221(f)	NP
13	<b>Home and Business Service</b>			
14	814.42	Trade Shop	§ 890.124	P
15	814.43	Catering Services	§ 890.25	P

1	<del>814.45</del>	<del>Business Goods and Equipment Repair Service</del>	<del>§ 890.23</del>	<del>P</del>
2				
3	<del>814.46</del>	<del>Arts Activities, other than Theaters</del>	<del>§ 102.2</del>	<del>P</del>
4	<del>814.47</del>	<del>Business Services</del>	<del>§ 890.111</del>	<del>P</del>
5	<b>Office</b>			
6				
7	<del>814.49</del>	<del>Offices in historic buildings</del>	<del>§ 803.9(b)</del>	<del>P</del>
8	<del>814.50</del>	<del>All Other Office Uses</del>	<del>§§ 890.70, 890.118</del>	<del>P</del>
9				
10	<b>Live/Work Units</b>			
11				
12	<del>814.55</del>	<del>All types of Live/Work Units</del>	<del>§§ 102.2, 102.13, 209.9(f), (g)</del>	<del>NP</del>
13				
14	<b>Automotive</b>			
15				
16	<del>814.57</del>	<del>Vehicle Storage – Open Lot</del>	<del>§ 890.131</del>	<del>NP</del>
17	<del>814.58</del>	<del>Vehicle Storage – Enclosed Lot or Structure</del>	<del>§ 890.132</del>	<del>NP</del>
18				
19	<del>814.59</del>	<del>Motor Vehicle Service Station, Automotive Washing</del>	<del>§§ 890.18, 890.20</del>	<del>NP</del>
20				
21	<del>814.60</del>	<del>Motor Vehicle Repair</del>	<del>§ 890.15</del>	<del>NP</del>
22	<del>814.61</del>	<del>Motor Vehicle Tow Service</del>	<del>§ 890.19</del>	<del>NP</del>
23	<del>814.62</del>	<del>Non-Auto Vehicle Sales or Rental</del>	<del>§ 890.69</del>	<del>P</del>
24	<del>814.63</del>	<del>Public Transportation Facilities</del>	<del>§ 890.80</del>	<del>NP</del>
25				

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

<b>Industrial</b>			
814.64	<del>Wholesale Sales</del>	<del>§ 890.54(b)</del>	<del>P</del>
814.65	<del>Light Manufacturing</del>	<del>§ 890.54(a)</del>	<del>P</del>
814.66	<del>All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, and Manufacturing and Processing Uses</del>	<del>§§ 225, 226</del>	<del>NP</del>
814.67	<del>Storage</del>	<del>§ 890.54(c)</del>	<del>NP</del>
814.67(a)	<del>Laboratory</del>	<del>§ 890.52</del>	<del>NP</del>
<b>Other Uses</b>			
814.68	<del>Animal Services</del>	<del>§ 224</del>	<del>NP</del>
814.69	<del>Open Air Sales</del>	<del>§§ 803.9(e), 890.38</del>	<del>P</del>
814.70	<del>Ambulance Service</del>	<del>§ 890.2</del>	<del>NP</del>
814.71	<del>Open Recreation</del>	<del>§§ 209.5(a), 209.5(b)</del>	<del>P</del>
814.72	<del>Public Use, except Public Transportation Facility</del>	<del>§ 890.80</del>	<del>C</del>
814.74A	<del>Industrial Agriculture</del>	<del>§ 102</del>	<del>NP</del>
814.74B	<del>Neighborhood Agriculture</del>	<del>§ 102</del>	<del>P</del>
814.74C	<del>Large Scale Urban Agriculture</del>	<del>§ 102</del>	<del>C</del>
814.75	<del>Mortuary Establishment</del>	<del>§ 227(e)</del>	<del>NP</del>

1	814.76	General Advertising Sign	§ 607.2(b) & (e) and 611	NP
2	814.78	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
3	814.79	Automated Bank Teller Machine	§ 803.9(d)	NP
4	814.80	Integrated PDR	§ 890.49	P in applicable buildings
5	814.99	Wireless Telecommunications Services Facility	§ 102	C; P if the facility is a Micro WTS Facility

***SPECIFIC PROVISIONS FOR SPD DISTRICTS***

<b><i>Article Code Section</i></b>	<b><i>Other Code Section</i></b>	<b><i>Zoning Controls</i></b>
15 16 17 18 19 20 21	§ 814 § 814.03 § 207(e)(4)	<del>ACCESSORY DWELLING UNITS  Boundaries: Within the boundaries of the SPD Districts.  Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</del>
22 23 24 25	§ 814.16 § 102.36	<del>Student Housing generally is permitted where the particular form of housing is permitted in the underlying Zoning District in which it is located (see Section 102.36.) However, in the South Park District Student Housing is subject to a conditional use requirement subject to Section 303.</del>

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>§ 814.23</p> <p>§ 890.133</p>		<p><i>Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of Federal, State or local law, may apply for a medical cannabis dispensary permit in a South Park District.</i></p>
<p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>§ 814.33</p>	<p>§ 249.35</p> <p>§ 890.113</p>	<p><i>Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).</i></p>

**SEC. 249.6 822. SOUTH OF MARKET ~~SPECIAL~~ HALL OF JUSTICE LEGAL SERVICES SPECIAL USE DISTRICT.**

*In t*The South of Market *Special* Hall of Justice Legal Services *Special Use* District, as shown on Sectional Map 08SU of the Zoning Map, the offices of attorneys, bail and services, government agencies, union halls, and other criminal justice activities and services directly related to the criminal justice functions of the Hall of Justice shall be permitted as a Principal Use is governed by Sections 803.9(f), 817.50 and 846.65b of this Code. A Notice of Special Restriction shall be placed on the property limiting non-conforming Office Uses to the activities permitted by this Section 249.6.

**SEC. 249.39823. WESTERN SOMA SPECIAL USE DISTRICT.**

\* \* \* \*

1 (c) **Controls.** All provisions of the Planning Code shall apply except as otherwise  
2 provided in this Section.

3 \* \* \* \*

4 (4) **Nonconforming Uses.** A legal nonconforming Nighttime Entertainment  
5 use located in a building that is demolished may be re-established within a newly constructed  
6 replacement building on the same lot with a Conditional Use authorization pursuant to  
7 Section 303 of this Code, and pursuant to the following criteria:

8 (A) The Gross Floor Area of the re-established nonconforming  
9 Nighttime Entertainment use may be increased up to 25% more than the area it occupied in  
10 the building proposed for demolition;

11 (B) If the nonconforming Nighttime Entertainment use is not re-  
12 established in the new building within three years of vacating the building proposed for  
13 demolition it shall be considered abandoned pursuant to Planning Code Section 183.

14 (5) **Vertical Architectural Elements.** Vertical architectural elements, pursuant  
15 to Section 263.21 of this Code, shall not be permitted.

16 (6) ~~**Good Neighbor Policies.** *Good Neighbor Policies for certain uses in the Eastern*  
17 *Neighborhood Mixed Use Districts, pursuant to Section 803.5(b) of this Code, shall apply throughout*  
18 *the Western SoMa Special Use District regardless of the underlying zoning district.*~~

19 (7) **Single Room Occupancy (SRO) Units.** SRO units, as defined in  
20 Section 102 890.88(e) of this Code, shall have a minimum size of 275 gross square feet.

21 (8) **Recreation Facilities.** The demolition of recreation facilities, as defined in  
22 subsection 249.39(c)(8)(A) in Section 890.81 of this Code, shall be governed by the following:

23 (A) For the purposes of this Section 249.39, a Recreational Facility shall be  
24 defined as a publicly- or privately-owned facility of at least 10,000 gross square feet that offers free or  
25 fee-based membership to the general public and is used for recreational activities such as ice skating.

1 bowling, swimming, soccer, tennis, racquetball, basketball, softball, baseball, and similar activities.  
2 The facility may also include play areas for children and accessory accommodations such as locker  
3 rooms and activity rooms.

4 (AB) Demolition of an existing recreation facility shall require conditional  
5 use authorization from the Planning Commission, pursuant to Section 303 of this Code. In  
6 granting such conditional use authorization, the Planning Commission must also find the  
7 following:

8 (i) The project sponsor demonstrates that the loss of the  
9 recreational facility and the associated services to the neighborhood or to the population of  
10 existing users can be met by other recreational facilities that:

- 11 a. are either existing or proposed as part of the associated  
12 project;
- 13 b. are or will be within the boundaries of the Western SoMa  
14 Special Use District; and
- 15 c. will provide similar facilities, services, and affordability as  
16 the recreational facility proposed to be removed.

17 ~~(9) Buffers from Nighttime Entertainment and Animal Services. Additional~~  
18 ~~requirements applicable to Nighttime Entertainment uses and Kennels, as defined in Section 102, are~~  
19 ~~as follows:~~

20 ~~(A) Nighttime Entertainment. No portion of a non-accessory Nighttime~~  
21 ~~Entertainment use, as defined in Section 102 of this Code, shall be permitted within 200 linear feet of~~  
22 ~~any property within a RED or RED-MX District. This buffer shall not apply to (i) any Nighttime~~  
23 ~~Entertainment use within the WMUO District where a Nighttime Entertainment use that was~~  
24 ~~established with a building permit application or a permit from the Entertainment Commission or San~~  
25 ~~Francisco Police Department was in operation within five years prior to submission of a building~~



1 ~~permit application to re-establish a Nighttime Entertainment use, or (ii) a Nighttime Entertainment Use~~  
 2 ~~established within the Regional Commercial District Pursuant to Section 703.9(b) of this Code.~~

3 ~~(B) Animal Services. No portion of an animal service use, as defined in~~  
 4 ~~Section 224 of this Code, and that operates as a 24-hour facility, shall be permitted within 200 linear~~  
 5 ~~feet of an existing building containing a legal residential use, as defined in Section 890.88, within an~~  
 6 ~~RED or RED-MX District.~~

7 \* \* \* \*

8 ~~(810)~~ **Formula Retail Uses.** In addition to existing findings required in Planning  
 9 Code Section 303.1 for ~~F~~formula ~~R~~retail uses requiring ~~C~~conditional ~~U~~use authorization in the  
 10 Western SoMa Special Use District, the Planning Commission shall consider the following  
 11 criteria.

12 \* \* \* \*

13 ~~(911)~~ **Major Developments Requesting Height Bonuses.**

14 \* \* \* \*

15  
 16 **SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).**

17 \* \* \* \*

18 **Table 827**

19 **RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL**  
 20 **TABLE**

<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Rincon Hill Downtown Residential Mixed Use District Zoning Controls</b>
* * * *	* * * *	* * * *	* * * *

<b>Non-Residential Standards and Uses</b>			
* * * *	* * * *	* * * *	* * * *
.33	Nighttime Entertainment	§§ 102.17, 803.5(g)	<i>CP</i>

\* \* \* \*

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

\* \* \* \*

**Table 829**

**SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL  
TABLE**

<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b><i>South Beach Downtown Residential Mixed Use District Zoning Controls</i></b>
* * * *	* * * *	* * * *	* * * *
<b>Non-Residential Standards and Uses</b>			
* * * *	* * * *	* * * *	* * * *
.33	Nighttime Entertainment	§§ 102.17, 803.5(b)	<i>CP</i>

\* \* \* \*

**SEC. ~~831~~ 840. MUG – MIXED USE-GENERAL DISTRICT.**

The Mixed Use-General (MUG) District is largely comprised of the low-scale, production, distribution, and repair (PDR) uses mixed with housing and small-scale retail. The

MUG is designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.

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 subsection 207(c)(4) of this Code.

*Nighttime entertainment, movie theaters, Adult Business entertainment* and heavy manufacturing uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

**Table 831 840**  
**MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Mixed Use-General District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§249.78, 261.1, 263.21, 270, 270.1, 270.2, 271</u>	<u>Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required</u>

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

		<u>as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u>
<u>Lot coverage in the Central SoMa SUD</u>	<u>§ 249.78</u>	<u>In the Central SoMa SUD, 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 facing 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 Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.</u>
<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.</u>
<u>Front Setback and Side Yards</u>	<u>§§ 130, 132, 133</u>	<u>Front setbacks for residential uses are governed by the Ground Floor Residential</u>

1		<i>Guidelines. Otherwise front setbacks are</i>
2		<i>not required.</i>
3	<i>Setbacks, street wall</i>	
4	<i>articulation, and tower</i>	
5	<i>separation in the Central</i>	<i>§ 132.4</i>
6	<i>SoMa Special Use</i>	
7	<i>District</i>	<i>Applicable to lots in the Central SoMa</i>
8	<b><u>Street Frontage and Public Realm</u></b>	
9	<i>Streetscape and</i>	
10	<i>Pedestrian Improvements</i>	<i>§ 138.1</i>
11		<i>Required as set forth in Section 138.1</i>
12		
13	<i>Street Frontage</i>	
14	<i>Requirements</i>	<i>§§ 145.1, 249.78</i>
15		<i>Required as set forth in Sections 145.1 or</i>
16		<i>249.78; controls apply to above-grade</i>
17		<i>parking setbacks, parking and loading</i>
18		<i>entrances, active uses, street-facing ground-</i>
19		<i>level spaces, ground-floor ceiling heights,</i>
20		<i>transparency and fenestration, and gates,</i>
21		<i>railings, and grillwork. (6)</i>
22	<i>Active street-facing</i>	
23	<i>ground-floor uses</i>	<i>§ 145.4</i>
24		<i>Brannan Street between 3rd and 4th Streets.</i>
25	<i>Parking and Loading</i>	
26	<i>Access Restrictions</i>	<i>§ 155(r)</i>
27		<i>Brannan Street between 2nd Street and 6th</i>
28		<i>Streets, and as specified in § 155(r).</i>
29	<i>Driveway Loading and</i>	
30	<i>Operations Plan</i>	<i>§ 155(u)</i>
31		<i>Required in the Central SoMa SUD for</i>
32		<i>projects of 100,000 sq. ft. or more.</i>
33	<i>Privately-Owned Public</i>	
34	<i>Open Space (POPOS)</i>	<i>§§ 138, 426</i>
35		<i>Required in the Central SoMa SUD with the</i>
36		<i>construction of a new building or an</i>

1			<i>addition of 50,000 gross square feet or more of Non-Residential Use. Retail, Institutional, and PDR uses are exempt. Ratio of square feet of open space to gross floor area is 1:50 feet; may also pay in-lieu fee.</i>
2			
3			
4			
5			
6			
7	<i>Usable Open Space for</i>	<i>§ 135.3, 426</i>	<i>Required; amount varies based on use; may also pay in-lieu fee.</i>
8	<i>Non-Residential Uses</i>		
9	<i>Artworks and Recognition</i>	<i>§ 429 et seq.</i>	<i>Required for new buildings and building additions of 25,000 square feet or more, as set forth in Section 429.</i>
10	<i>of Artists and Architects</i>		
11			
12	<b><u>Miscellaneous</u></b>		
13		<i>General Plan Commerce</i>	
14	<i>Design Guidelines</i>	<i>and Industry Element;</i>	<i>Subject to the Urban Design Guidelines.</i>
15		<i>Central SoMa Plan</i>	
16	<i>Large Project Review</i>	<i>§ 329</i>	<i>As required by § 329.</i>
17	<i>Planned Unit</i>		
18	<i>Development</i>	<i>§ 304</i>	<i>NP</i>
19	<i>Awning, Canopy or</i>		
20	<i>Marquee</i>	<i>§ 136, 136.1</i>	<i>P</i>
21	<i>Signs</i>	<i>§ 607.2</i>	<i>As permitted by Section § 607.2.</i>
22	<i>General Advertising</i>	<i>§§ 262, 602, 604, 608, 609,</i>	
23	<i>Signs</i>	<i>610, 611</i>	<i>NP</i>
24	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
25	<b><u>Development Standards</u></b>		

1 2 3 4 5	<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136, 249.78</u>	<u>80 square feet per Dwelling Unit if private,</u> <u>54 square feet per unit if publicly</u> <u>accessible, as set forth in Section 135. In the</u> <u>Central SoMa SUD, buildings taller than</u> <u>160 feet may also pay the in-lieu fee.</u>
6 7 8 9 10	<u>Off-Street Parking</u> <u>Requirements</u>	<u>§§ 150, 151.1, 153 - 156,</u> <u>166, 167, 204.5</u>	<u>No car parking required. Maximum</u> <u>permitted per § 151. Bike parking required</u> <u>per § 155.2. If car parking is provided, car</u> <u>share spaces are required when a project</u> <u>has 50 units or more per § 166.</u>
11 12 13	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 152, 153 - 155,</u> <u>204.5</u>	<u>None required if Occupied Floor Area is</u> <u>less than 100,000 square feet. Exceptions</u> <u>permitted by § 152.3.</u>
14 15 16 17	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>At least 40% of all dwelling units must</u> <u>contain two or more bedrooms or 30% of</u> <u>all dwelling units must contain three or</u> <u>more bedrooms.</u>
18 19	<u>Residential Conversion,</u> <u>Demolition, or Merger</u>	<u>§ 317</u>	<u>C for Removal of one or more Residential</u> <u>Units or Unauthorized Units.</u>
20	<u><b>Use Characteristics</b></u>		
21 22	<u>Intermediate Length</u> <u>Occupancy</u>	<u>§§102, 202.10</u>	<u>P(2)</u>
23 24	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P if located outside the Central SoMa SUD.</u> <u>(4)</u>
25	<u>Student Housing</u>	<u>§§ 102, 249.78(c)(7)</u>	<u>NP (4)</u>

1	<b><u>Residential Uses</u></b>		
2	<u>Dwelling Units</u>	<u>§ 102</u>	<u>P</u>
3	<u>Group Housing</u>	<u>§§ 102, 249.78(c)(8)</u>	<u>P (4)</u>
4	<u>Homeless Shelters</u>	<u>§§102, 208</u>	<u>P</u>
5	<u>Dwelling Unit and Group Housing Density</u>	<u>§§ 207, 208</u>	<u>No density limit. Density is regulated by the</u>
6			<u>permitted height and bulk, and required</u>
7			<u>setbacks, exposure, and open space of each</u>
8			<u>development lot.</u>
9			
10	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
11	<b><u>Development Standards</u></b>		
12	<u>Floor Area Ratio</u>	<u>§§ 123, 124</u>	<u>FAR based on permitted height. See §124</u>
13			<u>for more information. (6)</u>
14	<u>Off-Street Parking Requirements</u>	<u>§§ 150-151.1, 153 - 156, 166, 204.5</u>	<u>No car parking required. Maximum</u>
15			<u>permitted as set forth in § 151. Bike parking</u>
16			<u>required by § 155.2. If car parking is</u>
17			<u>provided, car share spaces are required</u>
18			<u>when a project has 25 parking spaces or</u>
19			<u>more by § 166.</u>
20	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 204.5</u>	<u>None required if Occupied Floor Area is</u>
21			<u>less than 10,000 square feet.</u>
22	<u>Use Size Limits</u>	<u>§ 121.6</u>	<u>C required for single retail use over 50,000</u>
23			<u>gross square feet. Single Retail Uses in</u>
24			<u>excess of 120,000 gross square are NP.</u>
25			



1			<i>As indicated in this table by end note (5),</i>
2			<i>certain Retail Sales and Service Uses are</i>
3			<i>subject to the following size controls: P up</i>
4	<u>Retail Size Controls</u>		<i>to a total of 25,000 Gross Square Feet per</i>
5			<i>lot; above 25,000 gross sq. ft. permitted</i>
6			<i>only if the ratio of other permitted uses to</i>
7			<i>retail is at least 3:1.</i>
8	<u>Ground Floor Ceiling</u>		<i>Required minimum floor-to-floor height of</i>
9	<u>Height</u>	<u>§ 145.1(c)(4)</u>	<i>14 feet, as measured from grade.</i>
10	<u><b>Commercial Use Characteristics</b></u>		
11	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Formula Retail</u>	<u>§§ 102, 249.78, 303.1</u>	<u>C (4)</u>
13	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
14	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
15	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>
16	<u>Outdoor Activity Area</u>	<u>§ 102</u>	<u>P</u>
17	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>
18	<u><b>Agricultural Use Category</b></u>		
19	<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
20	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>
21	<u><b>Automotive Use Category</b></u>		
22	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>P</u>
23	<u>Ambulance Service</u>	<u>§ 102</u>	<u>C (5)</u>
24			
25			

1	<u>Automobile Sale or</u>		
2	<u>Rental</u>	<u>§ 102</u>	<u>P if in an enclosed building; otherwise NP.</u>
3	<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
4	<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
5	<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
6	<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
7	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
8	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
9	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
10	<u>Entertainment, Arts and</u>		
11	<u>Recreation Uses*</u>	<u>§ 102, 803.9(b)</u>	<u>NP (1)</u>
12	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>
13	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>
14	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P(4)</u>
15	<u>Movie Theater</u>	<u>§ 102</u>	<u>P up to three screens.</u>
16	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>P</u>
17	<b><u>Industrial Use Category</u></b>		
18	<u>Industrial Uses*</u>	<u>§ 102</u>	<u>NP</u>
19	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P</u>
20	<b><u>Institutional Use Category</u></b>		
21	<u>Institutional Uses*</u>	<u>§§ 102, 202.2(e), 803.9(b)</u>	<u>P</u>
22	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>
23	<u>Medical Cannabis</u>		
24	<u>Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>P(4)</u>
25			

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

<u>Post-Secondary Educational Institution</u>	<u>§ 102</u>	<u>C</u>
<b><u>Sales and Service Category</u></b>		
<b><u>Retail Sales and Service Uses*</u></b>	<u>§§ 102</u>	<u>P(5)</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>
<u>Bar</u>	<u>§ 102, 202.2(a), 803.9(b)</u>	<u>C (1) (5)</u>
<u>Cannabis Retail</u>	<u>§ 102, 202.2(a), 803.9(b)</u>	<u>C (1)(5)</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>NP (1)</u>
<u>Liquor Store</u>	<u>§ 102, 202.2(a)</u>	<u>C (1) (5)</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP (1)</u>
<u>Self Storage</u>	<u>§ 102</u>	<u>NP (1)</u>
<b><u>Non-Retail Sales and Service*</u></b>	<u>§ 102</u>	<u>P</u>
<u>Life Science</u>	<u>§ 102</u>	<u>NP</u>
<b><u>Utility and Infrastructure Use Category</u></b>		
<u>Utility and Infrastructure uses*</u>	<u>§ 102</u>	<u>NP</u>
<u>Public Transportation Facility</u>	<u>§ 102</u>	<u>P</u>

1	<u>Wireless</u>		
2	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (3)</u>
3	<u>Services Facility</u>		

4 \* Not listed below

5 (1) P in historic buildings as set forth in § 803.9(b).

6 (2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 7 Units.

8 (3) P if the facility is a Micro WTS Facility.

9 (4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls related to  
 10 this Use or Use Characteristic.

11 (5) P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the  
 12 ratio of other permitted uses to retail is at least 3:1. CU requirements for individual uses still apply.

13 (6) For projects within the Central SOMA SUD, see specific requirements in Section 249.78.

16	<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Mixed Use-General District Controls</i>
17	<b><i>Building and Siting Standards</i></b>			
18	840.01	Height Limit	See Zoning Map, §§ 249.78, 260-261.1, 263.20	As shown on Sectional Maps 1 and 8 of the Zoning Map In the Central SoMa SUD, Prevailing Height and Density limits are determined by Section 249.78. Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20

1			<i>As shown on Sectional Maps 1 and 8 of</i>
2	840.02	<i>Bulk Limit</i>	<i>See Zoning Map.</i>
3			<i>the Zoning Map Horizontal mass</i>
4			<i>reduction required, § 270.1 Mid-block</i>
5			<i>alleys required, § 270.2</i>
6	840.03	<i>Non-residential density</i>	<i>§§ 102.9, 123, 124, 127,</i>
7		<i>limit</i>	<i>128.1, 249.78</i>
8			<i>In the Central SoMa SUD, Prevailing</i>
9			<i>Height and Density limits are determined</i>
10			<i>by Sections 128.1 and 249.78. Elsewhere,</i>
11			<i>generally contingent upon permitted</i>
12			<i>height, per Section 124</i>
13	840.04	<i>Setbacks</i>	<i>§§ 132.4, 134, 136, 136.2,</i>
14			<i>144, 145.1</i>
15			<i>Generally required</i>
16	840.05	<i>Awnings and Canopies</i>	<i>§§ 136, 136.1</i>
17			<i>P</i>
18	840.06	<i>Parking and Loading</i>	<i>§ 155(r)</i>
19		<i>Access: Prohibition</i>	<i>None</i>
20	840.07	<i>Parking and Loading</i>	<i>§§ 145.1, 151.1, 152.1, 155</i>
21		<i>Access: Siting and</i>	<i>Requirements apply</i>
22		<i>Dimensions</i>	
23	840.08	<i>Off Street Parking,</i>	<i>§ 151.1</i>
24		<i>Residential</i>	<i>None required. Limits set forth in</i>
25			<i>Section 151.1</i>
	840.09	<i>Residential to non-</i>	<i>§ 803.9(a)</i>
		<i>residential ratio</i>	<i>None</i>
	840.10	<i>Off Street Parking, Non-</i>	<i>§§ 150, 151.1, 153-156, 166,</i>
		<i>Residential</i>	<i>167, 204.5303</i>
			<i>None required. Limits set forth in</i>
			<i>Section 151.1</i>

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

840.11	<i>Usable Open Space for Dwelling Units and Group Housing</i>	§ 135, 136, 427	<i>80 sq. ft. per unit; 54 sq. ft. per unit if publicly accessible. In the Central SoMa SUD, buildings taller than 160 feet may also pay the in-lieu fee</i>
840.12	<i>Usable Open Space for Non-Residential</i>	§ 135.3, 426	<i>Required; amount varies based on use; may also pay in-lieu fee</i>
840.12A	<i>Privately Owned Public Open Space (POPOS)</i>	§§ 138, 426	<i>Required in the Central SoMa SUD with the construction of a new building or an addition of 50,000 gross square feet or more of Non-Residential Use. Retail, Institutional, and PDR uses are exempt. Ratio of square feet of open space to gross floor area is 1:50 feet; may also pay in-lieu fee</i>
840.13	<i>Outdoor Activity Area</i>	§ 890.71	<i>P</i>
840.14	<i>General Advertising Sign</i>	§§ 607.2(b) & (e) and 611	<i>NP</i>
840.14A	<i>Street Frontage Requirements</i>	§§ 145.1, 249.78	<i>Required. 17' ground floor height required for PDR uses in the Central SoMa SUD; 14' ground floor height required for all other uses in the Central SoMa SUD</i>

1		<i>Street Frontage,</i>		
2	840.15	<i>Ground Floor</i>	<del>§ 145.4</del>	<i>Brannan Street, between 3rd Street and</i>
3		<i>Commercial</i>		<i>4th Street.</i>
4		<i>Vehicular Access</i>		<i>Brannan Street, between 2nd Street and</i>
5	840.16	<i>Restrictions</i>	<del>§ 155(r)</del>	<i>6th Street</i>
6		<i>Driveway Loading and</i>		<i>Required in the Central SoMa SUD for</i>
7	840.17	<i>Operations Plan</i>	<del>§ 155(u)</del>	<i>projects of 100,000 sq. ft. or more.</i>
8		<i>Large Project</i>		<i>Required pursuant to Section 329.</i>
9	840.18	<i>Authorization</i>	<del>§ 329</del>	
10		<i>Design Guidelines</i>	<i>General Plan Commerce</i>	<i>Subject to the Urban Design Guidelines;</i>
11	840.19		<i>and Industry Element;</i>	<i>and, in the Central SoMa SUD, subject</i>
12			<i>Central SoMa Plan</i>	<i>to the Citywide Urban Design</i>
13				<i>Guidelines.</i>
14				
15				<i>In the Central SoMa SUD, limited to 80</i>
16	840.20	<i>Lot coverage</i>	<del>§ 249.78</del>	<i>percent at all levels containing</i>
17				<i>residential uses, except that on levels</i>
18				<i>that include only lobbies and circulation</i>
19				<i>areas and on levels in which all</i>
20				<i>residential uses, including circulation</i>
21				<i>areas, are within 40 horizontal feet from</i>
22				<i>a property line fronting a street or alley,</i>
23				<i>up to 100% lot coverage may occur. The</i>
24				<i>unbuilt portion of the lot shall be open to</i>
25				

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

			<i>the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.</i>
<b><i>Residential Uses</i></b>			
<b><i>840.21</i></b>	<b><i>Dwelling Units</i></b>	<b><i>§ 102</i></b>	<b><i>P</i></b>
<b><i>840.22</i></b>	<b><i>Group Housing</i></b>	<b><i>§§ 249.78(c)(8), 890.88(b)</i></b>	<i>P outside the Central SoMa SUD. NP, except that Group Housing uses that are also defined as Student Housing or Senior Housing, are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units.</i>
<b><i>840.23</i></b>	<b><i>SRO Units</i></b>	<b><i>§§ 249.78(c)(7), 890.88(e)</i></b>	<i>P outside the Central SoMa SUD. NP in the Central SoMa SUD, notwithstanding any less restrictive Group Housing controls that otherwise which would apply, except that SRO</i>



1			<i>Units buildings that consist of 100%</i>
2			<i>affordable units, as defined in Section</i>
3			<i>249.78(c)(7), are P.</i>
4	840.24	<i>Homeless Shelters</i>	§§ 102, 890.88(d) <i>P</i>
5	840.25	<i>Dwelling Unit Density</i>	
6		<i>Limit</i>	§§ 124, 207.5, 208 <i>No density limit #</i>
7	840.26	<i>Dwelling Unit Mix</i>	
8			<i>At least 40% of all dwelling units must</i>
9			<i>contain two or more bedrooms or 30% of</i>
10			<i>all dwelling units must contain three or</i>
11			<i>more bedrooms.</i>
12	840.27	<i>Affordability</i>	
13		<i>Requirements</i>	§ 415 <i>15% onsite/20% off site</i>
14	840.28	<i>Residential Demolition</i>	
15		<i>or Conversion</i>	§ 317 <i>Restrictions apply; see criteria of Section</i> <i>317</i>
16	<b><i>Institutions</i></b>		
17	840.30	<i>Hospital, Medical</i>	
18		<i>Centers</i>	§ 890.44 <i>NP</i>
19	840.31	<i>Residential Care</i>	
20		<i>Facility</i>	§ 102 <i>P</i>
21	840.32	<i>Educational Services</i>	
22			§ 890.50(e) <i>C for post-secondary institutions; P for</i> <i>all other</i>
23	840.33	<i>Religious Facility</i>	
24			§ 890.50(d) <i>C</i>

25

1	840.34	<i>Assembly and Social Service</i>	<i>§ 890.50(a)</i>	<i>P</i>
2				
3	840.35	<i>Child Care Facility</i>	<i>§ 102</i>	<i>P</i>
4				
5	840.36	<i>Medical Cannabis Dispensary</i>	<i>§§ 102, 202.2(e), 890.133</i>	<i>C in the Central SoMa SUD; P elsewhere</i>
6				
7	<b><i>Vehicle Parking</i></b>			
8	840.40	<i>Automobile Parking Lot</i>	<i>§§ 890.7, 890.9, 890.11</i>	<i>NP</i>
9				
10	840.41	<i>Automobile Parking Garage</i>	<i>§§ 303, 890.8, 890.10, 890.12</i>	<i>C; subject to criteria of Sec. 303.</i>
11	<b><i>Retail Sales and Services</i></b>			
12				
13	840.45	<i>All Retail Sales and Services that are not listed below</i>	<i>§§ 121.6, 803.9(g), 890.104, 890.116</i>	<i>P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.</i>
14				
15				
16				
17	840.46	<i>Formula Retail</i>	<i>§§ 102, 249.78, 303, 303.1</i>	<i>In the Central SoMa SUD, NP for Restaurants, Limited Restaurants, and Bars; C for all other Formula Retail Uses. Elsewhere, C for all Formula Retail Uses. If approved, subject to size controls in Section 840.45.</i>
18				
19				
20				
21				
22				
23	840.47	<i>Bar</i>	<i>§ 790.22</i>	<i>C. If approved, subject to size controls in Section 840.45.</i>
24				
25				

1	840.48	Liquor Store	§ 790.55	<i>C. If approved, subject to size controls in Section 840.45.</i>
2				
3	840.49	Ambulance Service	§§ 840.45, 890.2	<i>C. If approved, subject to size controls in Section 840.45.</i>
4				
5	840.50	Self Storage	§ 890.54(d)	<i>NP</i>
6				
7	840.51	Tourist Hotel	890.46	<i>€</i>
8				
9	840.52	Cannabis Retail	§§ 202.2(a), 890.125	<i>C. Subject to size controls in Section 840.45.</i>
10	<b><i>Assembly, Recreation, Arts and Entertainment</i></b>			
11	840.55	Arts Activity	§ 102.2	<i>P</i>
12				
13	840.56	Nighttime Entertainment	§§ 102.17, 181(f), 249.78, 803.5(b)	<i>P in Central SoMa SUD; NP elsewhere</i>
14				
15	840.57	Adult Entertainment	§ 890.36	<i>NP</i>
16				
17	840.58	Amusement Arcade	§ 890.4	<i>NP</i>
18				
19	840.59	Massage Establishment	§ 890.60	<i>NP</i>
20				
21	840.60	Movie Theater	§ 890.64	<i>P, up to three screens</i>
22				
23	840.61	Pool Hall not falling within Category	§ 221(f)	<i>€</i>
24				
25	840.62	Recreation Building, not falling within Category	§ 221(e)	<i>P</i>

1	<b>Office</b>			
2				
3	840.65	<i>Office Uses in Landmark Buildings in Historic Districts</i>	<i>§§ 803.9(b), 890.70</i>	<i>P</i>
4				
5	840.65A	<i>Services, Professional; Services Financial; Services Medical</i>	<i>§§ 890.108, 890.110, 890.114</i>	<i>Subject to vertical control of Sec. 803.9(f). P on the ground floor when primarily open to the general public on a client oriented basis.</i>
6				
7	840.66	<i>All Other Office Uses</i>	<i>§§ 803.9(f), 890.70, 890.118</i>	<i>Subject to vertical control of Sec. 803.9(f)</i>
8				
9	840.67	<i>Live/Work Units</i>	<i>§ 233</i>	<i>NP</i>
10				
11	<b>Motor Vehicle Services</b>			
12				
13	840.70	<i>Vehicle Storage – Open Lot</i>	<i>§ 890.131</i>	<i>NP</i>
14				
15	840.71	<i>Vehicle Storage – Enclosed Lot or Structure</i>	<i>§§ 303, 890.132</i>	<i>C; subject to criteria of Sec. 303.</i>
16				
17	840.72	<i>Motor Vehicle Service Station, Automotive Wash</i>	<i>§§ 890.18, 890.20</i>	<i>P</i>
18				
19	840.73	<i>Motor Vehicle Repair</i>	<i>§ 890.15</i>	<i>P</i>
20				
21	840.74	<i>Automobile Tow Service</i>	<i>§ 890.19</i>	<i>C</i>
22				
23	840.75	<i>Non-Auto Vehicle Sales or Rental</i>	<i>§ 890.69</i>	<i>P</i>
24				
25				

1	<b><i>Industrial, Home, and Business Service</i></b>		
2	840.78	<i>Wholesale Sales</i>	§ 890.54(b) P
3	840.79	<i>Light Manufacturing</i>	§ 890.54(a) P
4	840.80	<i>Trade Shop</i>	§ 890.124 P
5	840.81	<i>Catering Service</i>	§ 890.25 P
6		<i>Business Goods and</i>	
7	840.82	<i>Equipment Repair</i>	§ 890.23 P
8		<i>Service</i>	
9	840.83	<i>Business Service</i>	§ 890.111 P
10	840.84	<i>Commercial Storage</i>	§ 890.54(c) P
11	840.85	<i>Laboratory, life science</i>	§ 890.53 NP
12		<i>Laboratory, not</i>	
13	840.86	<i>including life science</i>	§§ 890.52, 890.53 P
14		<i>laboratory</i>	
15	840.87	<i>Industrial Agriculture</i>	§ 102 P
16	<b><i>Other Uses</i></b>		
17	840.90	<i>Mortuary Establishment</i>	§ 227(c) NP
18	840.91	<i>Animal Services</i>	§ 224 NP
19		<i>Public Use, except</i>	
20	840.92	<i>Public Transportation</i>	§§ 209.6(c), 890.80 P
21		<i>Facility and Internet</i>	
22		<i>Service Exchange</i>	

1	840.94	<i>Internet Services Exchange</i>	§ 209.6(e)	NP
2				
3	840.95	<i>Public Transportation Facilities</i>	§ 890.80	P
4				
5	840.96	<i>Open Air Sales</i>	§§ 803.9(d), 890.38	P
6				
7	840.97A	<i>Open Recreation</i>	§§ 209.5(a), 209.5(b)	P
8				
9	840.97B	<i>Neighborhood Agriculture</i>	§ 102	P
10				
11	840.97C	<i>Large Scale Urban Agriculture</i>	§ 102	C
12				
13	840.98	<i>Walk-up Facility, including Automated Bank Teller Machine</i>	§ 890.140	P
14				
15				
16	840.99	<i>Wireless Telecommunications Services Facility</i>	§ 102	C; P if the facility is a Micro WTS Facility
17				
18				

**SPECIFIC PROVISIONS FOR MUG – MIXED USE GENERAL DISTRICT**

<i>Section</i>		<i>Zoning Controls</i>
22		<i>ACCESSORY DWELLING UNITS</i>
23	§ 840.25	<i>Boundaries: Within the boundaries of the MUG – Mixed Use General District.</i>
24	§ 207(e)(4)	<i>Controls: An “Accessory Dwelling Unit,” as defined in Section 102 and</i>
25		

		meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.
--	--	--

**SEC. ~~833 841~~. MUR – MIXED USE-RESIDENTIAL DISTRICT.**

\* \* \* \*

**Table ~~833 841~~**

**MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Mixed Use-Residential District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 249.78, 261.1, 263.21, 270, 270.1, 270.2, 271</u>	<u>Varies; see also Height and Bulk District Maps. In the Central SoMa SUD, Prevailing Height and Density limits are determined by Section 249.78. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u>
<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which</u>

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

		<i>the building is situated, but in no case less than 15 feet.(3)</i>
<i><u>Front Setback and Side Yards</u></i>	<i><u>§§ 130, 132, 133</u></i>	<i>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.(3)</i>
<i><u>Setbacks, streetwall articulation, and tower separation in the Central SoMa Special Use District</u></i>	<i><u>§ 132.4</u></i>	<i>Applicable to lots in the Central SoMa SUD.(3)</i>
<b><u>Street Frontage and Public Realm</u></b>		
<i><u>Streetscape and Pedestrian Improvements</u></i>	<i><u>§ 138.1</u></i>	<i>As required in §138.1.</i>
<i><u>Street Frontage Requirements</u></i>	<i><u>§§ 145.1, 249.78</u></i>	<i>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. (3)</i>
<i><u>Active street-facing ground-floor uses</u></i>	<i><u>§ 145.4</u></i>	<i>Required on 3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom and Townsend Streets; Folsom Street, between 4th Street and 6th Street.</i>



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

<u>Parking and Loading Access</u>	<u>§ 155(r)</u>	<u>Restrictions apply to 3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom Street and Townsend Street; Folsom Street, between 4th Street and 5th Street, and as required by Section 155(r).</u>
<u>Driveway Loading and Operations Plan</u>	<u>§§ 155(u), 249.78</u>	<u>Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.</u>
<u>Privately-Owned Public Open Space (POPOS)</u>	<u>§§ 138, 249.78, 426</u>	<u>Required in the Central SoMa SUD with the construction of a new building or an addition of 50,000 gross square feet or more of Non-Residential Use; may also pay in-lieu fee.</u>
<u>Usable Open Space for Non-Residential Uses</u>	<u>§ 135.3, 426</u>	<u>Amount varies based on use; may also pay in-lieu fee.</u>
<u>Artworks and Recognition of Artists and Architects</u>	<u>§ 429</u>	<u>Required for new buildings and building additions of 25,000 square feet or more.</u>
<u>Miscellaneous</u>		
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element; Central SoMa Plan</u>	<u>Subject to the Urban Design Guidelines.</u>
<u>Large Project Review</u>	<u>§ 329</u>	<u>As required by § 329.</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>NP</u>

1	<u>Awning, Canopy or</u>	<u>§ 136, 136.1</u>	<u>P</u>
2	<u>Marquee</u>		
3	<u>Signs</u>	<u>§ 607.2</u>	<u>As permitted by Section § 607.2.</u>
4			
5	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
6	<b><u>Development Standards</u></b>		
7	<u>Usable Open Space</u>		<u>80 square feet per Dwelling Unit if private.</u>
8	<u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>54 square feet per unit if publicly</u>
9			<u>accessible.(3)</u>
10	<u>Off-Street Parking</u>		<u>No car parking required. Maximum</u>
11	<u>Requirements</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>permitted as set forth in § 151. Bike parking</u>
12		<u>166, 167, 204.5</u>	<u>required by § 155.2. If car parking is</u>
13			<u>provided, car share spaces are required</u>
14			<u>when a project has 50 units or more by</u>
15			<u>§ 166.</u>
16	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor Area is</u>
17	<u>Loading, Residential</u>	<u>204.5</u>	<u>less than 100,000 square feet.</u>
18	<u>Residential Conversion,</u>		<u>C for Removal of one or more Residential</u>
19	<u>Demolition, or Merger</u>	<u>§ 317</u>	<u>Units or Unauthorized Units.</u>
20	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>At least 40% of all dwelling units must</u>
21			<u>contain two or more bedrooms or 30% of</u>
22			<u>all dwelling units must contain three or</u>
23			<u>more bedrooms.</u>
24	<b><u>Use Characteristics</u></b>		
25			

1	<u>Intermediate Length</u>	<u>§§102, 202.10</u>	<u>P(2)</u>
2	<u>Occupancy</u>		
3	<u>Single Room Occupancy</u>	<u>§ 249.78(c)(7)</u>	<u>P(4)</u>
4	<u>Student Housing</u>	<u>§ 249.78(c)(7)</u>	<u>P(4)</u>
5	<b><u>Residential Uses</u></b>		
6	<u>Dwelling Units</u>	<u>§102</u>	<u>P</u>
7	<u>Group Housing</u>	<u>§§ 102, 249.78(c)(8)</u>	<u>P(4)</u>
8	<u>Homeless Shelters</u>	<u>§ 208</u>	<u>P</u>
9	<u>Dwelling Unit and Group</u>		<u>No density limit. Density is regulated by the</u>
10	<u>Housing Density</u>	<u>§§ 102, 207</u>	<u>permitted height and bulk, and required</u>
11			<u>setbacks, exposure, and open space of each</u>
12			<u>development lot.</u>
13	<u>Homeless Shelter Density</u>	<u>§§ 208</u>	<u>Density limits regulated by the</u>
14			<u>Administrative Code.</u>
15	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
16	<b><u>Development Standards</u></b>		
17	<u>Floor Area Ratio</u>	<u>§§ 123, 124, 128.1, 249.78</u>	<u>FAR based on permitted height, see Section</u>
18			<u>124 for more information. (3)</u>
19	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>No car parking required. Maximum</u>
20	<u>Requirements.</u>	<u>166, 204.5</u>	<u>permitted as set forth in § 151. Bike parking</u>
21			<u>required by § 155.2. If car parking is</u>
22			<u>provided, car share spaces are required</u>
23			<u>when a project has 25 parking spaces or</u>
24			<u>more by § 166.</u>
25			

1	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor Area is</u>
2	<u>Loading, Non-Residential</u>	<u>204.5</u>	<u>less than 10,000 square feet.</u>
3	<u>Residential to Non-</u>	<u>§ 803.9(a)</u>	<u>3 sq.ft. of Residential Use for every 1 sq. ft.</u>
4	<u>Residential ratio</u>		<u>of other permitted use.</u>
5	<u>Ground Floor Ceiling</u>	<u>§ 145.1(c)(4)</u>	<u>Required minimum floor-to-floor height of</u>
6	<u>Height</u>		<u>14 feet, as measured from grade.</u>
7	<b><u>Commercial Use Characteristics</u></b>		
8	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
9	<u>Formula Retail</u>	<u>§§ , 249.78, 303.1</u>	<u>P(4)</u>
10	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
11	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>
13	<u>Outdoor Activity Area</u>	<u>§ 102</u>	<u>P</u>
14	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>
15	<b><u>Agricultural Use Category</u></b>		
16	<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
17	<b><u>Automotive Use Category</u></b>		
18	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>P</u>
19	<u>Ambulance Service</u>	<u>§ 102</u>	<u>C</u>
20	<u>Automobile Sale or</u>		
21	<u>Rental</u>	<u>§ 102</u>	<u>P if in an enclosed building; otherwise NP.</u>
22	<u>Motor Vehicle Tow</u>		
23	<u>Service</u>	<u>§ 102</u>	<u>C</u>
24	<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
25			

1	<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
2	<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
3	<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
4	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
5	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
6	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
7	<u>Entertainment, Arts and</u>	<u>§ 102, 803.9(b)</u>	<u>NP (1)</u>
8	<u>Recreation Uses*</u>		
9	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>
10	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>
11	<u>Entertainment, Nighttime</u>	<u>§ 249.78</u>	<u>C (4)</u>
12	<u>Movie Theater</u>	<u>§ 102</u>	<u>P up to three screens.</u>
13	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>P</u>
14	<b><u>Industrial Use Category</u></b>		
15	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>
16	<b><u>Institutional Use Category</u></b>		
17	<u>Institutional Uses*</u>	<u>§§ 202.2(e), 803.9(b)</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>
19	<u>Medical Cannabis</u>	<u>§ 202.2(e)</u>	<u>P(4)</u>
20	<u>Dispensary</u>		
21	<u>Post-Secondary</u>	<u>§ 102</u>	<u>C</u>
22	<u>Educational Institution</u>		
23	<b><u>Sales and Service Category</u></b>		
24			
25			

1	<b><u>Retail Sales and Service</u></b>		
2	<b><u>Uses*</u></b>	<u>§§ 102</u>	<u>P</u>
3	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>
4	<u>Cannabis Retail</u>	<u>§ 202.2(a), 803.9(b)</u>	<u>P.(4)</u>
5	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>
6	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>
7	<u>Mortuary</u>	<u>§ 102</u>	<u>NP (1)</u>
8	<u>Self Storage</u>	<u>§ 102</u>	<u>NP (1)</u>
9	<b><u>Non-Retail Sales and</u></b>		
10	<b><u>Service*</u></b>	<u>§ 102</u>	<u>P (1)</u>
11	<u>Life Science</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Storage, Wholesale</u>	<u>§ 102</u>	<u>NP (1)</u>
13	<b><u>Utility and Infrastructure Use Category</u></b>		
14	<u>Utility and Infrastructure</u>		
15	<u>uses*</u>	<u>§ 102</u>	<u>NP</u>
16	<u>Public Transportation</u>		
17	<u>Facility</u>	<u>§ 102</u>	<u>P</u>
18	<u>Wireless</u>		
19	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (2)</u>
20	<u>Services Facility</u>		

21 \* Not listed below

22 (1) P in historic buildings per § 803.9(b).

23 (2) P if the facility is a Micro WTS Facility.

24 (3) For projects within the Central SOMA SUD, see specific requirements in Section 249.78.

25

1 (4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls related to  
 2 this Use or Use Characteristic.

3 (5) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 4 Units.

No.	Zoning Category	§ References	<del>Mixed Use Residential District Controls</del>
<b><i>Building and Siting Standards</i></b>			
841.01	<i>Height Limit</i>	<i>See Zoning Map, §§ 249.78, 260-261.1, 263.20</i>	<i>As shown on Sectional Maps 1 and 8 of the Zoning Map In the Central SoMa SUD, Prevailing Height and Density limits re-determined by Section 249.78. Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20</i>
841.02	<i>Bulk Limit</i>	<i>See Zoning Map. §§ 270, 270.1, 270.2</i>	<i>As shown on Sectional Maps 1 and 8 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2</i>
841.03	<i>Non residential density limit</i>	<i>§§ 102.9, 123, 124, 127, 128.1, 249.78</i>	<i>In the Central SoMa SUD, Prevailing Height and Density limits are determined by Sections 128.1 and 249.78. Elsewhere, generally contingent upon permitted height, per Section 124</i>
841.04	<i>Setbacks</i>	<i>§§ 132.4, 134, 136, 136.2, 144, 145.1</i>	<i>Generally required</i>

1	841.05	<del>Awnings and Canopies</del>	<del>§§ 136, 136.1</del>	<del>P</del>
2	841.06	<del>Parking and Loading</del>	<del>§ 155(r)</del>	<del>None</del>
3		<del>Access: Prohibition</del>		
4	841.07	<del>Parking and Loading</del>	<del>§§ 145.1, 151.1, 152.1, 155</del>	<del>Requirements apply</del>
5		<del>Access: Siting and</del>		
6		<del>Dimensions</del>		
7	841.08	<del>Off Street Parking,</del>	<del>§ 151.1</del>	<del>None required. Limits set forth in</del>
8		<del>Residential</del>		<del>Section 151.1</del>
9	841.09	<del>Residential to non-</del>	<del>§ 803.9(a)</del>	<del>3 sq.ft. of residential for every 1 sq. ft. of</del>
10		<del>residential ratio</del>		<del>other permitted use</del>
11	841.10	<del>Off Street Parking,</del>	<del>§§ 150, 151.1, 153-156,</del>	<del>None required. Limits set forth in</del>
12		<del>Non-Residential</del>	<del>166, 204.5-303.1</del>	<del>Section 151.1</del>
13	841.11	<del>Usable Open Space</del>	<del>§ 135, 136, 427</del>	<del>80 sq. ft. per unit; 54 sq.ft. per unit if</del>
14		<del>for Dwelling Units and</del>		<del>publicly accessible In the Central SoMa</del>
15		<del>Group Housing</del>		<del>SUD, buildings taller than 160 feet may</del>
16				<del>also pay the in lieu fee.</del>
17	841.12	<del>Usable Open Space</del>	<del>§ 135.3, 426</del>	<del>Required; amount varies based on use;</del>
18		<del>for Non-Residential</del>		<del>may also pay in lieu fee</del>
19	841.12A	<del>Privately Owned</del>	<del>§§ 138, 426</del>	<del>Required in the Central SoMa SUD with</del>
20		<del>Public Open Space</del>		<del>the construction of a new building or an</del>
21		<del>(POPOS)</del>		<del>addition of 50,000 gross square feet or</del>
22				<del>more of Non-Residential Use. Retail,</del>
23				<del>Institutional, and PDR Uses are exempt.</del>
24				<del>Ratio of square feet of open space to</del>
25				



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

			<i>gross floor area is 1:50 feet; may also pay in lieu fee</i>
841.13	<i>Outdoor Activity Area</i>	<i>§ 890.71</i>	<i>P</i>
841.14	<i>General Advertising Sign</i>	<i>§ 607.2(b) &amp; (e) and 611</i>	<i>NP</i>
841.15	<i>Street Frontage, Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom and Townsend Streets; Folsom Street, between 4th Street and 6th Street.</i>
841.16	<i>Vehicular Access Restrictions</i>	<i>§ 155(r)</i>	<i>3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom Street and Townsend Street; Folsom Street, between 4th Street and 5th Street.</i>
841.17	<i>Driveway Loading and Operations Plan</i>	<i>§ 155(u)</i>	<i>Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.</i>
841.18	<i>Large Project Authorization</i>	<i>§ 329</i>	<i>Required pursuant to Section 329.</i>
841.19	<i>Design Guidelines</i>	<i>General Plan Commerce and Industry Element; Central SoMa Plan</i>	<i>Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject to the Citywide Urban Design Guidelines.</i>
841.20	<i>Lot coverage</i>	<i>§ 249.78</i>	<i>In the Central SoMa SUD, limited to 80 percent at all levels containing</i>

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

			<p><i>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 Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.</i></p>
<b><i>Residential Uses</i></b>			
<i>841.21</i>	<i>Dwelling Units</i>	<i>§ 102</i>	<i>P</i>
<i>841.22</i>	<i>Group Housing</i>	<i>§§ 249.78(c)(8), 890.88(b)</i>	<p><i>P outside of the Central SoMa SUD. NP in Central SoMa SUD, except that Group Housing uses that are also defined as Student Housing or Senior Housing, are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings</i></p>

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

			<i>that consist of 100% affordable units are P.</i>
841.23	<i>SRO Units</i>	<i>§§ 249.78(c)(7), 890.88(c)</i>	<i>P outside the Central SoMa SUD. NP in Central SoMa SUD, not withstanding any less restrictive Group Housing controls that otherwise would apply, except that SRO Units in buildings that consist of 100% affordable units, as defined in Section 249.78(c)(7) are P.</i>
841.24	<i>Homeless Shelters</i>	<i>§§ 102, 890.88(d)</i>	<i>P</i>
841.25	<i>Dwelling Unit Density Limit</i>	<i>§§ 124, 207.5, 208</i>	<i>No density limit #</i>
841.26	<i>Dwelling Unit Mix</i>	<i>§ 207.6</i>	<i>At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.</i>
841.27	<i>Affordability Requirements</i>	<i>§ 415</i>	<i>Restrictions apply, see Section 415</i>
841.28	<i>Residential Demolition or Conversion</i>	<i>§ 317</i>	<i>Restrictions apply; see criteria of Section 317</i>
<b><i>Institutions</i></b>			
841.30	<i>Hospital, Medical Centers</i>	<i>§ 890.44</i>	<i>NP</i>

1	841.31	Residential Care Facility	§ 102	P
2				
3	841.32	Educational Services	§ 890.50(e)	C for post secondary institutions; P for all other
4				
5	841.33	Religious Facility	§ 890.50(d)	P
6	841.34	Assembly and Social Service	§ 890.50(a)	P
7				
8	841.35	Child Care Facility	§ 102	P
9	841.36	Medical Cannabis Dispensary	§§ 102, 202.2(e), 890.133	C in the Central SoMa SUD; P elsewhere
10				
11	<b>Vehicle Parking</b>			
12	841.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
13				
14	841.41	Automobile Parking Garage	§§ 145.1, 145.4, 155(r), 3031 890.8, 890.10, 890.12	C; subject to criteria of Sec. 303.
15				
16	<b>Retail Sales and Services</b>			
17	841.45	All Retail Sales and Services which are not listed below	§§ 890.104, 890.116, 121.6	P
18				
19				
20	841.46	Formula Retail	§§ 102, 249.78, 303, 303.1	In the Central SoMa SUD, NP for Restaurants, Limited Restaurants, and Bars; C for all other Formula Retail Uses. Elsewhere, C for all Formula
21				
22				
23				
24				
25				

			<i>Retail Uses. If approved, subject to size controls in 8401.45.</i>
841.47	<i>Ambulance Service</i>	§ 890.2	C
841.48	<i>Self-Storage</i>	§ 890.54(d)	NP
841.49	<i>Tourist Hotel</i>	890.46	NP
841.52	<i>Cannabis Retail</i>	§§ 102, 202.2(a), 890.125	C in the Central SoMa SUD; P elsewhere
<b><i>Assembly, Recreation, Arts and Entertainment</i></b>			
841.55	<i>Arts Activity</i>	§ 102.2	P
841.56	<i>Nighttime Entertainment</i>	§§ 102.17, 181(f), 249.78, 803.5(b)	P in Central SoMa SUD; NP elsewhere
841.57	<i>Adult Entertainment</i>	§ 890.36	NP
841.58	<i>Amusement Arcade</i>	§ 890.4	NP
841.59	<i>Massage Establishment</i>	§ 890.60	NP
841.60	<i>Movie Theater</i>	§ 890.64	P, up to three screens
841.61	<i>Pool Hall not falling within Category 890.50(a)</i>	§ 221(f)	P
841.62	<i>Recreation Building, not falling within Category 841.34</i>	§ 221(e)	P
<b><i>Office</i></b>			

1	841.65	<i>Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts</i>	<del>§§ 890.70, 803.9(b)</del>	<i>P</i>
2				
3				
4				
5				
6	841.66	<i>All Other Office Uses</i>	<del>§§ 890.70, 890.118</del>	<i>P</i>
7	841.67	<i>Live/Work Units</i>	<del>§ 233</del>	<i>NP</i>
8	<b><i>Motor Vehicle Services</i></b>			
9	841.70	<del><i>Vehicle Storage— Open Lot</i></del>	<del>§ 890.131</del>	<i>NP</i>
10				
11	841.71	<del><i>Vehicle Storage— Enclosed Lot or Structure</i></del>	<del>§ 890.132, 3031</del>	<i>C; subject to criteria of Sec. 303.</i>
12				
13				
14	841.72	<del><i>Motor Vehicle Service Station, Automotive Wash</i></del>	<del>§§ 890.18, 890.20</del>	<i>P</i>
15				
16				
17	841.73	<del><i>Motor Vehicle Repair</i></del>	<del>§ 890.15</del>	<i>P</i>
18	841.74	<del><i>Automobile Tow Service</i></del>	<del>§ 890.19</del>	<i>C</i>
19				
20	841.75	<del><i>Non Auto Vehicle Sales or Rental</i></del>	<del>§ 890.69</del>	<i>P</i>
21				
22	<b><i>Industrial, Home, and Business Service</i></b>			
23	841.78	<del><i>Wholesale Sales</i></del>	<del>§ 890.54(b)</del>	<i>P</i>
24	841.79	<del><i>Light Manufacturing</i></del>	<del>§ 890.54(a)</del>	<i>P</i>
25				

1	841.80	Trade Shop	§ 890.124	P
2	841.81	Catering Service	§ 890.25	P
3	841.82	Business Goods and	§ 890.23	P
4		Equipment Repair		
5		Service		
6	841.83	Business Service	§ 890.111	P
7	841.84	Commercial Storage	§ 890.54(c)	P
8	841.85	Laboratory, life	§ 890.53	NP
9		science		
10	841.86	Laboratory, not	§§ 890.52, 890.53	P
11		including life science		
12		laboratory		
13	841.87	Industrial Agriculture	§ 102	P
14	<b>Other Uses</b>			
15	841.90	Mortuary	§ 227(c)	NP
16		Establishment		
17	841.91	Animal Services	§ 224	P
18	841.92	Public Use, except	§§ 890.80, 209.6(c)	P
19		Public Transportation		
20		Facility and Internet		
21		Service Exchange		
22	841.94	Internet Services	209.6(c)	NP
23		Exchange		

25

1	841.95	Public Transportation Facilities	§ 890.80	P
2				
3	841.96	Open Air Sales	§§ 803.9(d), 890.38	P
4	841.97A	Open Recreation	§ 209.5	P
5	841.97B	Neighborhood Agriculture	§ 102	P
6				
7	841.97C	Large Scale Urban Agriculture	§ 102	C
8				
9	841.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140	P
10				
11				
12	841.99	Wireless Telecommunications Services Facility	§ 102	C; P if the facility is a Micro WTS Facility
13				
14				

**SPECIFIC PROVISIONS FOR MUR – RESIDENTIAL DISTRICT**

<b>Section</b>		<b>Zoning Controls</b>
§ 841.25	§ 207(e)(4)	<p><b>ACCESSORY DWELLING UNITS</b></p> <p><b>Boundaries:</b> Within the boundaries of the MUR – Mixed Use Residential District.</p> <p><b>Controls:</b> An “Accessory Dwelling Unit,” as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</p>



1  
2 **SEC. 832 842. MUO – MIXED USE-OFFICE DISTRICT.**

3 \* \* \* \*

4 **Table 832 842**

5 **MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Mixed Use-Office District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 261.1, 263.21, 270, 270.1, 270.2, 271</u>	<u>Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u>
<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.</u>
<u>Front Setback and Side Yards</u>	<u>§§ 130, 132, 133</u>	<u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.</u>

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

<u>Setbacks, streetwall articulation, and tower separation in the Central SoMa Special Use District</u>	<u>§§ 132.4; 249.78</u>	<u>Applicable to lots in the Central SoMa SUD.</u>
<u><b>Street Frontage and Public Realm</b></u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>As required by §138.1.</u>
<u>Street Frontage Requirements</u>	<u>§§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Active street-facing ground-floor uses</u>	<u>§ 145.4</u>	<u>As required by §145.4</u>
<u>Parking and Loading Access Restrictions</u>	<u>§ 155(r)</u>	<u>As required by §155(r).</u>
<u>Usable Open Space for Non-Residential Uses</u>	<u>§ 135.3, 426</u>	<u>Required; amount varies based on use; may also pay in-lieu fee.</u>
<u>Artworks and Recognition of Artists and Architects</u>	<u>§ 429</u>	<u>Required for new buildings and building additions of 25,000 square feet or more.</u>
<u><b>Miscellaneous</b></u>		

1	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element.</u>	<u>Subject to the Urban Design Guidelines.</u>
2			
3	<u>Large Project Review</u>	<u>§ 329</u>	<u>As required by § 329.</u>
4	<u>Planned Unit</u>	<u>§ 304</u>	<u>NP</u>
5	<u>Development</u>		
6	<u>Awning, Canopy or</u>	<u>§ 136, 136.1</u>	<u>P</u>
7	<u>Marquee</u>		
8	<u>Signs</u>	<u>§ 607.2</u>	<u>As permitted by Section § 607.2.</u>
9	<u>General Advertising</u>	<u>§§ 262, 602, 604, 608, 609,</u>	<u>NP</u>
10	<u>Signs</u>	<u>610, 611</u>	
11	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
12	<b><u>Development Standards</u></b>		
13	<u>Usable Open Space</u>		<u>80 square feet per Dwelling Unit if private,</u>
14	<u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>54 square feet per unit if publicly</u>
15			<u>accessible.</u>
16	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>No car parking required. Maximum</u>
17	<u>Requirements</u>	<u>166, 167, 204.5</u>	<u>permitted as set forth in § 151. Bike parking</u>
18			<u>required by § 155.2. If car parking is</u>
19			<u>provided, car share spaces are required</u>
20			<u>when a project has 50 units or more by</u>
21			<u>§ 166.</u>
22	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor Area is</u>
23	<u>Loading, Residential</u>	<u>204.5</u>	<u>less than 100,000 square feet.</u>
24	<u>Residential Conversion,</u>	<u>§ 317</u>	<u>C for Removal of one or more Residential</u>
25	<u>Demolition, or Merger</u>		<u>Units or Unauthorized Units.</u>

1			<i>At least 40% of all dwelling units must</i>
2	<i>Dwelling Unit Mix</i>	<i>§ 207.6</i>	<i>contain two or more bedrooms or 30% of</i>
3			<i>all dwelling units must contain three or</i>
4			<i>more bedrooms.</i>
5	<b><u>Use Characteristics</u></b>		
6	<i>Intermediate Length</i>	<i>§§102, 202.10</i>	<i>P(5)</i>
7	<i>Occupancy</i>		
8	<i>Single Room Occupancy</i>	<i>§ 102</i>	<i>P</i>
9	<i>Student Housing</i>	<i>§ 102</i>	<i>P</i>
10	<b><u>Residential Uses</u></b>		
11	<i>Dwelling Units</i>	<i>§ 207</i>	<i>P</i>
12	<i>Group Housing</i>	<i>§§ 102</i>	<i>P</i>
13	<i>Homeless Shelter</i>	<i>§§ 102, 208</i>	<i>P</i>
14	<i>Dwelling Unit and</i>		<i>No density limit. Density is regulated by the</i>
15	<i>Group Housing Density</i>	<i>§ 208</i>	<i>permitted height and bulk, and required</i>
16			<i>setbacks, exposure, and open space of each</i>
17			<i>development lot.</i>
18	<i>Homeless Shelter Density</i>	<i>§§ 208</i>	<i>Density limits regulated by the</i>
19			<i>Administrative Code.</i>
20	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
21	<b><u>Development Standards</u></b>		
22	<i>Floor Area Ratio</i>	<i>§§ 123, 124</i>	<i>Varies, depending on height, as set forth in</i>
23			<i>§124.</i>
24			
25			

1			<i>No car parking required. Maximum</i>
2	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<i>permitted per § 151. Bike parking required</i>
3	<u>Requiriments</u>	<u>166, 204.5</u>	<i>per § 155.2. If car parking is provided, car</i>
4			<i>share spaces are required when a project</i>
5			<i>has 25 parking spaces or more per § 166.</i>
6	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<i>None required if Occupied Floor Area is</i>
7	<u>Loading, Non-Residential</u>	<u>204.5</u>	<i>less than 10,000 square feet.</i>
8			<i>C required for single retail use over 50,000</i>
9	<u>Use Size Limits</u>	<u>§ 121.6</u>	<i>gross square feet. Single Retail Uses in</i>
10			<i>excess of 120,000 gross square feet are NP.</i>
11			<i>As indicated in this table by end note (4),</i>
12			<i>certain Retail Sales and Service Uses and</i>
13			<i>Ambulance Service Uses are subject to the</i>
14			<i>following size controls: P when all Retail</i>
15	<u>Retail Size Controls</u>		<i>Sales and Service Uses and Ambulance</i>
16			<i>Service Uses per lot are 25,000 Gross</i>
17			<i>Square Feet or less; above 25,000 gross sq.</i>
18			<i>ft. permitted only if the ratio of other</i>
19			<i>permitted uses to retail is at least 3:1.</i>
20	<u>Ground Floor Ceiling</u>		<i>Required minimum floor-to-floor height of</i>
21	<u>Height</u>	<u>§ 145.1(c)(4)</u>	<i>14 feet, as measured from grade.</i>
22	<b><u>Commercial Use Characteristics</u></b>		
23	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
24	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>P</u>
25	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>

1	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
2	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>
3	<u>Outdoor Activity Area</u>	<u>§ 102</u>	<u>P</u>
4	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>
5	<b><u>Agricultural Use Category</u></b>		
6	<u>Agricultural Uses</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
7	<b><u>Automotive Use Category</u></b>		
8	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>P</u>
9	<u>Ambulance Service</u>	<u>§ 102</u>	<u>C(4)</u>
10	<u>Automobile Sale or</u>	<u>§ 102</u>	<u>P if in an enclosed building; otherwise NP.</u>
11	<u>Rental</u>		
12	<u>Motor Vehicle Tow</u>	<u>§ 102</u>	<u>C</u>
13	<u>Service</u>		
14	<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
15	<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
16	<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
17	<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
18	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
19	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
20	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
21	<u>Entertainment, Arts and</u>	<u>§ 102, 803.9(b)</u>	<u>P</u>
22	<u>Recreation Uses*</u>		
23	<u>Livery Stables</u>	<u>§ 102</u>	<u>NP</u>
24	<u>Movie Theater</u>	<u>§ 102</u>	<u>P up to three screens</u>
25			

1	<u>Sports Stadium</u>	<u>§ 102</u>	<u>NP</u>
2	<b><u>Industrial Use Category</u></b>		
3	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>
4	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P</u>
5	<b><u>Institutional Use Category</u></b>		
6	<u>Institutional Uses</u>	<u>§§ 202.2(e), 803.9(b)</u>	<u>P</u>
7	<b><u>Sales and Service Category</u></b>		
8	<b><u>Retail Sales and Service</u></b>		
9	<b><u>Uses*</u></b>	<u>§§ 102, 202.2(a)</u>	<u>P (4)</u>
10	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§ 102</u>	<u>C (5)</u>
12	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>
13	<u>Mortuary</u>	<u>§ 102</u>	<u>NP (1)</u>
14	<u>Self Storage</u>	<u>§ 102</u>	<u>NP (1)</u>
15	<b><u>Non-Retail Sales and</u></b>		
16	<b><u>Service</u></b>	<u>§ 102</u>	<u>P (1)</u>
17	<b><u>Utility and Infrastructure Use Category</u></b>		
18	<u>Utility and Infrastructure</u>		
19	<u>uses*</u>	<u>§ 102</u>	<u>NP</u>
20	<u>Public Transportation</u>		
21	<u>Facility</u>	<u>§ 102</u>	<u>P</u>
22	<u>Wireless</u>		
23	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (2)</u>
24	<u>Services Facility</u>		
25			

1 \* Not listed below

2 (1) P in historic buildings as set forth in § 803.9(b).

3 (2) P if the facility is a Micro WTS Facility.

4 (3) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
5 Units.

6 (4) P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the  
7 ratio of other permitted uses to retail is at least 3:1. CU requirements for individual uses still apply.

8 (5) Allowed with CU authorization if the Hotel has less than 75 rooms. In Height Districts that are 105  
9 feet and above, Hotels are allowed with CU authorization and not subject to a room limit.

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Mixed Use Office District Controls</b>
<b><i>Building and Siting Standards</i></b>			
842.01	<i>Height Limit</i>	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
842.02	<i>Bulk Limit</i>	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction



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

			<i>required, § 270.1 Mid block alleys required, § 270.2</i>
842.03	<i>Non residential density limit</i>	<i>§§ 102.9, 123, 124, 127</i>	<i>Generally contingent upon permitted height, per Section 124</i>
842.04	<i>Setbacks</i>	<i>§§ 134, 136, 136.2, 144, 145.1</i>	<i>Generally required</i>
842.05	<i>Awnings and Canopies</i>	<i>§§ 136, 136.1</i>	<i>P</i>
842.06	<i>Parking and Loading Access: Prohibition</i>	<i>§ 155(r)</i>	<i>None.</i>
842.07	<i>Parking and Loading Access: Siting and Dimensions</i>	<i>§§ 145.1, 151.1, 152.1, 155</i>	<i>Requirements apply</i>
842.08	<i>Off Street Parking, Residential</i>	<i>§ 151.1</i>	<i>None required. Limits set forth in Section 151.1</i>
842.09	<i>Residential to non residential ratio</i>	<i>§ 803.9(a)</i>	<i>None</i>
842.10	<i>Off Street Parking, Non Residential</i>	<i>§§ 150, 151.1, 153-156, 166, 204.5 303-1</i>	<i>None required. Limits set forth in Section 151.1</i>
842.11	<i>Usable Open Space for Dwelling Units and Group Housing</i>	<i>§ 135</i>	<i>80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible</i>
842.12	<i>Usable Open Space for Non Residential</i>	<i>§ 135.3</i>	<i>Required; amount varies based on use; may also pay in lieu fee</i>

1	842.13	<i>Outdoor Activity Area</i>	§ 890.71	P
2	842.14	<i>General Advertising Sign</i>	§§ 607.2(b) & (c) and 611	NP
3	<b><i>Residential Uses</i></b>			
4	842.20	<i>Dwelling Units</i>	§ 102.7	P
5	842.21	<i>Group Housing</i>	§ 890.88(b)	P
6	842.22	<i>SRO Units</i>	§ 890.88(e)	P
7	842.23	<i>Homeless Shelters</i>	§§ 102, 890.88(d)	P
8	842.24	<i>Dwelling Unit Density Limit</i>	§§ 124, 207.5, 208	No density limit #
9	842.25	<i>Dwelling Unit Mix</i>	§ 207.6	At least 40% of all dwelling
10				units must contain two or
11				more bedrooms or 30% of all
12				dwelling units must contain
13				three or more bedrooms.
14	842.26	<i>Affordability Requirements</i>	§ 415	15% onsite/20% off site
15	842.27	<i>Residential Demolition or</i>	§ 317	Restrictions apply; see
16		<i>Conversion</i>		criteria of Section 317
17	<b><i>Institutions</i></b>			
18	842.30	<i>Hospital, Medical Centers</i>	§ 890.44	P
19	842.31	<i>Residential Care Facility</i>	§ 102	P
20	842.32	<i>Educational Services</i>	§ 890.50(e)	P
21	842.33	<i>Religious Facility</i>	§ 890.50(d)	P
22	842.34	<i>Assembly and Social Service</i>	§ 890.50(a)	P
23	842.35	<i>Child Care Facility</i>	§ 102	P
24				
25				

1	842.36	<i>Medical Cannabis Dispensary</i>	§ 890.133	P
2				
3	<b><i>Vehicle Parking</i></b>			
4	842.40	<i>Automobile Parking Lot</i>	§§ 890.7, 890.9, 890.11	NP
5	842.41	<i>Automobile Parking Garage</i>	§§ 303.1890.8, 890.10, 890.12	C; subject to criteria of
6				Sec. 303.
7	<b><i>Retail Sales and Services</i></b>			
8	842.45	<i>All Retail Sales and Services that are not listed below</i>	§§ 890.104, 890.116, 803.9(g); 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1.
9				
10				
11				
12				
13	842.46	<i>Formula Retail</i>	§ 303.1	P
14	842.47	<i>Ambulance Service</i>	§ 890.2	C
15	842.48	<i>Self-Storage</i>	§ 890.54(d)	NP
16	842.49	<i>Tourist Hotel</i>	§ 890.46	C if less than 75 rooms; C with no room limit in height districts that are 105 feet and above.
17				
18				
19				
20	<b><i>Assembly, Recreation, Arts and Entertainment</i></b>			
21	842.55	<i>Arts Activity</i>	§ 102.2	P
22	842.56	<i>Nighttime Entertainment</i>	§§ 102.17, 181(f), 803.5(b)	C
23	842.57	<i>Adult Entertainment</i>	§ 890.36	NP
24	842.58	<i>Amusement Arcade</i>	§ 890.4	NP
25				

1	842.59	<i>Massage Establishment</i>	§ 890.60	NP
2	842.60	<i>Movie Theater</i>	§ 890.64	P, up to three screens
3	842.61	<i>Pool Hall not falling within</i>	§221(f)	P
4		<i>Category 890.50(a)</i>		
5	842.62	<i>Recreation Building, not</i>	§ 221(e)	P
6		<i>falling within Category</i>		
7		<i>842.34</i>		
8	<b>Office</b>			
9	842.65	<i>Office Uses in Landmark</i>	§§ 890.70, 803.9(b)	P
10		<i>Buildings or Contributory</i>		
11		<i>Buildings in Historic</i>		
12		<i>Districts</i>		
13	842.66	<i>All Other Office Uses</i>	§ 890.70	P
14	842.67	<i>Live/Work Units</i>	§ 233	NP
15	<b>Motor Vehicle Services</b>			
16	842.70	<i>Vehicle Storage—Open Lot</i>	§ 890.131	NP
17	842.71	<i>Vehicle Storage—Enclosed</i>	§ 303, 890.132	C; subject to criteria of
18		<i>Lot or Structure</i>		<i>Sec. 303.</i>
19	842.72	<i>Motor Vehicle Service</i>	§§ 890.18, 890.20	P
20		<i>Station, Automotive Wash</i>		
21	842.73	<i>Motor Vehicle Repair</i>	§ 890.15	P
22	842.74	<i>Automobile Tow Service</i>	§ 890.19	C
23	842.75	<i>Non-Auto Vehicle Sales or</i>	§ 890.69	P
24		<i>Rental</i>		
25				

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

<b>Industrial, Home, and Business Service</b>			
842.78	<i>Wholesale Sales</i>	§ 890.54(b)	P
842.79	<i>Light Manufacturing</i>	§ 890.54(a)	P
842.80	<i>Trade Shop</i>	§ 890.124	P
842.81	<i>Catering Service</i>	§ 890.25	P
842.82	<i>Business Goods and Equipment Repair Service</i>	§ 890.23	P
842.83	<i>Business Service</i>	§ 890.111	P
842.84	<i>Commercial Storage</i>	§ 890.54(e)	P
842.85	<i>Laboratory, life science</i>	§ 890.53	P
842.86	<i>Laboratory, not including life science laboratory</i>	§§ 890.52, 890.53	P
842.87	<i>Industrial Agriculture</i>	§ 102	P
<b>Other Uses</b>			
842.90	<i>Mortuary Establishment</i>	§ 227(c)	NP
842.91	<i>Animal Services</i>	§ 224	P
842.92	<i>Public Use, except Public Transportation Facility and Internet Service Exchange</i>	§§ 890.80, 209.6(e)	P
842.94	<i>Internet Services Exchange</i>	§ 209.6(e)	C
842.95	<i>Public Transportation Facilities</i>	§ 890.80	P
842.96	<i>Open Air Sales</i>	§§ 803.9(d), 890.38	P
842.97A	<i>Open Recreation</i>	§ 209.5	P

1	842.97B	Neighborhood Agriculture	§ 102	P
2	842.97C	Large Scale Urban	§ 102	C
3		Agriculture		
4	842.98	Walk-up Facility, including	§§ 890.140	P
5		Automated Bank Teller		
6		Machine		
7	842.99	Wireless	§ 102	C; P if the facility is a Micro
8		Telecommunications		WTS Facility
9		Services Facility		

<b>SPECIFIC PROVISIONS FOR MUO – MIXED USE OFFICE DISTRICT</b>				
<b>Section</b>		<b>Zoning Controls</b>		
13	§ 842.24	§ 207(e)(4)	<b>ACCESSORY DWELLING UNITS</b>	
14			<i>Boundaries: Within the boundaries of the MUO – Mixed Use Office</i>	
15			<i>District.</i>	
16			<i>Controls: An “Accessory Dwelling Unit,” as defined in Section 102 and</i>	
17			<i>meeting the requirements of Section 207(e)(4) is permitted to be constructed</i>	
18			<i>within an existing building in areas that allow residential use or within an</i>	
19			<i>existing and authorized auxiliary structure on the same lot.</i>	

**SEC. ~~838~~ 843. UMU – URBAN MIXED USE DISTRICT.**

\* \* \* \*

**Table ~~838~~ 843**

**UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Urban Mixed Use District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271</u>	<u>Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u>
<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.</u>
<u>Front Setback and Side Yards</u>	<u>§§ 130, 132, 133</u>	<u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise, front setbacks are not required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required as set forth in Section 138.1</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required as set forth in Sections 145.1; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level</u>

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

		<i>spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<i>Active street-facing ground-floor uses</i>	<u>§ 145.4</u>	<i>None required</i>
<i>Parking and Loading Access Restrictions</i>	<u>§ 155(r)</u>	<i>As required by Section 155(r).</i>
<i>Usable Open Space for Non-Residential Uses</i>	<u>§§ 135.3, 426</u>	<i>As required by §§135.3 and 426; may also pay in-lieu fee.</i>
<i>Artworks and Recognition of Artists and Architects</i>	<u>§ 429.</u>	<i>Required for new buildings and building additions of 25,000 square feet or more.</i>
<b><u>Miscellaneous</u></b>		
<i>Design Guidelines</i>	<u>General Plan Commerce and Industry Element.</u>	<i>Subject to the Urban Design Guidelines</i>
<i>Large Project Review</i>	<u>§ 329</u>	<i>As required by § 329.</i>
<i>Planned Unit Development</i>	<u>§ 304</u>	<i>NP</i>
<i>Awning, Canopy or Marquee</i>	<u>§ 136, 136.1</u>	<i>P</i>
<i>Signs</i>	<u>§ 607.2</u>	<i>As permitted by Section § 607.2.</i>
<i>General Advertising Signs</i>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<i>NP</i>
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
<b><u>Development Standards</u></b>		



1 2 3	<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per Dwelling Unit if private,</u> <u>54 square feet per unit if publicly</u> <u>accessible.</u>
4 5 6 7 8 9	<u>Off-Street Parking</u> <u>Requirements</u>	<u>§§ 150-151.1, 153 - 156,</u> <u>166, 167, 204.5</u>	<u>No car parking required. Maximum</u> <u>permitted as set forth in § 151. Bike parking</u> <u>required by § 155.2. If car parking is</u> <u>provided, car share spaces are required</u> <u>when a project has 50 units or more as set</u> <u>forth in § 166.</u>
10 11	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 152, 153 - 155,</u> <u>204.5</u>	<u>None required if Occupied Floor Area is</u> <u>less than 100,000 square feet.</u>
12 13	<u>Residential Conversion,</u> <u>Demolition, or Merger</u>	<u>§ 317</u>	<u>C for Removal of one or more Residential</u> <u>Units or Unauthorized Units.</u>
14 15 16 17	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>At least 40% of all Dwelling Units must</u> <u>contain two or more bedrooms or 30% of</u> <u>all Dwelling Units must contain three or</u> <u>more bedrooms.</u>
18	<u><b>Use Characteristics</b></u>		
19 20	<u>Intermediate Length</u> <u>Occupancy</u>	<u>§§102, 202.10</u>	<u>P(1)</u>
21	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
22	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
23	<u><b>Residential Uses</b></u>		
24	<u>Dwelling Units</u>	<u>§ 102</u>	<u>P</u>
25	<u>Group Housing</u>	<u>§ 102</u>	<u>P</u>

1	<u>Homeless Shelter</u>	<u>§ 102</u>	<u>P</u>
2	<u>Dwelling Unit and Group</u>	<u>§ 207</u>	<u>No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.</u>
3	<u>Housing Density</u>		
4			
5			
6	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code.</u>
7			
8	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
9	<b><u>Development Standards</u></b>		
10	<u>Floor Area Ratio</u>	<u>§§ 123, 124</u>	<u>Section 124 sets forth Basic FAR based on height.</u>
11			
12	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156, 166, 204.5</u>	<u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.</u>
13	<u>Requirements</u>		
14			
15			
16			
17			
18	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155, 204.5</u>	<u>None required if Occupied Floor Area is less than 10,000 square feet.</u>
19			
20			
21	<u>Use Size Controls</u>		<u>As indicated in this table by end notes (2) and (3), certain Uses are P up to 3,999 gross sq. ft. per Use and require C for 4,000 gross sq. ft. or greater per Use. As indicated only by end note (2), certain Uses are further limited to 25,000 Gross Square Feet</u>
22			
23			
24			
25			

		<i>per Lot above 25,000 gross sq. ft. permitted only if the ratio of other permitted Uses on the Lot to retail is at least 3:1.</i>
<i>Ground Floor Ceiling Height</i>	<u>§ 145.1(c)(4)</u>	<i>Required minimum floor-to-floor height of 14 feet, as measured from grade.</i>
<b><u>Commercial Use Characteristics</u></b>		
<i>Drive-up Facility</i>	<u>§ 102</u>	<u>NP</u>
<i>Formula Retail</i>	<u> §§ 102, 303.1</u>	<u>C</u>
<i>Hours of Operation</i>	<u>§ 102</u>	<i>No limit</i>
<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>
<i>Open Air Sales</i>	<u>§ 102</u>	<u>P</u>
<i>Outdoor Activity Area</i>	<u>§ 102</u>	<u>P</u>
<i>Walk-up Facility</i>	<u>§ 102</u>	<u>P</u>
<b><u>Agricultural Use Category</u></b>		
<i>Agricultural Uses</i>	<u> §§ 102, 202.2(c)</u>	<u>P</u>
<b><u>Automotive Use Category</u></b>		
<i>Automotive Uses*</i>	<u>§ 102</u>	<u>P</u>
<i>Ambulance Service</i>	<u>§ 102</u>	<u>C</u>
<i>Automobile Sale or Rental</i>	<u>§ 102</u>	<i>P if in an enclosed building; otherwise NP(2)</i>
<i>Automotive Wash</i>	<u>§ 102</u>	<u>C</u>
<i>Motor Vehicle Tow Service</i>	<u>§ 102</u>	<u>C</u>
<i>Private Parking Garage</i>	<u>§ 102</u>	<u>C</u>

1	<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
2	<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
3	<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
4	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
5	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
6	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
7	<u>Entertainment, Arts and</u>	<u>§ 102, 803.9(b)</u>	<u>P</u>
8	<u>Recreation Uses*</u>		
9	<u>Livery Stable</u>	<u>§ 102</u>	<u>NP</u>
10	<u>Outdoor Entertainment</u>	<u>§ 102</u>	<u>NP</u>
11	<u>Sports Stadium</u>	<u>§ 102</u>	<u>NP</u>
12	<b><u>Industrial Use Category</u></b>		
13	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>
14	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P</u>
15	<b><u>Institutional Use Category</u></b>		
16	<u>Institutional Uses</u>	<u>§§ 202.2(e), 803.9(b)</u>	<u>P</u>
17	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>
18	<u>Post-Secondary</u>	<u>§ 102</u>	<u>C</u>
19	<u>Educational Institution</u>		
20	<b><u>Sales and Service Category</u></b>		
21	<b><u>Retail Sales and Service</u></b>	<u>§§ 102, 202.2(a)</u>	<u>P (2)</u>
22	<b><u>Uses*</u></b>		
23	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>
24	<u>Gym</u>	<u>§§ 102; 803.9(g)</u>	<u>P(3)</u>
25			

1	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>
2	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>
3	<u>Mortuary</u>	<u>§ 102</u>	<u>NP (1)</u>
4	<u>Self Storage</u>	<u>§ 102</u>	<u>NP (1)</u>
5	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>
6	<b><u>Non-Retail Sales and</u></b>		
7	<b><u>Service*</u></b>	<u>§ 102</u>	<u>P</u>
8	<u>Life Science</u>	<u>§ 102</u>	<u>NP</u>
9	<u>Office Uses</u>	<u>§§ 102; 803.9(f)</u>	<u>P(4)</u>
10	<u>Office Uses in Landmark</u>	<u>§§ 102, 803.9(c)</u>	<u>P</u>
11	<u>Buildings</u>		
12	<b><u>Utility and Infrastructure Use Category</u></b>		
13	<u>Utility and Infrastructure</u>		
14	<u>uses*</u>	<u>§ 102</u>	<u>NP</u>
15	<u>Public Transportation</u>		
16	<u>Facility</u>	<u>§ 102</u>	<u>P</u>
17	<u>Wireless</u>		
18	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (3)</u>
19	<u>Services Facility</u>		

20 \* Not Listed Below

21 (1) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 22 Units.

23 (2) P up to 3,999 gross sq. ft. per Use and requires C for 4,000 gross sq. ft. or greater per Use; P to  
 24 25,000 Gross Square Feet per Lot; above 25,000 gross sq. ft. permitted only if the ratio of other  
 25 permitted uses to retail on the Lot is at least 3:1.

1 (3) P up to 3,999 gross sq. ft. per use; C for 4,000 gross sq. ft. or greater per use. Not subject to 3:1  
 2 ratio.

3 (4) Subject to vertical control of Sec. 803.9(f).

4  
 5 \* \* \* \*

No.	Zoning Category	§ References	Urban Mixed Use District Controls
<b><i>Building and Siting Standards</i></b>			
843.01	<i>Height Limit</i>	<i>See Zoning Map, §§ 260 – 261.1, 263.20</i>	<i>As shown on Sectional Maps 1 and 7 of the Zoning Map  Height sculpting required on narrow streets, § 261.1  Non-habitable vertical projections permitted, § 263.20</i>
843.02	<i>Bulk Limit</i>	<i>See Zoning Map, §§ 270, 270.1, 270.2</i>	<i>As shown on Sectional Maps 1 and 7 of the Zoning Map  Horizontal mass reduction required, § 270.1  Mid block alleys required, § 270.2</i>
843.03	<i>Non residential density limit</i>	<i>§§ 102.9, 123, 124, 127</i>	<i>Generally contingent upon permitted height, per Section 124</i>
843.04	<i>Setbacks</i>	<i>§§ 134, 136, 136.2, 144, 145.1</i>	<i>Generally required</i>
843.05	<i>Awnings and Canopies</i>	<i>§§ 136, 136.1</i>	<i>P</i>

1	843.06	<i>Parking and Loading Access: Prohibition</i>	<i>§ 155(r)</i>	<i>None</i>
2				
3	843.07	<i>Parking and Loading Access: Siting and Dimensions</i>	<i>§§ 145.1, 151.1, 152.1, 155</i>	<i>Requirements apply</i>
4				
5				
6	843.08	<i>Off-Street Parking, Residential</i>	<i>§ 151.1</i>	<i>None required. Limits set forth in Section 151.1</i>
7				
8	843.09	<i>Residential to non- residential ratio</i>	<i>§ 803.9 (a)</i>	<i>None</i>
9				
10	843.10	<i>Off-Street Parking, Non- Residential</i>	<i>§§ 150, 151.1, 153-156, 166, 204.5-3031</i>	<i>None required. Limits set forth in Section 151.1</i>
11				
12	843.11	<i>Usable Open Space for Dwelling Units and Group Housing</i>	<i>§ 135</i>	<i>80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible</i>
13				
14				
15	843.12	<i>Usable Open Space for Non-Residential</i>	<i>§ 135.3</i>	<i>Required; amount varies based on use; may also pay in lieu fee</i>
16				
17	843.13	<i>Outdoor Activity Area</i>	<i>§ 890.71</i>	<i>P</i>
18	843.14	<i>General Advertising Sign</i>	<i>§§ 607.2(b) &amp; (e) and 611</i>	<i>NP</i>
19				
20	<b><i>Residential Uses</i></b>			
21	843.20	<i>Dwelling Units</i>	<i>§ 102.7</i>	<i>P</i>
22	843.21	<i>Group Housing</i>	<i>§ 890.88(b)</i>	<i>P</i>
23	843.22	<i>SRO Units</i>	<i>§ 890.88(c)</i>	<i>NP</i>
24	843.23	<i>Homeless Shelters</i>	<i>§§ 102, 890.88(d)</i>	<i>P</i>
25				

1	843.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit #
2				
3	843.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
4				
5				
6				
7	843.26	Affordability Requirements	§ 319	Varies—see Section 319
8				
9	843.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
10				
11	<b>Institutions</b>			
12	843.30	Hospital, Medical Centers	§ 890.44	NP
13	843.31	Residential Care	§ 890.50(e)	C
14	843.32	Educational Services	§ 890.50(e)	C for post secondary institutions; P for all other
15				
16	843.33	Religious Facility	§ 890.50(d)	P
17	843.34	Assembly and Social Service	§ 890.50(a)	P
18				
19	843.35	Child Care Facility	§ 102	P
20	843.36	Medical Cannabis Dispensary	§ 890.133	P
21				
22	<b>Vehicle Parking</b>			
23	843.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
24				
25				



1	843.41	Automobile Parking	§§ 303, 890.8, 890.10,	C; subject to criteria of Sec. 303.
2		Garage	890.12	
3	<b>Retail Sales and Services</b>			
4	843.45	All Retail Sales and	§§ 890.104, 890.116,	P up to 25,000 gross sq.ft. per lot; above
5		Services that are not	803.9(g), 121.6	25,000 gross sq.ft. per lot permitted only if
6		listed below		the ratio of other permitted uses to retail is
7				at least 3:1. P up to 3,999 gross sq.ft. per
8				use; C over 4,000 gross sq.ft. per use.
9	843.46	Formula Retail	§§ 303.1, 843.45	C. If approved, subject to size controls in
10				Section 843.45.
11	843.47	Ambulance Service	§ 890.2	C
12	843.48	Self Storage	§ 890.54(d)	NP
13	843.49	Tourist Hotel	§ 890.46	NP
14	843.51	Gyms	§§ 218(d), 803.9(g)	P up to 3,999 gross sq.ft. per use; C over
15				4,000 gross sq.ft. per use. Not subject to
16				3:1 ratio, per Sec. 803.9(g).
17	<b>Assembly, Recreation, Arts and Entertainment</b>			
18	843.55	Arts Activity	§ 102.2	P
19	843.56	Nighttime Entertainment	§§ 102.17, 181(f),	P
20			803.5(b)	
21	843.57	Adult Entertainment	§ 890.36	C
22	843.58	Amusement Arcade	§ 890.4	P
23	843.59	Massage Establishment	§ 890.60	NP
24	843.60	Movie Theater	§ 890.64	P, up to three screens
25				

1	843.61	Pool Hall not falling within Category 890.50(a)	§ 221(f)	P
2				
3				
4	843.62	Recreation Building, not falling within Category 843.34	§ 221(e)	P
5				
6				
7	<b>Office</b>			
8	843.65	Office Uses in Landmark Buildings	§§ 890.70, 803.9(e)	P
9				
10	843.65A	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	Subject to vertical control of Sec. 803.9(f). P on the ground floor when primarily open to the general public on a client-oriented basis. (1)
11				
12				
13				
14	843.66	All other Office Uses	§§ 803.9(f), 890.70, 890.118	Subject to vertical control of Sec. 803.9(f) (2)
15				
16	843.67	Live/Work Units	§ 233	NP
17	<b>Motor Vehicle Services</b>			
18	843.70	Vehicle Storage – Open Lot	§ 890.131	NP
19				
20	843.71	Vehicle Storage – Enclosed Lot or Structure	§ 303, 890.132	C; subject to criteria of Sec. 303.
21				
22	843.72	Motor Vehicle Service Station	§ 890.18	P
23				
24	843.73	Motor Vehicle Repair	§ 890.15	P
25				

1	843.74	Automobile Tow Service	§ 890.19	C
2	843.75	Non Auto Vehicle Sales	§ 890.69	P
3		or Rental		
4	843.76	Automobile Sale or Rental	§ 890.13	P; subject to size controls in Section
5				843.45.
6	843.77	Automotive Wash	§ 890.20	C
7	<b>Industrial, Home, and Business Service</b>			
8	843.78	Wholesale Sales	§ 890.54(b)	P
9	843.79	Light Manufacturing	§ 890.54(a)	P
10	843.80	Trade Shop	§ 890.124	P
11	843.81	Catering Service	§ 890.25	P
12	843.82	Business Goods and	§ 890.23	P
13		Equipment Repair Service		
14	843.83	Business Service	§ 890.111	P
15	843.84	Commercial Storage	§ 890.54(e)	P
16	843.85	Laboratory, life science	§ 890.53	NP
17	843.86	Laboratory, not including	§§ 890.52, 890.53	P
18		life science laboratory		
19	843.87	Industrial Agriculture	§ 102	P
20	<b>Other Uses</b>			
21	843.90	Mortuary Establishment	§ 227(e)	NP
22	843.91	Animal Services	§ 224	P
23	843.92	Public Use, except Public	§§ 890.80, 209.6(e)	P
24		Transportation Facility		
25				

1		<i>and Internet Service</i>		
2		<i>Exchange</i>		
3	843.94	<i>Internet Services</i>	<i>209.6(d)</i>	<i>NP</i>
4		<i>Exchange</i>		
5	843.95	<i>Public Transportation</i>	<i>§ 890.80</i>	<i>P</i>
6		<i>Facilities</i>		
7	843.96	<i>Open Air Sales</i>	<i>§§ 803.9(c), 890.38</i>	<i>P</i>
8	843.97A	<i>Open Recreation</i>	<i>§ 209.5</i>	<i>P</i>
9	843.97B	<i>Neighborhood</i>	<i>§ 102</i>	<i>P</i>
10		<i>Agriculture</i>		
11	843.97C	<i>Large Scale Urban</i>	<i>§ 102</i>	<i>C</i>
12		<i>Agriculture</i>		
13	843.98	<i>Walk-up Facility,</i>	<i>§§ 890.140</i>	<i>P</i>
14		<i>including Automated</i>		
15		<i>Bank Teller Machine</i>		
16	843.99	<i>Wireless</i>	<i>§ 102</i>	<i>C; P if the facility is a Micro-WTS Facility</i>
17		<i>Telecommunications</i>		
18		<i>Services Facility</i>		

**SPECIFIC PROVISIONS FOR UMU—URBAN MIXED USE DISTRICT**

<b>Section</b>		<b>Zoning Controls</b>
23	§ 843.24 § 207(c)(4)	<b>ACCESSORY DWELLING UNITS</b>
24		<b>Boundaries:</b> <i>Within the boundaries of the UMU—Mixed Use District.</i>
25		<b>Controls:</b> <i>An “Accessory Dwelling Unit,” as defined in Section 102 and</i>

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

		<i>meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</i>
--	--	---

**SEC. 839 844. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.**

\* \* \* \*

**Table 839 844**

**WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Western SoMa Mixed Use-General District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§, 261.1, 270, 270.1, 270.2, 271</u>	<u>Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u>
<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.</u>

1	<u>Front Setback and Side</u>		<u>Front setbacks for residential uses are</u>
2	<u>Yards</u>	<u>§§ 130, 132, 133</u>	<u>governed by the Ground Floor Residential</u>
3			<u>Guidelines. Otherwise not required.</u>
4	<b><u>Street Frontage and Public Realm</u></b>		
5	<u>Streetscape and</u>		
6	<u>Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>As required by §138.1.</u>
7			<u>Required; controls apply to above-grade</u>
8			<u>parking setbacks, parking and loading</u>
9			<u>entrances, active uses, street-facing ground-</u>
10	<u>Street Frontage</u>		<u>level spaces, ground-floor ceiling heights,</u>
11	<u>Requirements</u>	<u>§ 145.1</u>	<u>transparency and fenestration, and gates,</u>
12			<u>railings, and grillwork. Exceptions</u>
13			<u>permitted for historic buildings.</u>
14	<u>Active street-facing</u>		
15	<u>ground-floor uses</u>	<u>§ 145.4</u>	<u>None</u>
16	<u>required</u>		
17			<u>As required by §155(r). Driveway access</u>
18	<u>Parking and Loading</u>		<u>restrictions apply to Automotive Service</u>
19	<u>Access Restrictions</u>	<u>§ 155(r)</u>	<u>Station and Gas Station uses in the Western</u>
20			<u>SoMa SUD.</u>
21	<u>Usable Open Space for</u>		<u>Required; amount varies based on use; may</u>
22	<u>Non-Residential Uses</u>	<u>§ 135.3, 426</u>	<u>also pay in-lieu fee.</u>
23	<u>Artworks and Recognition</u>		<u>Required for new buildings and building</u>
24	<u>of Artists and Architects</u>	<u>§ 429.</u>	<u>additions of 25,000 square feet or more.</u>
25	<b><u>Miscellaneous</u></b>		

1	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element.</u>	<u>Subject to the Urban Design Guidelines.</u>
2			
3	<u>Large Project Review</u>	<u>§ 329, 249.39</u>	<u>As required by § 329. Certain large projects in the Western SoMa SUD are subject to additional conditions.</u>
4			
5	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>NP</u>
6			
7	<u>Awning, Canopy or Marquee</u>	<u>§ 136, 136.1</u>	<u>P</u>
8			
9	<u>Signs</u>	<u>§ 607.2</u>	<u>As permitted by Section § 607.2.</u>
10			
11	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
12			
13	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
14	<b><u>Development Standards</u></b>		
15	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136, 249.39</u>	<u>80 square feet per Dwelling Unit. Open space standards of § 249.39 apply within the Western SoMa SUD.</u>
16			
17			
18	<u>Off-Street Parking Requirements</u>	<u>§§ 150-151.1, 153 - 156, 166, 167, 204.5</u>	<u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more as set forth in § 166.</u>
19			
20			
21			
22			
23			
24	<u>Off-Street Freight Loading, Residential</u>	<u>§§ 150, 152, 153 - 155, 204.5</u>	<u>None required if Occupied Floor Area is less than 100,000 square feet.</u>
25			

1	<u>Residential Conversion,</u>		<u>C for Removal of one or more Residential</u>
2	<u>Demolition, or Merger</u>	<u>§ 317</u>	<u>Units or Unauthorized Units.</u>
3			
4	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>At least 40% of all Dwelling Units must</u>
5			<u>contain two or more bedrooms or 30% of</u>
6			<u>all Dwelling Units must contain three or</u>
7			<u>more bedrooms.</u>
7	<b><u>Use Characteristics</u></b>		
8	<u>Intermediate Length</u>	<u>§§102, 202.10</u>	<u>P(3)</u>
9	<u>Occupancy</u>		
10	<u>Single Room Occupancy</u>	<u>§ 102, 249.39</u>	<u>P with minimum SRO unit size of 275</u>
11			<u>square feet.</u>
12	<u>Student Housing</u>	<u>§ 102</u>	<u>C in newly constructed buildings only.</u>
13			<u>Otherwise NP.</u>
14	<b><u>Residential Uses</u></b>		
15	<u>Dwelling Units</u>	<u>§102</u>	<u>P</u>
16	<u>Group Housing</u>	<u>§§ 102, 249.78(c)(8)</u>	<u>P</u>
17	<u>Homeless Shelters</u>	<u>§ 208</u>	<u>P</u>
18			
19	<u>Dwelling Unit and Group</u>		<u>No density limit. Density is regulated by the</u>
20	<u>Housing Density</u>	<u>§§ 102, 207</u>	<u>permitted height and bulk, and required</u>
21			<u>setbacks, exposure, and open space of each</u>
22			<u>development lot.</u>
23	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u>
24			<u>Administrative Code.</u>
24	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
25	<b><u>Development Standards</u></b>		



1	<u>Floor Area Ratio</u>	<u>§§ 123, 124</u>	<u>FAR based on permitted height, see Section 124 for more information.</u>
2			
3	<u>Off-Street Parking Requirements</u>	<u>§§ 150-151.1, 153 - 156, 166, 204.5</u>	<u>No car parking required. Maximum permitted as set forth in §151.1. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.</u>
4			
5	<u>Off-Street Freight Loading, Non-Residential</u>	<u>§§ 150, 152, 153 - 155, 204.5</u>	<u>None required if Occupied Floor Area is less than 10,000 square feet.</u>
6			
7	<u>Use Size Controls</u>		<u>As indicated in this table by end note (5), certain Uses are limited to a total of 10,000 gsf per lot and NP above.</u>
8			
9	<u>Ground Floor Ceiling Height</u>	<u>§ 145.1(c)(4)</u>	<u>Required minimum floor-to-floor height of 14 feet, as measured from grade.</u>
10			
11	<b><u>Commercial Use Characteristics</u></b>		
12	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
13	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
14	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m.-2 a.m. C 2 a.m.-6 a.m.</u>
15	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
16	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>
17	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if in front or it complies with Section 202.2(a)(7), C if elsewhere.</u>
18	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

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

<b><u>Agricultural Use Category</u></b>		
<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
<b><u>Automotive Use Category</u></b>		
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>P (4)</u>
<u>Ambulance Service</u>	<u>§ 102</u>	<u>C (4)(5)</u>
<u>Automobile Sale or Rental</u>	<u>§ 102</u>	<u>P if in an enclosed building; otherwise NP.</u>
<u>Motor Vehicle Tow Service</u>	<u>§ 102</u>	<u>C</u>
<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102, 803.9(b)</u>	<u>C (1)</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>
<u>Nighttime Entertainment</u>	<u>§ 102</u>	<u>P</u>
<u>Open Recreation Area</u>	<u>§ 102</u>	<u>P</u>
<b><u>Industrial Use Category</u></b>		
<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>

1	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P</u>
2	<b><u>Institutional Use Category</u></b>		
3	<u>Institutional Uses</u>	<u>§§ 102, 202.2(e), 803.9(b)</u>	<u>P</u>
4	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>
5	<u>Post-Secondary</u>	<u>§ 102</u>	<u>C</u>
6	<u>Educational Institution</u>		
7	<b><u>Sales and Service Category</u></b>		
8	<b><u>Retail Sales and Service</u></b>	<u>§§ 102, 202.2(a)</u>	<u>P (5)</u>
9	<b><u>Uses*</u></b>		
10	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>
13	<u>Mortuary</u>	<u>§ 102</u>	<u>NP (1)</u>
14	<u>Self Storage</u>	<u>§ 102</u>	<u>NP (1)</u>
15	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>
16	<b><u>Non-Retail Sales and</u></b>	<u>§ 102</u>	<u>P (1)</u>
17	<b><u>Service*</u></b>		
18	<u>Laboratory</u>	<u>§ 102</u>	<u>NP</u>
19	<u>Life Science</u>	<u>§ 102</u>	<u>NP</u>
20	<u>Office Uses</u>	<u>§ 102</u>	<u>NP (1)</u>
21	<u>Wholesale Storage</u>	<u>§ 102</u>	<u>C</u>
22	<b><u>Utility and Infrastructure Use Category</u></b>		
23	<u>Utility and Infrastructure</u>	<u>§ 102</u>	<u>NP</u>
24	<u>uses*</u>		
25			

1	<u>Public Transportation</u>	<u>§ 102</u>	<u>P</u>
2	<u>Facility</u>		
3	<u>Wireless</u>		
4	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (2)</u>
5	<u>Services Facility</u>		

6 \* Not listed below

7 (1) P in historic buildings per § 803.9(b).

8 (2) P if the facility is a Micro WTS Facility.

9 (3) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 10 Units.

11 (4) P only if use has no auto access/ingress on Alleyways, as defined in the Western SoMa Community  
 12 Plan, containing RED or RED-MX Districts.

13 (5) P up to a total of 10,000 gsf per lot. NP above.

15	No.	Zoning Category	§ References	WSoMa Mixed Use-General District Controls
17	<b><u>BUILDING AND SITING STANDARDS</u></b>			
18	844.01	Height Limit	See Zoning Map, §§ 260–261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1
22	844.02	Bulk Limit	See Zoning Map, §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Mid block alleys required, § 270.2

1	844.03	<i>Non-residential density limit</i>	<del>§§ 102.9, 123, 124, 127</del>	<i>Generally contingent upon permitted height, per Section 124</i>
2				
3	844.04	<i>Setbacks</i>	<del>§§ 136, 136.2, 145.1</del>	<i>Generally not required</i>
4	844.05	<i>Awnings and Canopies</i>	<del>§§ 136, 136.1, 136.2</del>	<i>P</i>
5				
6	844.06	<i>Parking and Loading Access: Prohibition</i>	<del>§ 155</del>	<i>None</i>
7				
8	844.07	<i>Parking and Loading Access: Siting and Dimensions</i>	<del>§§ 145.1, 151.1, 152.1, 155</del>	<i>Requirements apply</i>
9				
10				
11	844.08	<i>Off-Street Parking, Residential</i>	<del>§ 151.1</del>	<i>None required. Limits set forth in Section 151.1</i>
12				
13	844.10	<i>Off-Street Parking, Non-Residential</i>	<del>§§ 150, 151.1, 153-156, 166, 204.5 303-2</del>	<i>None required. Limits set forth in Section 151.1</i>
14				
15	844.11	<i>Usable Open Space for Dwelling Units and Group Housing</i>	<del>§§ 135, 823</del>	<i>80 sq.ft. per unit</i>
16				
17				
18	844.12	<i>Usable Open Space for Non-Residential</i>	<del>§ 135.3</del>	<i>Required; amount varies based on use; may also pay in-lieu fee</i>
19				
20	844.13	<i>Outdoor Activity Area</i>	<del>§ 890.71</del>	<i>P if located in front; C if located elsewhere § 145.2</i>
21				
22				
23	844.14	<i>Hours of Operation</i>	<del>§ 890.48</del>	<i>P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.</i>
24				
25				

1	844.15	General Advertising Sign	§§ 607.2(b) & (e), 611	NP
2	<b>Residential Uses</b>			
3	844.20	Dwelling Units	§ 102.7	P
4	844.21	Group Housing	§ 890.88(b)	P
5	844.22	SRO Units	§§ 823, 890.88(c)	P with minimum SRO unit size of 275 s.f.
6	844.23	Student Housing	§ 102.36	#C in newly constructed buildings only. NP otherwise
7	844.23b	Homeless Shelters	§§ 102, 890.88(d)	P
8	844.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit #
9	844.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.-
10	844.26	Affordability Requirements	§ 415	In lieu fee, 15% onsite or 20% off site
11	844.27	Residential Demolition or Conversion	§ 317	C
12	<b>Institutions</b>			
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

1	844.30	Hospital, Medical Centers	§ 890.44	NP
2				
3	844.31	Residential Care Facility	§ 102	P
4				
5	844.32a	Elementary School	§ 217(f)	P
6	844.32b	Secondary School	§ 217(g)	P
7	844.32c	Postsecondary School	§ 217(h)	C
8	844.33	Religious Facility	§ 890.50(d)	C
9	844.34	Assembly and Social Service	§ 890.50(a)	C
10				
11	844.35	Child Care Facility	§ 102	P
12	844.36	Medical Cannabis Dispensary	§ 890.133	P
13				
14	<b>Vehicle Parking</b>			
15	844.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
16				
17	844.41	Automobile Parking Garage	§§ 145.1, 145.4, 155(r), 303-2-890.8, 890.10, 890.12	C; subject to criteria of Sec. 303
18				
19	<b>Retail Sales and Services</b>			
20	844.45	All Retail Sales and Services which are not listed below	§§ 121.6, 890.104	P up to 10,000 gsf per lot. NP above
21				
22				
23	844.46	Formula Retail	§ 303.1	C
24				
25				

1	844.49	Ambulance Service	§ 890.2	C up to 10,000 gsf per lot.
2				NP above.
3				No ingress/egress onto alleys, as
4				defined in the Western SoMa
5				Community Plan, containing
6				RED or RED-MX Districts
7	844.50	Self Storage	§ 890.54(d)	NP
8	844.51	Tourist Hotel	§ 890.46	NP
9	<b>Assembly, Recreation, Arts and Entertainment</b>			
10	844.55	Arts Activity	§ 102.2	P
11	844.56	Nighttime	§§ 102.17, 181(f), 803.5(b), 823	NP
12		Entertainment		
13	844.57	Adult Entertainment	§ 890.36	NP
14	844.58	Amusement Arcade	§ 890.4	C
15	844.59	Massage	§ 890.60	C
16		Establishment		
17	844.60	Movie Theater	§ 890.64	NP
18	844.61	Pool Hall not falling	§ 221(f)	C
19		within Category		
20		890.50(a)		
21	844.63	Recreation Facility	§ 890.81	NP
22	<b>Office</b>			
23	844.65	Office Uses in	§§ 803.9(b), 890.70	P
24		Historic Buildings		
25				



1	844.65a	Services, Professional; Services, Financial; Services, Medical	§§ 790.110, 790.114, 790.116-1	P on the ground floor only if primarily open to the general public on a client oriented basis; C above 50,000 sq.ft.
5	844.66	All Other Office Uses	§§ 890.70, 890.118	NP
6	844.67	Live/Work Units	§ 233	NP
7	<b>Motor Vehicle Services</b>			
8	844.70	Vehicle Storage— Open Lot	§ 890.131	NP
10	844.71	Vehicle Storage— Enclosed Lot or Structure	§§ 303, 890.132	C; subject to criteria of Sec. 303
13	844.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts
18	844.73	Motor Vehicle Repair	§ 890.15	P with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts
23	844.74	Automobile Tow Service	§ 890.19	C with no ingress/egress onto alleys, as defined in the Western

1			<i>SoMa Community Plan,</i>
2			<i>containing RED or RED-MX</i>
3			<i>Districts</i>
4	844.75	<i>Non-Auto Vehicle</i>	§ 890.69
5		<i>Sales or Rental</i>	€
6	<b><i>Industrial, Home, and Business Service</i></b>		
7	844.78	<i>Wholesale Sales</i>	§ 890.54(b)
8	844.79	<i>Light Manufacturing</i>	§ 890.54(a)
9	844.80	<i>Trade Shop</i>	§ 890.124
10	844.81	<i>Catering Service</i>	§ 890.25
11	844.82	<i>Business Goods and</i>	§ 890.23
12		<i>Equipment Repair</i>	
13		<i>Service</i>	
14	844.83	<i>Business Service</i>	§ 890.111
15	844.84	<i>Commercial Storage</i>	§ 890.54(c)
16	844.85	<i>Laboratory, life</i>	§ 890.53(a)
17		<i>science</i>	NP
18	844.86	<i>Laboratory, not</i>	§§ 890.52, 890.53(a)
19		<i>including life science</i>	
20		<i>laboratory</i>	
21	844.87	<i>Industrial Agriculture</i>	§ 102
22	<b><i>Other Uses</i></b>		
23	844.90	<i>Mortuary</i>	§ 227(e)
24		<i>Establishment</i>	NP
25			

1	844.91	<del>Animal Services</del>	<del>§ 224, 823</del>	<del>P for grooming only. No 24 hour</del>
2				<del>care.</del>
3	844.92	<del>Public Use, except</del>	<del>§§ 209.6(c), 890.80</del>	<del>P</del>
4		<del>Public Transportation</del>		
5		<del>Facility and Internet</del>		
6		<del>Service Exchange</del>		
7	844.94	<del>Internet Services</del>	<del>§ 209.6(c)</del>	<del>NP</del>
8		<del>Exchange</del>		
9	844.95	<del>Public Transportation</del>	<del>§ 890.80</del>	<del>P</del>
10		<del>Facilities</del>		
11	844.96	<del>Open Air Sales</del>	<del>§§ 803.9(d), 890.38</del>	<del>P up to 10,000 gsf per lot.</del>
12				<del>NP above.</del>
13	844.97a	<del>Open Recreation</del>	<del>§§ 209.5(a), 209.5(b)</del>	<del>P</del>
14	844.97b	<del>Neighborhood</del>	<del>§ 102</del>	<del>P</del>
15		<del>Agriculture</del>		
16	844.97e	<del>Large Scale Urban</del>	<del>§ 102</del>	<del>NP</del>
17		<del>Agriculture</del>		
18	844.98	<del>Walk-up Facility,</del>	<del>§ 890.140</del>	<del>P</del>
19		<del>including Automated</del>		
20		<del>Bank Teller Machine</del>		
21	844.99	<del>Wireless</del>	<del>§ 102</del>	<del>C; P if the facility is a Micro</del>
22		<del>Telecommunications</del>		<del>WTS Facility</del>
23		<del>Services Facility</del>		

24

25

<b><i>SPECIFIC PROVISIONS FOR WMUG DISTRICTS</i></b>		
<b><i>Article Code</i></b>	<b><i>Other Code</i></b>	<b><i>Zoning Controls</i></b>
<b><i>Section</i></b>	<b><i>Section</i></b>	
<del>§ 844.23</del> <del>§ 102.36</del>		<del>Existing buildings may not be converted to Student Housing. Student Housing may only be approved in newly constructed buildings through a conditional use authorization pursuant to Section 303.</del>
<del>§ 844.24</del>	<del>§ 207(c)(4)</del>	<del>ACCESSORY DWELLING UNITS</del> <del><b>Boundaries:</b> Within the boundaries of the WSoMa Mixed Use General District.</del> <del><b>Controls:</b> An “Accessory Dwelling Unit,” as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</del>

**SEC. 840 845. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.**

The WSoMa Mixed Use-Office (WMUO) runs predominantly along the Townsend Street corridor between 4th Street and 7th Street and on 11th Street, from Harrison Street to the north side of Folsom Street. The WMUO is designed to encourage office uses along with small-scale light manufacturing, ~~and~~ entertainment, cultural, and arts activities. ~~Nighttime entertainment is permitted, although limited by buffers around RED and RED-MX districts.~~

Office, general commercial, most retail, production, distribution, and repair uses are also principally permitted uses. Residential uses, large hotels, adult entertainment, and heavy manufacturing uses are not permitted.

Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 840 845

WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

<u>Zoning Category</u>	<u>§ References</u>	<u>Western SoMa Mixed Use-Office District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	<u>§§ 261.1, 270, 270.1, 270.2, 271</u>	<u>Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u>
<u>Rear Yards</u>	<u>§§ 130, 134, 136</u>	<u>Not required</u>
<u>Front Setback and Side Yards</u>	<u>§§ 130, 132, 133</u>	<u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.</u>
<b><u>Street Frontage and Public Realm</u></b>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>As required by Section 138.1</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights,</u>

1		<i>transparency and fenestration, and gates,</i>
2		<i>railings, and grillwork. Exceptions</i>
3		<i>permitted for historic buildings.</i>
4	<i>Active street-facing</i>	
5	<i>ground-floor uses</i>	<i>§ 145.4</i>
6		<i>None required</i>
7	<i>Parking and Loading</i>	
8	<i>Access Restrictions</i>	<i>§ 155(r)</i>
9		<i>As required by Section 155(r). Driveway</i>
10		<i>access restrictions apply to Automotive</i>
11		<i>Service Station and Gas Station uses in the</i>
12		<i>Western SoMa SUD.</i>
13	<i>Usable Open Space for</i>	
14	<i>Non-Residential Uses</i>	<i>§§ 135.3, 426</i>
15		<i>As required by §§135.3 and 426; amount</i>
16		<i>varies based on use; may also pay in-lieu</i>
17		<i>fee.</i>
18	<i>Artworks and Recognition</i>	
19	<i>of Artists and Architects</i>	<i>§ 429</i>
20		<i>Required for new buildings and building</i>
21		<i>additions of 25,000 square feet or more.</i>
22	<b><u>Miscellaneous</u></b>	
23	<i>Design Guidelines</i>	<i>General Plan Commerce</i>
24		<i>and Industry Element.</i>
25		<i>Subject to the Urban Design Guidelines.</i>
26	<i>Large Project Review</i>	<i>§§ 329, 249.39</i>
27		<i>As required by § 329.(5).</i>
28	<i>Planned Unit</i>	
29	<i>Development</i>	<i>§ 304</i>
30		<i>NP</i>
31	<i>Awning, Canopy or</i>	
32	<i>Marquee</i>	<i>§ 136, 136.1</i>
33		<i>P</i>
34	<i>Signs</i>	<i>§ 607.2</i>
35		<i>As permitted by § 607.2.</i>
36	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>	
37	<b><u>Development Standards</u></b>	

1	<u>Usable Open Space</u>		
2	<u>[Per Dwelling Unit]</u>	<u>§§ 135, 136, 249.39</u>	<u>80 square feet per Dwelling Unit.(5)</u>
3			<u>No car parking required. Maximum</u>
4			<u>permitted as set forth in § 151. Bike parking</u>
5	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>required by § 155.2. If car parking is</u>
6	<u>Requirements</u>	<u>166, 167, 204.5</u>	<u>provided, car share spaces are required</u>
7			<u>when a project has 50 units or more as set</u>
8			<u>forth in § 166.</u>
9	<u>Off-Street Freight</u>	<u>§§ 150, 152, 152.3, 153 -</u>	<u>None required if Occupied Floor Area is</u>
10	<u>Loading, Residential</u>	<u>155, 204.5</u>	<u>less than 100,000 square feet. Exceptions</u>
11			<u>permitted per §152.3.</u>
12	<u>Residential Conversion,</u>		<u>C for Removal of one or more Residential</u>
13	<u>Demolition, or Merger</u>	<u>§ 317</u>	<u>Units or Unauthorized Units.</u>
14			<u>At least 40% of all Dwelling Units must</u>
15	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>contain two or more bedrooms or 30% of</u>
16			<u>all Dwelling Units must contain three or</u>
17			<u>more bedrooms.</u>
18	<u><b>Use Characteristics</b></u>		
19	<u>Intermediate Length</u>	<u>§§102, 202.10</u>	<u>P(3)</u>
20	<u>Occupancy</u>		
21	<u>Single Room Occupancy</u>	<u>§ 102, 249.39</u>	<u>NP</u>
22	<u>Student Housing</u>	<u>§ 102</u>	<u>NP</u>
23	<u><b>Residential Uses</b></u>		
24	<u>Dwelling Units</u>	<u>§ 102</u>	<u>NP</u>
25	<u>Group Housing</u>	<u>§ 102</u>	<u>NP</u>

1	<u>Homeless Shelter</u>	<u>§§ 102, 208</u>	<u>C(5)</u>
2	<u>Homeless Shelter</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u>
3			<u>Administrative Code.</u>
4	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
5	<b><u>Development Standards</u></b>		
6	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>Section 124 sets forth the Basic FAR based</u>
7			<u>on height.</u>
8	<u>Off-Street Parking</u>	<u>§§ 150, 151.1, 153 - 156,</u>	<u>No car parking required. Maximum</u>
9	<u>Requirements</u>	<u>166, 204.5</u>	<u>permitted as set forth in § 151. Bike parking</u>
10			<u>required by § 155.2. If car parking is</u>
11			<u>provided, car share spaces are required</u>
12			<u>when a project has 25 parking spaces or</u>
13			<u>more as set forth in § 166.</u>
14	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor Area is</u>
15	<u>Loading, Non-Residential</u>	<u>204.5</u>	<u>less than 10,000 square feet.</u>
16	<u>Use Size Limits</u>	<u>§ 121.6</u>	<u>As indicated in this table by end note (7),</u>
17			<u>certain uses are limited to a total of 25,000</u>
18			<u>per lot.</u>
19	<u>Ground Floor Ceiling</u>	<u>§ 145.1(c)(4)</u>	<u>Required minimum floor-to-floor height of</u>
20	<u>Height</u>		<u>14 feet, as measured from grade.</u>
21	<b><u>Commercial Use Characteristics</u></b>		
22	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
23	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C up to 25,000 gsf. per lot; NP above.</u>
24	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
25	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>



1	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if in front or it complies with Section</u>
3			<u>202.2(a)(7), C if elsewhere.</u>
4	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>
5	<b><u>Agricultural Use Category</u></b>		
6	<u>Agricultural Uses</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
7	<b><u>Automotive Use Category</u></b>		
8	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>P(8)</u>
9	<u>Ambulance Service</u>	<u>§ 102</u>	<u>C (7)</u>
10	<u>Automobile Sale or</u>		
11	<u>Rental</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Motor Vehicle Tow</u>		
13	<u>Service</u>	<u>§ 102</u>	<u>C</u>
14	<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
15	<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
16	<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
17	<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
18	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
19	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
20	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
21	<u>Entertainment, Arts and</u>		
22	<u>Recreation Uses*</u>	<u>§ 102, 803.9(b)</u>	<u>P</u>
23	<u>Outdoor Entertainment</u>	<u>§ 102</u>	<u>NP</u>
24	<u>Sports Stadium</u>	<u>§ 102</u>	<u>NP</u>
25			

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

<b><u>Industrial Use Category</u></b>		
<i>Industrial Uses</i>	<u>§ 102</u>	<u>NP</u>
<i>Light Manufacturing</i>	<u>§ 102</u>	<u>P</u>
<b><u>Institutional Use Category</u></b>		
<i>Institutional Uses</i>	<u>§§ 102, 202.2(e), 803.9(b)</u>	<u>P</u>
<i>Hospital</i>	<u>§ 102</u>	<u>NP</u>
<i>Post-Secondary Educational Institution</i>	<u>§ 102</u>	<u>C</u>
<i>Residential Care</i>	<u>§ 102</u>	<u>NP</u>
<i>School</i>	<u>§ 102</u>	<u>C</u>
<b><u>Sales and Service Category</u></b>		
<b><u>Retail Sales and Service Uses*</u></b>	<u>§§ 102, 202.2(a)</u>	<u>P (6)(7)</u>
<i>Adult Business</i>	<u>§ 102</u>	<u>NP</u>
<i>Hotel</i>	<u>§ 102</u>	<u>P up to 75 rooms.</u>
<i>Massage Establishment</i>	<u>§ 102</u>	<u>NP</u>
<i>Mortuary</i>	<u>§ 102</u>	<u>NP (1)</u>
<i>Self Storage</i>	<u>§ 102</u>	<u>NP (1)</u>
<i>Trade Shop</i>	<u>§ 102</u>	<u>P</u>
<b><u>Non-Retail Sales and Service*</u></b>	<u>§ 102</u>	<u>P (1)</u>
<b><u>Utility and Infrastructure Use Category</u></b>		
<i>Utility and Infrastructure uses*</i>	<u>§ 102</u>	<u>NP</u>

1	<u>Internet Services</u>		
2	<u>Exchange</u>	<u>§ 102</u>	<u>C</u>
3	<u>Public Transportation</u>		
4	<u>Facility</u>	<u>§ 102</u>	<u>P</u>
5	<u>Wireless</u>		
6	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (2)</u>
7	<u>Services Facility</u>		

8 \* Not listed below

9 (1) P in historic buildings per § 803.9(b).

10 (2) P if the facility is a Micro WTS Facility.

11 (3) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 12 Units.

13 (4) For projects within the Western SOMA SUD, see specific requirements in Section 249.39.

14 (5) Each such use shall (a) operate for no more than four years, and (b) be owned or leased by,  
 15 operated by, and/or under the management or day-to-day control of the City and County of San

16 Francisco. If such a use is to be located within a building or structure, the building or structure must be  
 17 either (a) preexisting, having been completed and previously occupied by a use other than a Homeless  
 18 Shelter, or (b) temporary. In this District, new Homeless Shelter is not permitted.

19 (6) P up to a total of 10,000 gsf per lot; C up to a total of 25,000 gsf.

20 (7) NP above a total of 25,000 gsf per lot.

21 (8) P only if use has no auto access/ingress on Alleyways, as defined in the Western SoMa Community  
 22 Plan, containing RED or RED-MX Districts.

24	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>WSoMa Mixed Use-Office District</b>
25				<b>Controls</b>

**~~BUILDING AND SITING STANDARDS~~**

845.01	<del>Height Limit</del>	<del>See Zoning Map, §§ 260-261.1</del>	<del>As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1</del>
845.02	<del>Bulk Limit</del>	<del>See Zoning Map, §§ 270, 270.1, 270.2</del>	<del>As shown on Sectional Maps 1 and 7 of the Zoning Map Mid-block alleys required, § 270.2</del>
845.03	<del>Non-residential density limit</del>	<del>§§ 102.9, 123, 124, 127</del>	<del>Generally contingent upon permitted height, per Section 124</del>
845.04	<del>Setbacks</del>	<del>§§ 136, 136.2, 145.1</del>	<del>Generally not required</del>
845.05	<del>Awnings and Canopies</del>	<del>§§ 136, 136.1, 136.2</del>	<del>P</del>
845.07	<del>Parking and Loading Access: Siting and Dimensions</del>	<del>§§ 145.1, 151.1, 152.1, 155</del>	<del>Requirements apply</del>
845.09	<del>Residential to non-residential ratio</del>	<del>§ 803.9(a)</del>	<del>None</del>
845.10	<del>Off-Street Parking, Non-Residential</del>	<del>§§ 150, 151.1, 153-156, 166, 204.53031</del>	<del>None required. Limits set forth in Section 151.1</del>
845.12	<del>Usable Open Space for Non-Residential</del>	<del>§ 135.3</del>	<del>Required; amount varies based on use; may also pay in lieu fee</del>
845.13	<del>Outdoor Activity Area</del>	<del>§ 890.71</del>	<del>P if located in front; C if located elsewhere § 145.2</del>

1	845.14	General Advertising Sign	§§ 607.2(b) & (e), 611	NP
2	<b>Residential Uses</b>			
3	845.20	Dwelling Units	§ 102.7	NP
4	845.21	Group Housing	§ 890.88(b)	NP
5	845.22	SRO Units	§§ 823, 890.88(c)	NP
6	845.23	Student Housing	§ 102.36	NP
7	845.23b	Homeless Shelters	§§ 102, 890.88(d)	C#
8	845.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit #
9	845.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
10	845.26	Affordability Requirements	§ 415	15% onsite/20% off-site
11	845.27	Residential Demolition, Division or Conversion	§ 317	C
12	<b>Institutions</b>			
13	845.30	Hospital, Medical Centers	§ 890.44	NP
14	845.31	Residential Care	§ 890.50(e)	NP
15	845.32	Educational Services	§§ 823, 890.50(e)	C
16	845.33	Religious Facility	§ 890.50(d)	P

1	845.34	Assembly and Social Service	§ 890.50(a)	C
2				
3	845.35	Child Care Facility	§ 102	P
4	845.36	Medical Cannabis Dispensary	§ 890.133	P
5				
6	<b>Vehicle Parking</b>			
7	845.40	Automobile Parking Lot	§§ 303.1 890.7, 890.9 890.11	C; subject to criteria of Sec. 303
8				
9	845.41	Automobile Parking Garage	§§ 303.1 890.8, 890.10, 890.12	C; subject to criteria of Sec. 303
10				
11	<b>Retail Sales and Services</b>			
12	845.45	All Retail Sales and Services that are not listed below	§§ 121.6, 803.9(g), 890.104	P up to 10,000 gsf per lot; C up to 25,000 gsf; NP above
13				
14				
15	845.46	Formula Retail	§ 303.1	C up to 25,000 gsf per lot; NP above
16				
17	845.47	Ambulance Service	§ 890.2	C up to 25,000 gsf per lot; NP above
18				
19	845.48	Self Storage	§ 890.54(d)	NP
20	845.49	Tourist Hotel	§ 890.46	P up to 75 rooms
21	<b>Assembly, Recreation, Arts and Entertainment</b>			
22	845.55	Arts Activity	§ 102.2	P
23				
24	845.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b), 823	P
25				

1	845.57	<i>Adult Entertainment</i>	§ 890.36	NP
2	845.58	<i>Amusement Arcade</i>	§ 890.4	NP
3	845.59	<i>Massage Establishment</i>	§ 890.60	NP
4	845.60	<i>Movie Theater</i>	§ 890.64	P, up to three screens
5	845.61	<i>Pool Hall not falling within Category 890.50(a)</i>	§ 221(f)	P
6				
7				
8	845.62	<i>Recreation Building or Facility</i>	§§ 221(e), 823, 890.81	P
9				
10	<b>Office</b>			
11	845.65	<i>Office Uses in Historic Buildings</i>	§§ 803.9(b), 890.70	P
12				
13	845.66	<i>All Other Office Uses</i>	§ 890.70	P
14	845.67	<i>Live/Work Units</i>	§ 233	NP
15	<b>Motor Vehicle Services</b>			
16	845.70	<i>Vehicle Storage – Open Lot</i>	§ 890.131	NP
17				
18	845.71	<i>Vehicle Storage – Enclosed Lot or Structure</i>	§§ 303, 890.132	C; subject to criteria of Sec. 303
19				
20				
21	845.72	<i>Motor Vehicle Service Station, Automotive Wash</i>	§§ 890.18, 890.20	P
22				
23				
24	845.73	<i>Motor Vehicle Repair</i>	§ 890.15	P
25				

1	845.74	Automobile Tow Service	§ 890.19	C
2				
3	845.75	Non Auto Vehicle Sales or Rental	§ 890.69	P
4				
5	<b>Industrial, Home, and Business Service</b>			
6	845.78	Wholesale Sales	§ 890.54(b)	P
7	845.79	Light Manufacturing	§ 890.54(a)	P
8	845.80	Trade Shop	§ 890.124	P
9	845.81	Catering Service	§ 890.25	P
10	845.82	Business Goods and Equipment Repair Service	§ 890.23	P
11				
12				
13	845.83	Business Service	§ 890.111	P
14	845.84	Commercial Storage	§ 890.54(c)	P
15	845.85	Laboratory, life science	§ 890.53(a)	P
16	845.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
17				
18				
19	845.87	Industrial Agriculture	§ 102	P
20	<b>Other Uses</b>			
21	845.90	Mortuary Establishment	§ 227(e)	NP
22				
23	845.91	Animal Services	§ 224, 823	P
24				
25				



1	845.92	<i>Public Use, except</i>	<i>§§ 209.6(c), 890.80</i>	<i>P</i>
2		<i>Public Transportation</i>		
3		<i>Facility and Internet</i>		
4		<i>Service Exchange</i>		
5	845.94	<i>Internet Services</i>	<i>§ 209.6(c)</i>	<i>C</i>
6		<i>Exchange</i>		
7	845.95	<i>Public Transportation</i>	<i>§ 890.80</i>	<i>P</i>
8		<i>Facilities</i>		
9	845.96	<i>Open Air Sales</i>	<i>§§ 803.9(d), 890.38</i>	<i>P</i>
10	845.97a	<i>Open Recreation</i>	<i>§§ 209.5(a), 209.5(b)</i>	<i>P</i>
11	845.97b	<i>Neighborhood</i>	<i>§ 102</i>	<i>P</i>
12		<i>Agriculture</i>		
13	845.97c	<i>Large Scale Urban</i>	<i>§ 102</i>	<i>NP</i>
14		<i>Agriculture</i>		
15	845.98	<i>Walk up Facility,</i>	<i>§ 890.140</i>	<i>P</i>
16		<i>including Automated</i>		
17		<i>Bank Teller Machine</i>		
18	845.99	<i>Wireless</i>	<i>§ 102</i>	<i>C; P if the facility is a Micro WTS Facility</i>
19		<i>Telecommunications</i>		
20		<i>Services Facility</i>		

<b><i>SPECIFIC PROVISIONS FOR WMUO DISTRICTS</i></b>		
<b><i>Article Code</i></b>	<b><i>Other Code</i></b>	<b><i>Zoning Controls</i></b>
<b><i>Section</i></b>	<b><i>Section</i></b>	

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

<p>§ 845.23b § 890.88(d)</p>	<p>§ 102</p>	<p><i>In this District, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day to day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. In this District, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.</i></p>
<p>§ 845.24</p>	<p>§ 207(c)(4)</p>	<p><b>ACCESSORY DWELLING UNITS</b> <i>Boundaries: Within the boundaries of the WSoMa Mixed Use Office District.</i> <i>Controls: An “Accessory Dwelling Unit,” as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>

**SEC. 836 846. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.**

\* \* \* \*

**Table 836 846**

**SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Service/Arts/Light Industrial District</u> <u>Controls</u>
------------------------	---------------------	--

**BUILDING STANDARDS**

**Massing and Setbacks**

<p><u>Height and Bulk Limits</u></p>	<p><u>§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271</u></p>	<p><u>Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in § 263.21. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</u></p>
<p><u>Rear Yards</u></p>	<p><u>§§ 130, 134, 136</u></p>	<p><u>Not required.</u></p>
<p><u>Front Setback and Side Yards</u></p>	<p><u>§§ 130, 132, 133</u></p>	<p><u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.</u></p>
<p><b><u>Street Frontage and Public Realm</u></b></p>		
<p><u>Streetscape and Pedestrian Improvements</u></p>	<p><u>§ 138.1</u></p>	<p><u>As required by §138.1.</u></p>
<p><u>Street Frontage Requirements</u></p>	<p><u>§ 145.1</u></p>	<p><u>As required by §145.1. Exceptions permitted for historic buildings.</u></p>
<p><u>Active street-facing ground-floor uses</u></p>	<p><u>§ 145.4</u></p>	<p><u>None required.</u></p>
<p><u>Parking and Loading Access Restrictions</u></p>	<p><u>§ 155(r)</u></p>	<p><u>As required by §155(r). No auto ingress/egress permitted from corner lot frontage on Alleys, as defined in the</u></p>

1			<u>Western SoMa Community Plan, containing</u>
2			<u>RED or RED-MX Districts.</u>
3	<u>Usable Open Space for</u>		<u>As required by §§135.3 and 426; amount</u>
4	<u>Non-Residential Uses</u>	<u>§§ 135.3, 426</u>	<u>varies based on use; may also pay in-lieu</u>
5			<u>fee.</u>
6	<u>Artworks and Recognition</u>		<u>Required for new buildings and building</u>
7	<u>of Artists and Architects</u>	<u>§ 429</u>	<u>additions of 25,000 square feet or more.</u>
8	<u><b>Miscellaneous</b></u>		
9	<u>Design Guidelines</u>	<u>General Plan Commerce</u>	<u>Subject to the Urban Design Guidelines.</u>
10		<u>and Industry Element.</u>	
11	<u>Large Project Review</u>		<u>As required by § 329. Certain large projects</u>
12		<u>§§ 329, 249.39</u>	<u>in the Western SoMa SUD are subject to</u>
13			<u>additional conditions.</u>
14	<u>Planned Unit</u>		
15	<u>Development</u>	<u>§ 304</u>	<u>NP</u>
16	<u>Awning, Canopy or</u>		
17	<u>Marquee</u>	<u>§§ 136, 136.1</u>	<u>P</u>
18	<u>Signs</u>	<u>§ 607.2</u>	<u>As permitted by Section § 607.2.</u>
19	<u>General Advertising</u>	<u>§§ 262, 602, 604, 608, 609,</u>	
20	<u>Signs</u>	<u>610, 611</u>	<u>NP</u>
21	<u><b>RESIDENTIAL STANDARDS AND USES</b></u>		
22	<u><b>Development Standards</b></u>		
23	<u>Usable Open Space</u>		<u>80 square feet per Dwelling Unit. Open</u>
24	<u>[Per Dwelling Unit]</u>	<u>§§ 135, 136, 249.39</u>	<u>space standards of § 249.39 apply within</u>
25			<u>the Western SoMa SUD.</u>

1			<i>No car parking required. Maximum</i>
2			<i>permitted as set forth in § 151. Bike parking</i>
3	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<i>required by § 155.2. If car parking is</i>
4	<u>Requirments</u>	<u>166, 167, 204.5</u>	<i>provided, car share spaces are required</i>
5			<i>when a project has 50 units or more as set</i>
6			<i>forth in § 166.</i>
7	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<i>None required if Occupied Floor Area is</i>
8	<u>Loading, Residential</u>	<u>204.5</u>	<i>less than 100,000 square feet.</i>
9	<u>Residential Conversion,</u>	<u>§ 317</u>	<i>C for Removal of one or more Residential</i>
10	<u>Demolition, or Merger</u>		<i>Units or Unauthorized Units.</i>
11			<i>At least 40% of all Dwelling Units must</i>
12	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<i>contain two or more bedrooms or 30% of</i>
13			<i>all Dwelling Units must contain three or</i>
14			<i>more bedrooms.</i>
15	<u><b>Use Characteristics</b></u>		
16	<u>Intermediate Length</u>	<u>§§102, 202.10</u>	<u>P(2)</u>
17	<u>Occupancy</u>		
18	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>NP(3)</u>
19	<u>Student Housing</u>	<u>§ 102</u>	<u>NP</u>
20	<u><b>Residential Uses</b></u>		
21	<u>Dwelling Units</u>	<u>§ 102</u>	<u>NP(3)</u>
22	<u>Group Housing</u>	<u>§ 102</u>	<u>NP(3)</u>
23	<u>Homeless Shelters</u>	<u>§ 102</u>	<u>C(4)</u>
24	<u>Dwelling Unit and Group</u>		<i>No density limit. Density is regulated by the</i>
25	<u>Housing Density</u>	<u>§ 207</u>	<i>permitted height and bulk, and required</i>

		<i>setbacks, exposure, and open space of each development lot.</i>
<i>Homeless Shelter Density</i>	<i>§§ 102, 208</i>	<i>Density limits regulated by the Administrative Code.</i>
<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
<b><u>Development Standards</u></b>		
<i>Basic Floor Area Ratio</i>	<i>§§ 102, 123, 124</i>	<i>Section 124 sets forth the Basic FAR, based on height.</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 150-151.1, 153 - 156, 166, 204.5</i>	<i>No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.</i>
<i>Off-Street Freight Loading, Non-Residential</i>	<i>§§ 150, 152, 153 - 155, 204.5</i>	<i>None required if Occupied Floor Area is less than 10,000 square feet.</i>
<i>Use Size Limits</i>	<i>§ 121.6</i>	<i>As indicated by end note (8) in this table, certain uses are allowed up to a total of 25,000 gsf per lot, and NP above.</i>
<i>Ground Floor Ceiling Height</i>	<i>§ 145.1(c)(4)</i>	<i>Required minimum floor-to-floor height of 14 feet, as measured from grade.</i>
<b><u>Commercial Use Characteristics</u></b>		
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C (8)</i>

1	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m.-2 a.m.</u>
2			<u>C 2 a.m.-6 a.m.</u>
3	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
4	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P (7)</u>
5	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if in front or it complies with Section</u>
6			<u>202.2(a)(7), C if elsewhere.</u>
7	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>
8	<b><u>Agricultural Use Category</u></b>		
9	<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
10	<b><u>Automotive Use Category</u></b>		
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>P</u>
12	<u>Ambulance Service</u>	<u>§ 102</u>	<u>C (9)</u>
13	<u>Automobile Sale or</u>		
14	<u>Rental</u>	<u>§ 102</u>	<u>NP</u>
15	<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
16	<u>Private Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
17	<u>Public Parking Garage</u>	<u>§ 102</u>	<u>C</u>
18	<u>Public Parking Lot</u>	<u>§ 102</u>	<u>NP</u>
19	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
20	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>
21	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
22	<u>Entertainment, Arts and</u>		
23	<u>Recreation Uses*</u>	<u>§ 102, 803.9(b)</u>	<u>P</u>
24	<u>Movie Theater</u>	<u>§ 102</u>	<u>P up to three screens.</u>
25			

1	<u>Outdoor Entertainment</u>	<u>§ 102</u>	<u>NP</u>
2	<u>Sports Stadium</u>	<u>§ 102</u>	<u>NP</u>
3	<b><u>Industrial Use Category</u></b>		
4	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>
5	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P</u>
6	<b><u>Institutional Use Category</u></b>		
7	<u>Institutional Uses</u>	<u>§§ 102, 202.2(e), 803.9(b)</u>	<u>P</u>
8	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>
9	<u>Medical Cannabis</u>	<u>§§ 102, 202.2(e)</u>	<u>P (10)</u>
10	<u>Dispensary</u>		
11	<u>Post-Secondary</u>	<u>§ 102</u>	<u>NP</u>
12	<u>Educational Institution</u>		
13	<u>Residential Care</u>	<u>§ 102</u>	<u>NP</u>
14	<u>School</u>	<u>§ 102</u>	<u>NP</u>
15	<b><u>Sales and Service Category</u></b>		
16	<b><u>Retail Sales and Service</u></b>	<u>§§ 102, 202.2(a)</u>	<u>P (7)</u>
17	<b><u>Uses*</u></b>		
18	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>
19	<u>Animal Hospital</u>	<u>§ 102</u>	<u>P</u>
20	<u>Cat Boarding</u>	<u>§ 102</u>	<u>P</u>
21	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>
22	<u>Kennel</u>	<u>§ 102</u>	<u>P</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>
24	<u>Mortuary</u>	<u>§ 102</u>	<u>P</u>
25			



1	<u>Self Storage</u>	<u>§ 102</u>	<u>NP</u>
2	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>
3	<u><b>Non-Retail Sales and</b></u>		
4	<u><b>Service*</b></u>	<u>§ 102</u>	<u>P</u>
5	<u>Life Science</u>	<u>§ 102</u>	<u>NP</u>
6	<u>Office Uses</u>	<u>§ 102</u>	<u>NP</u>
7	<u><b>Utility and Infrastructure Use Category</b></u>		
8	<u>Utility and Infrastructure</u>		
9	<u>uses*</u>	<u>§ 102</u>	<u>P</u>
10	<u>Wireless</u>		
11	<u>Telecommunications</u>	<u>§ 102</u>	<u>C (1)</u>
12	<u>Services Facility</u>		

13 \* Not listed below

14 (1) P if the facility is a Micro WTS Facility.

15 (2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
 16 Units.

17 (3) NP, Except Affordable Housing Projects meeting the requirements of Section 803.8.

18 (4) **Homeless Shelters permitted in SALI Districts.**

19 (a) **Principally-Permitted Homeless Shelters.** During a declared shelter crisis,  
 20 Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a) shall be  
 21 P, principally permitted and may be permanent.

22 (b) **Conditionally-Permitted Homeless Shelters.** Homeless Shelter uses are permitted  
 23 only with Conditional Use authorization and only if each such use (i) would operate for no more than  
 24 four years, and (ii) would be owned or leased by, operated by, or under the management or day-to-day  
 25 control of the City and County of San Francisco. If such a use is to be located within a building or

structure, the building or structure must be either (i) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (ii) temporary. Other than qualifying Homeless Shelters constructed during a declared shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.

(5) P up to a total of 10,000 gsf per lot; C up to a total of 25,000 gsf per lot; NP above.

(6) C up to a total of 25,000 gsf per lot; NP above.

(7) C up to 10,000 gsf per lot; NP above.

(8) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls related to this Use or Use Characteristic.

<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>SALI District Controls</b>
<b><i>BUILDING AND SITING STANDARDS</i></b>			
846.01	<i>Height Limit</i>	<i>See Zoning Map, §§ 260–261.1</i>	<i>As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1</i>
846.02	<i>Bulk Limit</i>	<i>See Zoning Map, §§ 270, 270.1, 270.2</i>	<i>As shown on Sectional Maps 1 and 7 of the Zoning Map Mid block alleys required, § 270.2</i>
846.03	<i>Non residential density limit</i>	<i>§§ 102.9, 123, 124, 127</i>	<i>Generally contingent upon permitted height, per Section 124</i>
846.04	<i>Setbacks</i>	<i>§§ 136, 136.2, 145.1</i>	<i>Generally not required</i>

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

846.05	<i>Awnings and Canopies</i>	<del>§§ 136, 136.1, 136.2</del>	<i>P</i>
846.06	<i>Parking and Loading Access: Prohibition</i>	<del>§ 155(r)</del>	<i>No curb cuts permitted on corner lots onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts</i>
846.07	<i>Parking and Loading Access: Siting and Dimensions</i>	<del>§§ 145.1, 151.1, 152.1, 155</del>	<i>Requirements apply</i>
846.09	<i>Residential to non-residential ratio</i>	<del>§ 803.9(a)</del>	<i>None</i>
846.10	<i>Off Street Parking, Non-Residential</i>	<del>§§ 150, 151.1, 153-156, 166, 204.5</del> <del>3032</del>	<i>None required. Limits set forth in Section 151.1</i>
846.12	<i>Usable Open Space for Non-Residential</i>	<del>§ 135.3</del>	<i>Required; amount varies based on use; may also pay in lieu fee</i>
846.13	<i>Outdoor Activity Area</i>	<del>§ 890.71</del>	<i>P if located in front; C if located elsewhere § 145.2</i>
846.14	<i>General Advertising Sign</i>	<del>§§ 607.2(b) &amp; (c), 611</del>	<i>NP</i>
846.15	<i>Hours of Operation</i>	<del>§ 890.48</del>	<i>P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.</i>
<b><i>Residential Uses</i></b>			

1	846.20	<i>Dwelling Units</i>	<del>§§ 102.7, 846.24</del>	<i>NP, except pursuant to § 846.24</i>
2				
3	846.21	<i>Group Housing</i>	<del>§§ 890.88(b), 846.24</del>	<i>NP, except pursuant to § 846.24</i>
4				
5	846.22	<i>SRO Units</i>	<del>§§ 823, 890.88(c), 846.24</del>	<i>NP, except pursuant to § 846.24</i>
6				
7	846.23	<i>Student Housing</i>	<del>§ 102.36</del>	<i>NP</i>
8	844.23b	<i>Homeless Shelters</i>	<del>§§ 102, 890.88(d)</del>	<i>C#</i>
9	846.24	<i>Affordable Housing Project</i>	<del>§ 803.8</del>	<i>P# (pursuant to Specific Provisions for SALI Districts)</i>
10				
11				
12	846.25	<i>Dwelling Unit Density Limit</i>	<del>§§ 124, 207.5, 208</del>	<i>No density limit #</i>
13	846.26	<i>Dwelling Unit Mix</i>	<del>§ 207.6</del>	<i>Not applicable</i>
14	846.27	<i>Residential Demolition, Division or Conversion</i>	<del>§ 317</del>	<i>C</i>
15				
16	<b><i>Institutions</i></b>			
17	846.30	<i>Hospital, Medical Centers</i>	<del>§ 890.44</del>	<i>NP</i>
18	846.31	<i>Residential Care</i>	<del>§ 890.50(e)</del>	<i>NP</i>
19	846.32	<i>Educational Services</i>	<del>§§ 823, 890.50(c)</del>	<i>NP</i>
20	846.33	<i>Religious Facility</i>	<del>§ 890.50(d)</del>	<i>C</i>
21	846.34	<i>Assembly and Social Service</i>	<del>§ 890.50(a)</del>	<i>P</i>
22	846.35	<i>Child Care Facility</i>	<del>§ 102</del>	<i>P</i>
23	846.36	<i>Medical Cannabis Dispensary</i>	<del>§§ 102, 202.2(e), 890.133</del>	<i>C in the Central SoMa SUD; P # elsewhere</i>
24				
25				

1	<b>Vehicle Parking</b>			
2	846.40	Automobile Parking Lot	§§ 3032-890.7, 890.9, 890.11	C; subject to criteria of
3				Sec. 303
4	846.41	Automobile Parking Garage	§§ 3032, 890.8, 890.10, 890.12	C; subject to criteria of
5				Sec. 303
6	<b>Retail Sales and Services</b>			
7	846.45	All Retail Sales and Services	§§ 121.6, 890.104	P up to 10,000 gsf per lot;
8		which are not listed below		C up to 25,000 gsf;
9				NP above
10	846.46	Formula Retail	§ 303.1	C up to 25,000 gsf per lot;
11				NP above
12	846.47	Ambulance Service	§ 890.2	C up to 10,000 gsf per lot;
13				NP above
14	846.48	Self Storage	§ 890.54(d)	NP
15	846.49	Tourist Hotel	§ 890.46	NP
16	846.52	Cannabis Retail	§§ 102, 202.2(a), 890.125	C in the Central SoMa
17				SUD; P # elsewhere
18	<b>Assembly, Recreation, Arts and Entertainment</b>			
19	846.55	Arts Activity	§ 102.2	P
20	846.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b), 823	P
21	846.57	Adult Entertainment	§ 890.36	NP
22	846.58	Amusement Arcade	§ 890.4	C
23	846.59	Massage Establishment	§ 890.60	C
24	846.60	Movie Theater	§ 890.64	P, up to three screens
25				

1	846.61	<i>Pool Hall not falling within Category 890.50(a)</i>	<del>§ 221(f)</del>	<del>C</del>
2				
3	846.62	<i>Recreation Building or Facility</i>	<del>§§ 221(e), 823, 890.81</del>	<del>P</del>
4				
5	<b><i>Office</i></b>			
6	846.65	<i>Office Uses in Historic Buildings</i>	<del>§§ 803.9(b), 890.70</del>	<del>NP</del>
7				
8	846.65b	<i>Office Uses Related to the Hall of Justice</i>	<del>§§ 803.9(e), 822</del>	<del>P in Special Use District, pursuant to § 803.9(e)</del>
9				
10	846.66	<i>All Other Office Uses</i>	<del>§ 890.70</del>	<del>NP</del>
11	846.67	<i>Live/Work Units</i>	<del>§ 233</del>	<del>NP</del>
12	<b><i>Motor Vehicle Services</i></b>			
13	846.70	<i>Vehicle Storage—Open Lot</i>	<del>§ 890.131</del>	<del>NP</del>
14	846.71	<i>Vehicle Storage—Enclosed Lot or Structure</i>	<del>§§ 303, 890.132</del>	<del>C; subject to criteria of Sec. 303</del>
15				
16	846.72	<i>Motor Vehicle Service Station, Automotive Wash</i>	<del>§§ 890.18, 890.20</del>	<del>P</del>
17				
18	846.73	<i>Motor Vehicle Repair</i>	<del>§ 890.15</del>	<del>P</del>
19	846.74	<i>Automobile Tow Service</i>	<del>§ 890.19</del>	<del>P</del>
20	846.75	<i>Non Auto Vehicle Sales or Rental</i>	<del>§ 890.69</del>	<del>P</del>
21				
22	<b><i>Industrial, Home, and Business Service</i></b>			
23	846.78	<i>Wholesale Sales</i>	<del>§ 890.54(b)</del>	<del>P</del>
24	846.79	<i>Light Manufacturing</i>	<del>§ 890.54(a)</del>	<del>P</del>
25				

1	846.80	Trade Shop	§ 890.124	P
2	846.81	Catering Service	§ 890.25	P
3	846.82	Business Goods and	§ 890.23	P
4		Equipment Repair Service		
5	846.83	Business Service	§ 890.111	P
6	846.84	Commercial Storage	§ 890.54(c)	P
7	846.85	Laboratory, life science	§ 890.53(a)	NP
8	846.86	Laboratory, not including life	§§ 890.52, 890.53(a)	P except subsection e
9		science laboratory		of 890.52
10	846.87	Industrial Agriculture	§ 102	P
11	<b>Other Uses</b>			
12	846.90	Mortuary Establishment	§ 227(c)	P
13	846.91	Animal Services	§ 224, 823	P
14	846.92	Public Use, except Public	§§ 209.6(c), 890.80	P
15		Transportation Facility and		
16		Internet Service Exchange		
17	846.94	Internet Services Exchange	§ 209.6(c)	P
18	846.95	Public Transportation	§ 890.80	P
19		Facilities		
20	846.96	Open Air Sales	§§ 803.9(d), 890.38	P up to 10,000 gsf per lot;
21				C up to 25,000 gsf;
22				NP above
23	846.97a	Open Recreation	§§ 209.5(a), 209.5(b)	P
24	846.97b	Neighborhood Agriculture	§ 102	P
25				

1	846.97e	<i>Large Scale Urban Agriculture</i>	<i>§ 102</i>	<i>NP</i>
2				
3	846.98	<i>Walk up Facility, including Automated Bank Teller Machine</i>	<i>§ 890.140</i>	<i>P</i>
4				
5				
6	846.99	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C; P if the facility is a Micro WTS Facility</i>
7				

***SPECIFIC PROVISIONS FOR SALL DISTRICTS***

<i>Article Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
<i>§ 846.23b § 890.88(d)</i>	<i>§ 102</i>	<i>During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a)(1) shall be P, principally permitted and may be permanent.  Otherwise, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. Other than qualifying Homeless Shelters constructed during a</i>



1		<del>declared shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.</del>
2		
3	§ 803.8	<del>AFFORDABLE HOUSING PROJECTS</del>
4	§ 846.24	<del><b>Boundaries:</b> Within the boundaries of SALI Districts.</del>
5		<del><b>Controls:</b></del>
6		<del>“Affordable Housing Project” shall mean a project consisting of Low Income</del>
7		<del>Affordable Housing Dwelling Units, SRO Units, or Group Housing as defined</del>
8		<del>in Section 803.8(a) of this Code. Affordable Housing Projects may also</del>
9		<del>include principally permitted non-residential uses on the ground floor, and a</del>
10		<del>non-residential use that is accessory to and supportive of the Low Income</del>
11		<del>Affordable Housing Dwelling Units, SRO Units, or Group Housing.</del>
12		<del>Affordable Housing Projects are principally permitted in this District:</del>
13		<del>(1) On any undeveloped parcel containing no existing buildings, as of the</del>
14		<del>effective date of the ordinance enacting Section 846.24, in Board File No.</del>
15		<del>_____;</del> or
16		<del>(2) On any parcel that contains only a surface parking lot and no existing</del>
17		<del>buildings, except buildings that are accessory to a surface parking lot use,</del>
18		<del>such as a guard station or kiosk, whether or not said surface parking lot was</del>
19		<del>established with the benefit of a permit; or</del>
20		<del>(3) On any parcel over 15,000 square feet in size that contains a surface</del>
21		<del>parking lot use, structures that are accessory to a surface parking lot use, such</del>
22		<del>as those supporting General Advertising Signs, and a building that does not</del>
23		<del>exceed 800 square feet in building area.</del>
24		<del>Affordable Housing Projects shall be subject to the Use Standards applicable</del>
25		<del>to Residential Uses in the RED MX District listed in Table 847 of this Code,</del>

		<p><del>subject to any applicable exceptions or bonuses available under state law or this Code.</del></p> <p><del>Affordable Housing Projects shall be eligible for the 100 Percent Affordable Housing Bonus Program and shall be considered a permitted residential use in the SALI District, in order to meet the requirement set forth in Section 206.4(b)(2)(B) of this Code.</del></p>
<p>§ 846.25</p>	<p>§ 207(c)(4)</p>	<p><del>ACCESSORY DWELLING UNITS</del></p> <p><del><b>Boundaries:</b> Within the boundaries of the SALI Districts.</del></p> <p><del><b>Controls:</b> An “Accessory Dwelling Unit,” as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</del></p>
<p>§ 846.36</p> <p>§ 890.133</p>		<p><del>Medical cannabis dispensaries in the SALI may only operate between the hours of 8:00 a.m. and 10:00 p.m.</del></p>

**SEC. ~~835~~ 847. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.**

\* \* \* \*

**Table ~~835~~ 847**

**RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE**

<u>Zoning Category</u>	<u>§ References</u>	<u>Residential Enclave-Mixed District Controls</u>
<b><u>BUILDING STANDARDS</u></b>		
<b><u>Massing and Setbacks</u></b>		
<u>Height and Bulk Limits</u>	§§ 261.1, 263.21, 270, 270.1, 270.2, 271	<u>Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys</u>

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

		<i>as set forth in § 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in § 263.21. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</i>
<i>Rear Yards</i>	<i>§§ 130, 134, 136</i>	<i>Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.</i>
<i>Front Setback and Side Yards</i>	<i>§§ 130, 132, 133</i>	<i>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.</i>
<b><u>Street Frontage and Public Realm</u></b>		
<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>As required by §138.1.</i>
<i>Street Frontage Requirements</i>	<i>§ 145.1</i>	<i>As required by §145.1. Exceptions permitted for historic buildings.</i>
<i>Active street-facing ground-floor uses required</i>	<i>§ 145.4</i>	<i>None</i>
<i>Parking and Loading Access Restrictions</i>	<i>§ 155(r)</i>	<i>As required by §155(r). Driveway access restrictions apply to Automotive Service Station and Gas Station uses in the Western SoMa SUD.</i>

1	<u>Usable Open Space for</u>		<u>As required by §135.3 and §426; may also</u>
2	<u>Non-Residential Uses</u>	<u>§ 135.3, 426</u>	<u>pay in-lieu fee.</u>
3	<u>Artworks and Recognition</u>		<u>Required for new buildings and building</u>
4	<u>of Artists and Architects</u>	<u>§ 429</u>	<u>additions of 25,000 square feet or more.</u>
5	<b><u>Miscellaneous</u></b>		
6	<u>Design Guidelines</u>	<u>General Plan Commerce</u>	<u>Subject to the Urban Design Guidelines.</u>
7		<u>and Industry Element.</u>	
8			<u>As required by § 329. Certain large projects</u>
9	<u>Large Project Review</u>	<u>§§ 329, 249.39</u>	<u>in the Western SoMa SUD are subject to</u>
10			<u>additional conditions.</u>
11	<u>Planned Unit</u>		
12	<u>Development</u>	<u>§ 304</u>	<u>NP</u>
13	<u>Awning, Canopy or</u>		
14	<u>Marquee</u>	<u>§§ 136, 136.1</u>	<u>P</u>
15	<u>Signs</u>	<u>§ 607.2</u>	<u>As permitted by Section § 607.2.</u>
16	<u>General Advertising</u>	<u>§§ 262, 602, 604, 608, 609,</u>	
17	<u>Signs</u>	<u>610, 611</u>	<u>NP</u>
18	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>		
19	<b><u>Development Standards</u></b>		
20			<u>80 square feet per Dwelling Unit. Open</u>
21	<u>Usable Open Space</u>	<u>§§ 135, 136, 249.39</u>	<u>space standards of § 249.39 apply within</u>
22	<u>[Per Dwelling Unit]</u>		<u>the Western SoMa SUD.</u>
23			<u>No car parking required. Maximum</u>
24	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>permitted as set forth in § 151. Bike</u>
25	<u>Requirements</u>	<u>166, 167, 204.5</u>	<u>parking required by § 155.2. If car parking</u>

1			<i>is provided, car share spaces are required</i>
2			<i>when a project has 50 units or more as set</i>
3			<i>forth in § 166.</i>
4	<i><u>Off-Street Freight</u></i>	<i>§§ 150, 152, 153 - 155,</i>	<i>None required if Occupied Floor Area is</i>
5	<i><u>Loading, Residential</u></i>	<i><u>204.5</u></i>	<i>less than 100,000 square feet.</i>
6	<i><u>Residential Conversion</u></i>	<i>§ 317</i>	<i>NP. C in Article 10 Landmark Buildings.</i>
7	<i><u>Residential Demolition,</u></i>		<i>C for Removal of one or more Residential</i>
8	<i><u>Merger</u></i>	<i>§ 317</i>	<i>Units or Unauthorized Units.</i>
9			<i>At least 40% of all Dwelling Units must</i>
10	<i><u>Dwelling Unit Mix</u></i>	<i>§ 207.6</i>	<i>contain two or more bedrooms or 30% of</i>
11			<i>all Dwelling Units must contain three or</i>
12			<i>more bedrooms.</i>
13	<i><b><u>Use Characteristics</u></b></i>		
14	<i><u>Intermediate Length</u></i>	<i>§§102, 202.10</i>	<i>P(5)</i>
15	<i><u>Occupancy</u></i>		
16	<i><u>Single Room Occupancy</u></i>	<i>§ 102, 249.39</i>	<i>NP</i>
17	<i><u>Student Housing</u></i>	<i>§ 102</i>	<i>NP</i>
18	<i><b><u>Residential Uses</u></b></i>		
19	<i><u>Dwelling Units</u></i>	<i>§ 102</i>	<i>P</i>
20	<i><u>Group Housing</u></i>	<i>§ 102</i>	<i>C</i>
21	<i><u>Homeless Shelter</u></i>	<i>§ 102</i>	<i>C</i>
22			<i>No density limit. Density is regulated by the</i>
23	<i><u>Dwelling Unit and Group</u></i>		<i>permitted height and bulk, and required</i>
24	<i><u>Housing Density</u></i>	<i>§ 207</i>	<i>setbacks, exposure, and open space of each</i>
25			<i>development lot.</i>

1	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u>
2			<u>Administrative Code.</u>
3	<b><u>NON-RESIDENTIAL STANDARDS AND USES</u></b>		
4	<b><u>Development Standards</u></b>		
5	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>Section 124 sets forth the Basic FAR, based</u>
6			<u>on height.</u>
7	<u>Off-Street Parking</u>	<u>§§ 150-151.1, 153 - 156,</u>	<u>No car parking required. Maximum</u>
8	<u>Requirements</u>	<u>166, 204.5</u>	<u>permitted as set forth in § 151. Bike parking</u>
9			<u>required by § 155.2. If car parking is</u>
10			<u>provided, car share spaces are required</u>
11			<u>when a project has 25 parking spaces or</u>
12			<u>more as set forth in § 166.</u>
13	<u>Off-Street Freight</u>	<u>§§ 150, 152, 153 - 155,</u>	<u>None required if Occupied Floor Area is</u>
14	<u>Loading, Non-Residential</u>	<u>204.5</u>	<u>less than 10,000 square feet.</u>
15	<u>Ground Floor Ceiling</u>	<u>§ 145.1(c)(4)</u>	<u>Required minimum floor-to-floor height of</u>
16	<u>Height</u>		<u>14 feet, as measured from grade.</u>
17	<b><u>Commercial Use Characteristics</u></b>		
18	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
19	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>NP</u>
20	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
21	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
22	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P (3)</u>
23	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if in front or it complies with Section</u>
24			<u>202.2(a)(7), C if elsewhere.</u>
25			

1	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>NP</u>
2	<b><u>Agricultural Use Category</u></b>		
3	<u>Agricultural Uses*</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>
4	<b><u>Automotive Use Category</u></b>		
5	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>
6	<u>Automotive Repair</u>	<u>§ 102</u>	<u>P (3)</u>
7	<u>Private Parking Garage</u>	<u>§ 102</u>	<u>C</u>
8	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>C</u>
9	<b><u>Entertainment, Arts and Recreation Use Category</u></b>		
10	<u>Entertainment, Arts and</u>	<u>§ 102, 803.9(b)</u>	<u>NP</u>
11	<u>Recreation Uses*</u>		
12	<u>Arts Activities</u>	<u>§ 102</u>	<u>P (3)</u>
13	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>P</u>
14	<b><u>Industrial Use Category</u></b>		
15	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>
16	<u>Light Manufacturing</u>	<u>§ 102</u>	<u>P (3)</u>
17	<b><u>Institutional Use Category</u></b>		
18	<u>Institutional Uses*</u>	<u>§§ 102, 202.2(e), 803.9(b)</u>	<u>P</u>
19	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>
20	<u>Medical Cannabis</u>	<u>§ 102</u>	<u>NP</u>
21	<u>Dispensary</u>		
22	<u>Post-Secondary</u>	<u>§ 102</u>	<u>C</u>
23	<u>Educational Institution</u>		
24	<u>School</u>		
25			

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

<b><u>Sales and Service Category</u></b>		
<b><u>Retail Sales and Service Uses*</u></b>	<u>§§ 102, 202.2(a)</u>	<u>P (3)</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>
<u>Bar</u>	<u>§ 102</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>
<u>Self Storage</u>	<u>§ 102</u>	<u>NP</u>
<u>Service, Financial</u>	<u>§ 102</u>	<u>NP</u>
<u>Service, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>
<b><u>Non-Retail Sales and Service*</u></b>	<u>§ 102</u>	<u>P (3)</u>
<u>Laboratory</u>	<u>§ 102</u>	<u>NP</u>
<u>Life Science</u>	<u>§ 102</u>	<u>NP</u>
<u>Office Uses</u>	<u>§ 102</u>	<u>NP</u>
<b><u>Utility and Infrastructure Use Category</u></b>		
<u>Utility and Infrastructure uses*</u>	<u>§ 102</u>	<u>NP</u>
<u>Public Transportation Facility</u>	<u>§ 102</u>	<u>C</u>
<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C (1)</u>



1 \* Not listed below

2 (1) P if the facility is a Micro WTS Facility.

3 (2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling  
4 Units.

5 (3) P up to 1,250 gsf per lot; C above; NP above 1 FAR.

No.	Zoning Category	§ References	Residential Enclave- Mixed Controls
<b>BUILDING STANDARDS</b>			
847.01	Height	See Zoning Map	Generally 45 feet See Sectional Zoning Maps 1 and 7
847.02	Bulk	§ 270	See Sectional Zoning Maps 1 and 7
<b>USE STANDARDS</b>			
847.03	Residential Density	§§ 124(b), 208	No density limit #
847.04	Non-Residential Density	§§ 102.9, 123, 124, 127	Generally, 1.0 to 1 floor area ratio
847.05	Usable Open Space for Dwelling Units and Group Housing	§§ 135, 823	80 sq.ft. per unit
847.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
847.09	Outdoor Activity Area	§ 890.71	P if located in front; C if located elsewhere § 145.2
847.10	Walk-up Facility	§ 890.140	NP

1	847.12	<i>Residential Conversion</i>	<del>§ 317</del>	<i>NP</i>
2				<i>C in Article 10 Landmark</i>
3				<i>Buildings</i>
4	847.13	<i>Residential Demolition</i>	<del>§ 317</del>	<i>C</i>
5	<b><i>USES</i></b>			
6	<b><i>Residential Use</i></b>			
7	847.14	<i>Dwelling Units</i>	<del>§ 102.7</del>	<i>P</i>
8	847.15	<i>Group Housing</i>	<del>§ 890.88(b)</del>	<i>C</i>
9	847.16	<i>SRO Units</i>	<del>§§ 823, 890.88(e)</del>	<i>NP</i>
10	847.16a	<i>Student Housing</i>	<del>§ 102.36</del>	<i>NP</i>
11	844.23b	<i>Homeless Shelters</i>	<del>§§ 102, 890.88(d)</del>	<i>C</i>
12	<b><i>Institutions</i></b>			
13	847.17	<i>Hospital, Medical Centers</i>	<del>§ 890.44</del>	<i>NP</i>
14	847.18	<i>Residential Care</i>	<del>§ 890.50(e)</del>	<i>NP</i>
15	847.19	<i>Educational Services</i>	<del>§§ 823, 890.50(e)</del>	<i>C</i>
16	847.20	<i>Religious Facility</i>	<del>§ 890.50(d)</del>	<i>C</i>
17	847.21	<i>Assembly and Social Service</i>	<del>§ 890.50(a)</del>	<i>C</i>
18	847.22	<i>Child Care Facility</i>	<del>§ 102</del>	<i>P</i>
19	847.23	<i>Medical Cannabis Dispensary</i>	<del>§ 890.133</del>	<i>NP</i>
20	<b><i>Vehicle Parking</i></b>			
21	847.25	<i>Automobile Parking Lot, Community Residential</i>	<del>§§ 303, 890.7</del>	<i>C; subject to criteria of Sec. 303</i>
22				
23	847.26	<i>Automobile Parking Garage, Community Residential</i>	<del>§§ 303, 890.8</del>	<i>C; subject to criteria of Sec. 303</i>
24				
25				

1	847.27	<i>Automobile Parking Lot, Community Commercial</i>	<del>§§ 303, 890.9</del>	<i>C; subject to criteria of Sec. 303</i>
2				
3	847.28	<i>Automobile Parking Garage, Community Commercial</i>	<del>§§, 890.10</del>	<i>C; subject to criteria of Sec. 303</i>
4				
5	847.29	<i>Automobile Parking Lot, Public</i>	<del>§§ 303, 890.11</del>	<i>C; subject to criteria of Sec. 303</i>
6	847.30	<i>Automobile Parking Garage, Public</i>	<del>§§ 303, 890.12</del>	<i>C; subject to criteria of Sec. 303</i>
7				
8	<b><i>Retail Sales and Services</i></b>			
9	847.31	<i>All Retail Sales and Services which are not listed below</i>	<del>§ 890.104</del>	<i>NP</i>
10				
11	847.32	<i>Retail Sales and Service Use in a Historic Building</i>	<del>§ 803.9(b)</del>	<i>C</i>
12				
13	847.33	<i>Formula Retail</i>	<del>§ 303.1</del>	<i>NP</i>
14	847.34a	<i>Limited Restaurant</i>	<del>§ 790.90</del>	<i>P up to 1,250 gsf per lot; C above; NP above 1 FAR</i>
15				
16				
17	847.34b	<i>Restaurant</i>	<del>§ 790.91</del>	<i>P up to 1,250 gsf per lot; C above; NP above 1 FAR</i>
18				
19				
20	847.35	<i>Other Retail Sales and Services</i>	<del>§ 890.102</del>	<i>P up to 1,250 gsf per lot; C above; NP above 1 FAR</i>
21				
22				
23				
24				
25				

1	847.36	<i>Personal Service</i>	<del>§ 890.116</del>	<i>P up to 1,250 gsf per lot;</i> <i>C above;</i> <i>NP above 1 FAR</i>
2				
3				
4	<b><i>Assembly, Recreation, Arts and Entertainment</i></b>			
5	847.37	<i>Nighttime Entertainment</i>	<del>§§ 102.17, 803.5(b), 823</del>	<i>NP</i>
6	847.38	<i>Meeting Hall, not within</i>	<del>§ 221(e)</del>	<i>NP</i>
7		<del>§ 813.21</del>		
8	847.39	<i>Recreation Building or Facility</i>	<del>§§ 221(e), 823, 890.81</del>	<i>NP</i>
9	847.40	<i>Pool Hall, Card Club, not within</i>	<del>§§ 221(f), 803.4</del>	<i>NP</i>
10		<del>§ 813.21</del>		
11	847.41	<i>Theater, falling within § 221(d),</i>	<del>§§ 221(d), 890.64</del>	<i>P up to 1,250 gsf per lot;</i>
12		<i>except Moving Theater</i>		<i>C above;</i>
13				<i>NP above 1 FAR</i>
14	<b><i>Home and Business Service</i></b>			
15	847.42	<i>Trade Shop</i>	<del>§ 890.124</del>	<i>P up to 1,250 gsf per lot;</i>
16				<i>C above;</i>
17				<i>NP above 1 FAR</i>
18	847.43	<i>Catering Services</i>	<del>§ 890.25</del>	<i>P up to 1,250 gsf per lot;</i>
19				<i>C above;</i>
20				<i>NP above 1 FAR</i>
21	847.45	<i>Business Goods and Equipment</i>	<del>§ 890.23</del>	<i>P up to 1,250 gsf per lot;</i>
22		<i>Repair Service</i>		<i>C above;</i>
23				<i>NP above 1 FAR</i>
24				
25				

1	847.46	<i>Arts Activities, except within a Live/Work Unit</i>	<del>§ 102.2</del>	<i>P up to 1 FAR; C above; NP above 1.5 FAR</i>
2				
3				
4	847.47	<i>Business Services</i>	<del>§ 890.111</del>	<i>P up to 1,250 gsf per lot; C above; NP above 1 FAR</i>
5				
6				
7	<b>Office</b>			
8	847.48	<i>Office Uses in Historic Buildings</i>	<del>§§ 803.9(b)</del>	<i>C</i>
9	847.53	<i>All Other Office Uses</i>	<del>§ 890.70</del>	<i>NP</i>
10	<b>Live/Work Units</b>			
11	847.54	<i>Live/Work Unit where the Work Activity is an Arts Activity</i>	<del>§§ 102.2, 102.13, 209.9(f)(g), 233</del>	<i>NP</i>
12				
13	847.55	<i>Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts</i>	<del>§ 803.9(b)</del>	<i>NP</i>
14				
15				
16	847.56	<i>All Other Live/Work Units</i>	<del>§§ 102.13, 233</del>	<i>NP</i>
17	<b>Automotive Services</b>			
18	847.57	<i>Vehicle Storage – Open Lot</i>	<del>§ 890.131</del>	<i>NP</i>
19	847.58	<i>Vehicle Storage – Enclosed Lot or Structure</i>	<del>§§ 303, 890.132</del>	<i>C; subject to criteria of Sec. 303</i>
20				
21	847.59	<i>Motor Vehicle Service Station, Automotive Wash</i>	<del>§§ 890.18, 890.20</del>	<i>NP</i>
22				
23				
24				
25				

1	847.60	<i>Motor Vehicle Repair</i>	<del>§ 890.15</del>	<i>P up to 1,250 gsf per lot;</i>
2				<i>C above;</i>
3				<i>NP above 1 FAR</i>
4	847.61	<i>Motor Vehicle Tow Service</i>	<del>§ 890.19</del>	<i>NP</i>
5	847.62	<i>Non-Auto Vehicle Sales or Rental</i>	<del>§ 890.69</del>	<i>NP</i>
6	847.63	<i>Public Transportation Facility</i>	<del>§ 890.80</del>	<i>NP</i>
7	<b><i>Industrial</i></b>			
8	847.13	<i>Wholesale Sales</i>	<del>§ 890.54(b)</del>	<i>P up to 1,250 gsf per lot;</i>
9				<i>C above;</i>
10				<i>NP above 1 FAR</i>
11	847.13a	<i>Light Manufacturing</i>	<del>§ 890.54(a)</del>	<i>P up to 1,250 gsf per lot;</i>
12				<i>C above;</i>
13				<i>NP above 1 FAR</i>
14	847.13b	<i>Commercial Storage</i>	<del>§ 890.54(c)</del>	<i>P up to 1,250 gsf per lot;</i>
15				<i>C above;</i>
16				<i>NP above 1 FAR</i>
17	847.13c	<i>Laboratory, life science</i>	<del>§ 890.53(a)</del>	<i>NP</i>
18	847.13d	<i>Laboratory, not including life</i>	<del>§§ 890.52, 890.53(a)</del>	<i>NP</i>
19		<i>science laboratory</i>		
20	847.13e	<i>Non-Retail Greenhouse or Plant</i>	<del>§ 227(a)</del>	<i>P up to 1,250 gsf per lot;</i>
21		<i>Nursery</i>		<i>C above;</i>
22				<i>NP above 1 FAR</i>
23	<b><i>Other Uses</i></b>			
24				
25				

1	847.66	<i>Open Air Sales</i>	<del>§§ 803.9(d), 890.38</del>	<i>P up to 1,250 gsf per lot;</i>
2				<i>C above;</i>
3				<i>NP above 1 FAR</i>
4	847.68	<i>Open Recreation</i>	<del>§§ 209.5(a), 209.5(b)</del>	<i>P</i>
5	847.69	<i>Public Use, except Public</i>	<del>§ 890.80</del>	<i>C</i>
6		<i>Transportation Facility</i>		
7	847.74a	<i>Neighborhood Agriculture</i>	<del>§ 102.35(a)</del>	<i>P</i>
8	847.74b	<i>Large Scale Urban Agriculture</i>	<del>§ 102.35(b)</del>	<i>NP</i>
9	847.99	<i>Wireless Telecommunications</i>	<del>§ 102</del>	<i>C; P if the facility is a Micro WTS</i>
10		<i>Services Facility</i>		<i>Facility</i>

***SPECIFIC PROVISIONS FOR RESIDENTIAL ENCLAVE MIXED DISTRICTS***

<i>Article Code</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Section</i>	<i>Section</i>	
<del>§ 847.24</del>	<del>§ 207(c)(4)</del>	<p><del>ACCESSORY DWELLING UNITS</del></p> <p><del><i>Boundaries: Within the boundaries of the Residential Enclave Mixed Districts.</i></del></p> <p><del><i>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</i></del></p>

**SEC. 830 848. CMUO - CENTRAL SOMA MIXED-USE OFFICE DISTRICT.**

\* \* \* \*

Table 830 848

CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Central SoMa Mixed Use-Office District Controls		
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
<b>Massing and Setbacks</b>		
Height and Bulk Limits	§§ 102, 105, 106, 249.78, 250 – 252, 260, 261.1, <u>263.21</u> <del>263.20</del> , 263.30, 270, 270.1, 270.2, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT01 and HT07. In the Central SoMa SUD, Prevailing Height and Density limits are determined by Section 249.78. Height sculpting required and additional bulk limits pursuant to § 270; Non-habitable vertical projections permitted pursuant to § <u>263.21</u> <del>263.20</del> ; additional height permissible pursuant to § 263.30; horizontal mass reduction required pursuant to § 270.1; and Mid-block alleys required pursuant to § 270.2.
* * * *		
<b>RESIDENTIAL STANDARDS &amp; USES</b>		
* * * *		
<b>Residential Uses</b>		
* * * *		



1	Group Housing	§§ <del>102, 249.78(c)(8);</del> <del>890.88(b)</del>	NP, except Group Housing uses that are also defined as Student Housing; <i>or</i> Senior Housing, <i>or Residential Care Facility</i> , are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units.
2			
3			
4			
5			
6			
7	SRO Units	§§ 249.78(c)(7); <del>890.88(e)</del>	NP, except in buildings that consist of 100% affordable units.
8			
9	* * * *		
10	<b>NON-RESIDENTIAL STANDARDS &amp; USES</b>		
11	* * * *		
12	<b>Agricultural Use Category</b>		
13	Agricultural Uses <sup>‡</sup>	§§ 102, 202.2(c)	P
14			
15	<del>Agriculture, Large Scale Urban</del>	<del>§§ 102, 202.2(e)</del>	<del>C</del>
16			
17			
18	* * * *		
19	<b>Sales and Service Use Category</b>		
20	* * * *		
21	Cannabis Retail	§§ 102, 202.2(a); <del>890.125</del>	C
22			
23	* * * *		
24	* * * *		
25			

1 (2) Not subject to ratio requirements of (1) above, pursuant to § 803.9(g).

2 \* \* \* \*

3 **SEC. 890. DEFINITIONS FOR MIXED USE DISTRICTS.**

4 This and the following Sections provide the definitions for Mixed Use Districts. In case of  
5 conflict between the following definitions and those set forth in Sections 102 ~~through 102.28 and~~  
6 ~~in Article 2~~, the following definitions shall prevail for Mixed Use Districts, unless the only  
7 definition or definitions referred to for a zoning category are ones in Sections 102 ~~through~~  
8 ~~102.28 or in Article 2~~.

9 **SEC. 890.48. HOURS OF OPERATION.**

10 The permitted hours during which any commercial establishment, not including  
11 automated teller machines, may be open for business.

12 (a) Other restrictions on the hours of operation of movie theaters, adult entertainment,  
13 and other entertainment uses, as defined in Sections 890.64; and 890.36; ~~and 890.38~~ of this  
14 Code, respectively, shall apply pursuant to provisions in Section 303(c)(5), when such uses  
15 are permitted as conditional uses.

16 (b) **Exception for Pharmacies.** A pharmacy may qualify for the exception to operate  
17 on a 24-hour basis provided in Section 202.2 ~~790.48~~ of this Code.

18 **SEC. 890.70. OFFICE USE.**

19 (a) "Office use" shall mean space within a structure or portion thereof intended or  
20 primarily suitable for occupancy by persons or entities which perform, provide for their own  
21 benefit, or provide to others at that location services including, but not limited to, the following:  
22 Professional; banking; insurance; management; consulting; technical; sales; and design; and  
23 the non-accessory office functions of manufacturing and warehousing businesses; ~~all uses~~  
24 ~~encompassed within the definition of "office" in Section 219 of this Code~~; multimedia, software  
25 development, web design, electronic commerce, and information technology; all uses

1 encompassed within the definition of “administrative services” in Section 890.106 of this Code;  
2 and all “professional services” as proscribed in Section 890.108 of this Code excepting only  
3 those uses which are limited to the Chinatown Mixed Use District.

4 (b) “Office use” shall exclude: retail uses; repair; any business characterized by the  
5 physical transfer of tangible goods to customers on the premises; wholesale shipping,  
6 receiving and storage; and design showrooms or any other space intended and primarily  
7 suitable for display of goods.

8 **SEC. 890.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.**

9 A Tobacco Paraphernalia Establishment ~~is shall be, as established in Section 227(v) of this~~  
10 ~~Code, a~~ retail use where more than 10% of the square footage of ~~O~~ccupied ~~F~~loor ~~A~~rea, as  
11 defined in Section 102.10, or more than 10 linear feet of display area projected to the floor,  
12 whichever is less, is dedicated to the sale, distribution, delivery, furnishing, or marketing of  
13 Tobacco Paraphernalia from one person to another. “Tobacco Paraphernalia” means  
14 paraphernalia, devices, or instruments that are designed or manufactured for the smoking,  
15 ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from  
16 tobacco, or controlled substances as defined in California Health and Safety Code Sections  
17 11054 et seq. “Tobacco Paraphernalia” does not include lighters, matches, cigarette holders,  
18 any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or  
19 any other preparation of tobacco that is permitted by existing law. Medical Cannabis  
20 Dispensaries, as defined in Section 3301(f) of the San Francisco Health Code, are not  
21 Tobacco Paraphernalia Establishments.

22 **SEC. 890.124. TRADE SHOP.**

23 A retail service use which provides custom-crafted goods and/or services for sale  
24 directly to the consumer, reserving some storefront space for display and retail service; ~~if~~  
25 ~~conducted within an enclosed building having no openings other than fixed windows or exits required~~

1 ~~by law located within 50 feet of any R District. The Trade Shop shall be conducted so as to minimize~~  
2 ~~the impacts of noise, vibration, or emissions beyond the premises of the use.~~ A trade shop includes,

3 but is not limited to:

4 (a) Repair of personal apparel, accessories, household goods, appliances, furniture  
5 and similar items, but excluding repair of motor vehicles and structures;

6 (b) Upholstery services;

7 (c) Carpentry;

8 (d) Printing of a minor processing nature, including multicopy and blueprinting services  
9 and printing of pamphlets, brochures, resumes and small reports, but excluding printing of  
10 books, magazines or newspapers;

11 (e) Tailoring; and

12 (f) Other artisan craft uses, including fine arts uses.

13 (g) Within Eastern Neighborhoods Mixed Use Districts, this use shall include the  
14 offices of building, plumbing, electrical, painting, masonry, roofing, furnace or pest control  
15 contractors and storage of incidental equipment and supplies used by them, if located entirely  
16 within an enclosed building having no openings other than fixed windows or exits required by  
17 law within 50 feet of an R District. No processing of building materials, such as mixing of  
18 concrete or heating of asphalt shall be conducted on the premises. Parking, loading, and  
19 unloading of all vehicles used by the contractor shall be located entirely within the building  
20 containing the use.

21 (h) Within the Chinatown Mixed Use Districts, it does not include any shop which  
22 uses a single machine of more than five horsepower capacity, or a shop in which the  
23 mechanical equipment, together with related floor space used primarily by the operators of  
24 such equipment, occupies in the aggregate more than 1/3 of the total Gross Floor Area of the  
25

1 use. A trade shop is distinct from light manufacturing, as defined in Section 890.54(a) of this  
2 Code.

3 \* \* \* \*

4 **SEC. 890.140. WALK-UP FACILITY.**

5 A structure designed for provision of pedestrian-oriented services when located on an  
6 exterior building wall, including window service, self-service operations, and automated bank  
7 teller machines (ATMs). Such facilities shall provide waste receptacles, be kept free of litter, and  
8 provide adequate lighting for the facility and adjacent sidewalk, consistent with Planning Department  
9 guidelines.

10  
11 Section 3. The San Francisco Planning Code is hereby amended by deleting Sections  
12 803.5, 803.6, 809, 890.2, 890.4, 890.6, 890.27, and 890.37, as follows:

13  
14 ~~**SEC. 803.5. GOOD NEIGHBOR POLICIES GOVERNING USES IN MIXED USE DISTRICTS.**~~

15 ~~*(a) Eating and Drinking Uses in Mixed Use Districts. Within Mixed Use Districts, the*~~  
16 ~~*Operating Conditions of Section 202.2(a) shall apply to all Eating and Drinking Uses.*~~

17 ~~*(b) Good Neighbor Policies for Nighttime Entertainment Activities in Eastern Neighborhoods*~~  
18 ~~*Mixed Use Districts and Downtown Residential Districts. Within Eastern Neighborhoods Mixed Use*~~  
19 ~~*Districts and Downtown Residential Districts where nighttime entertainment activities, as defined by*~~  
20 ~~*Section 102.17 of this Code, are permitted as a principal or conditional use shall not be allowed except*~~  
21 ~~*on conditions which, in the judgment of the Zoning Administrator or City Planning Commission, as*~~  
22 ~~*applicable, are reasonably calculated to insure that the quiet, safety and cleanliness of the premises*~~  
23 ~~*and vicinity are maintained. Such conditions shall include, but not be limited to, the following:*~~

1           (1) Notices shall be well-lit and prominently displayed at all entrances to and exits from  
2 the establishment urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and  
3 orderly fashion and to please not litter or block driveways in the neighborhood; and

4           (2) Employees of the establishment shall be posted at all the entrances and exits to the  
5 establishment during the period from 10:00 p.m. to such time past closing that all patrons have left the  
6 premises. These employees shall insure that patrons waiting to enter the establishment and those  
7 existing in the premises are urged to respect the quiet and cleanliness of the neighborhood as they walk  
8 to their parked vehicle or otherwise leave the area; and

9           (3) Employees of the establishment shall walk a 100-foot radius from the premises some  
10 time between 30 minutes after closing time and 8:00 a.m. the following morning, and shall pick up and  
11 dispose of any discarded beverage containers and other trash left by area nighttime entertainment  
12 patrons; and

13           (4) Sufficient toilet facilities shall be made accessible to patrons within the premises,  
14 and toilet facilities shall be made accessible to prospective patrons who may be lined up waiting to  
15 enter the establishment; and

16           (5) The establishment shall provide outside lighting in a manner that would illuminate  
17 outside street and sidewalk areas and adjacent parking, as appropriate; and

18           (6) The establishment shall provide adequate parking for patrons free of charge or at a  
19 rate or manner that would encourage use of parking by establishment patrons. Adequate signage shall  
20 be well-lit and prominently displayed to advertise the availability and location of such parking  
21 resources for establishment patrons; and

22           (7) The establishment shall provide adequate ventilation within the structures such that  
23 doors and/or windows are not left open for such purposes resulting in noise emission from the  
24 premises; and

1           ~~(8) Any indoor and/or outdoor activity allowed as a principal or conditional use and~~  
2 ~~located within 100 feet of a residential or live/work unit shall, during the period from 10:00 p.m. to~~  
3 ~~6:00 a.m., insure that sound levels emanating from such activities do not exceed the acceptable noise~~  
4 ~~levels established for residential uses by the San Francisco Noise Ordinance; and~~

5           ~~(9) The establishment shall implement other conditions and/or management practices,~~  
6 ~~including the prohibition of dancing to recorded music (disco dancing), as determined by the Zoning~~  
7 ~~Administrator, in consultation with Police Department and other appropriate public agencies, to be~~  
8 ~~necessary to insure that management and/or patrons of the establishments maintain the quiet, safety,~~  
9 ~~and cleanliness of the premises and the vicinity of the use, and do not block driveways of neighboring~~  
10 ~~residents or businesses.~~

11           ~~(c) **Good Neighbor Policies for Programs Serving Indigent Transient and Homeless**~~  
12 ~~**Populations Within the Eastern Neighborhoods Mixed Use Districts.** Within the Eastern~~  
13 ~~Neighborhoods Mixed Use Districts where social services are allowed as a Conditional Use pursuant~~  
14 ~~to Sections 813.21 through 843.21 (Social Services), some or all of the following conditions shall, when~~  
15 ~~appropriate for specific cases, be placed upon any applicable City permits for the proposed~~  
16 ~~establishment:~~

17           ~~(1) Service providers shall maintain sufficient monetary resources to enable them to~~  
18 ~~satisfy the following “good neighbor” conditions and shall demonstrate to the Department prior to~~  
19 ~~approval of the conditional use application that such funds shall be available for use upon first~~  
20 ~~occupancy of the proposed project and shall be available for the life of the project; and~~

21           ~~(2) Representatives of the Southern, Mission, and Bayview Stations of the San Francisco~~  
22 ~~Police Department shall be apprised of the proposed project in a timely fashion so that the Department~~  
23 ~~may respond to any concerns they may have regarding the proposed project, including the effect the~~  
24 ~~project may have on Department resources; and~~

1                   (3) ~~Service providers shall provide adequate waiting areas within the premises for~~  
2 ~~clients and prospective clients such that sidewalks are not used as queuing or waiting areas; and~~

3                   (4) ~~Service providers shall provide sufficient numbers of male and female~~  
4 ~~toilets/restrooms for clients and prospective clients to have access to use on a 24-hour basis. For group~~  
5 ~~housing and other similar shelter programs, adequate private male and female showers shall be~~  
6 ~~provided along with lockers for clients to temporarily store their belongings; and~~

7                   (5) ~~Service providers shall maintain up-to-date information and referral sheets to give~~  
8 ~~clients and other persons who, for any reason, cannot be served by the establishment; and~~

9                   (6) ~~Service providers shall continuously monitor waiting areas to inform prospective~~  
10 ~~clients whether they can be served within a reasonable time. If they cannot be served by the provider~~  
11 ~~because of time or resource constraints, the monitor shall inform the client of alternative programs and~~  
12 ~~locations where s/he may seek similar services; and~~

13                   (7) ~~Service providers shall maintain the side-walks in the vicinity in a clean and sanitary~~  
14 ~~condition and, when necessary, shall steam clean the sidewalks within the vicinity of the project.~~  
15 ~~Employees or volunteers of the project shall walk a 100-foot radius from the premises each morning or~~  
16 ~~evening and shall pick up and properly dispose of any discarded beverage and/or food containers,~~  
17 ~~clothing, and any other trash which may have been left by clients; and~~

18                   (8) ~~Notices shall be well-lit and prominently displayed at all entrances to and exits from~~  
19 ~~the establishment urging clients leaving the premises and neighborhood to do so in a quiet, peaceful~~  
20 ~~and orderly fashion and to please not loiter or litter; and~~

21                   (9) ~~Service providers shall provide and maintain adequate parking and freight loading~~  
22 ~~facilities for employees, clients and other visitors who drive to the premises; and~~

23                   (10) ~~The establishment shall implement other conditions and/or measures as determined~~  
24 ~~by the Zoning Administrator, in consultation with other City agencies and neighborhood groups, to be~~

25



1 *necessary to insure that management and/or clients of the establishment maintain the quiet, safety and*  
2 *cleanliness of the premises and the vicinity of the use.*

3 **~~SEC.803.6. FORMULA RETAIL USES IN ARTICLE 8 DISTRICTS.~~**

4 *The Formula Retail controls set forth in Section 303.1 of this Code apply to Article 8 Districts.*

5 **~~SEC. 809. GUIDE TO UNDERSTANDING THE DOWNTOWN RESIDENTIAL AND EASTERN~~**  
6 **~~NEIGHBORHOODS MIXED USE DISTRICT ZONING CONTROLS.~~**

7 *The Downtown Residential and Eastern Neighborhoods Mixed Use District controls are set*  
8 *forth in the Zoning Control Tables in Sections 813 and 814, and in Sections 825, 827 through 848 or*  
9 *referenced in Section 899 of this Code.*

10 *(a) The first column in the Zoning Control Table, titled “No.” provides a category number for*  
11 *each zoning control category.*

12 *(b) The second column in the table, titled “Zoning Control Category,” lists zoning control*  
13 *categories for the district in question.*

14 *(c) The third column, titled “§ References,” contains numbers of other sections in the Planning*  
15 *Code and other City Codes, in which additional relevant provisions are contained.*

16 *(d) In the fourth column, the controls applicable to the various Mixed Use Districts are*  
17 *indicated either directly or by reference to other Code Sections which contain the controls.*

18 *The following symbols are used in this table:*

19 *P— Permitted as a Principal Use.*

20 *C— Permitted as a Conditional Use, subject to the provisions set forth in this Code.*

21 *NP— Not Permitted.*

22 *#— See specific provisions listed by section and zoning category number at the end of the table.*

23 *1st— 1st story and below, where applicable.*

24 *2nd— 2nd story, where applicable.*

1 ~~3rd+ 3rd story and above, where applicable.~~

2 ~~**SEC. 890.2. AMBULANCE SERVICE.**~~

3 ~~A retail use which provides medically related transportation services.~~

4 ~~**SEC. 890.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).**~~

5 ~~A retail use which provides 11 or more amusement games such as video games, pinball machines, or~~  
6 ~~other such similar mechanical and electronic amusement devices, as regulated in Sections 1036~~  
7 ~~through 1036.35 of the Police Code.~~

8 ~~**SEC. 890.6. ANIMAL HOSPITAL.**~~

9 ~~A retail use which provides medical care and accessory boarding services for animals, not including a~~  
10 ~~commercial kennel as specified in Section 224(e) of this Code.~~

11 ~~**SEC. 890.27. COMMERCIAL USES.**~~

12 ~~Commercial uses include those uses listed in Sections 218 through 227 of Article 2 of this Code.~~

13 ~~**SEC. 890.37. ENTERTAINMENT, OTHER.**~~

14 ~~In the Chinatown Mixed Use Districts, a retail use, other than adult entertainment, as defined in~~  
15 ~~Section 890.36 of this Code, which provides live entertainment, including dramatic and musical~~  
16 ~~performances, and/or provides amplified taped music for dancing on the premises, including but not~~  
17 ~~limited to Places of Entertainment and Limited Live Performance Locales, as defined in~~  
18 ~~Section 1060 of the Police Code. Other entertainment also includes bowling alley, billiard parlor,~~  
19 ~~shooting gallery, skating rink and other commercial recreational activity, but it excludes amusement~~  
20 ~~game arcades, as defined in Section 890.4 of this Code and regulated in Section 1036 of the Police~~  
21 ~~Code.~~

22  
23 Section 4. Effective Date. This ordinance shall become effective 30 days after enactment.

24 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance

1 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of  
2 Supervisors overrides the Mayor's veto of the ordinance.

3

4 Section 5. In enacting this ordinance, the Board intends to amend only those words, phrases,  
5 paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any  
6 other constituent parts of the Planning Code that are explicitly shown in this legislation as  
7 additions, deletions, Board amendment additions, and Board amendment deletions in  
8 accordance with the "Note" that appears under the official title of the legislation.

9

10 APPROVED AS TO FORM:  
11 DAVID CHIU, City Attorney

12

13

By: /s/Peter R. Miljanich  
PETER R. MILJANICH  
Deputy City Attorney

14

15

16

17

n:\legana\as2022\2200054\01613538.docx

18

19

20

21

22

23

24

25

**REVISED LEGISLATIVE DIGEST**

(Substituted, 7/12/2022)

[Planning Code - Neighborhood Commercial and Mixed Use Zoning Districts]

**Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) Districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic and nonconforming commercial buildings in Residential Enclave Districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) Districts; 6) principally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

Existing Law

Planning Code Article 8 establishes a number of general and named Mixed Use Districts. Land use controls, development standards, and density controls for each District are outlined in a Zoning Control Table. Specific uses are defined in Section 890.2 through 890.140. Other sections of the Planning Code that are applicable to Mixed Use Districts are listed in Section 899.

Article 7 establishes a number of general and named Neighborhood Commercial (NC) and Neighborhood Commercial Transit (NCT) Districts, and provides land use controls, development standards, and density controls for each District.

### Amendments to Current Law

The primary purpose of this ordinance is to reorganize and update Article 8 of the Planning Code. The ordinance revises the Article 8 zoning control tables to match the format of the zoning control tables in other Articles of the Planning Code, and makes technical and substantive amendments to applicable sections in other Articles to update, correct, clarify, and simplify language. The ordinance also deletes outdated text and revises certain controls in Articles 1, 1.2, 1.7, 2, 3, and 7.

All of the proposed amendments – both technical and substantive – are detailed and explained in the Executive Summary prepared for the Planning Commission hearing by Planning Department staff, which will be transmitted to the Board as part of the legislative package. The amendments and definition changes described in the Executive Summary include specific amendments to principally or conditionally permit Arts Activities, Job Training, Public Facility, Social Service and Philanthropic Facility, General and Nighttime Entertainment, and Bar uses in various Neighborhood Commercial, Mixed Use, and other Districts.

### Background Information

In 2013, the Planning Department initiated a Code Reorganization Project. The goal of the Project is to restructure the Planning Code so that it is easier to read, understand, and use. Phase 1, enacted in February 2015, consolidated all definitions that are used universally throughout the Code into Section 102 of the Code. It also reorganized Article 2 by modifying zoning control tables to reduce their length and complexity and to be less confusing to the public. Phase 2 of the Code Reorganization Project, enacted in June 2017, reorganized Article 7, updated the format of the Article 7 zoning control tables to match those in Article 2, and made technical and other amendments to various Code sections. The reorganization of Article 8 by this ordinance is the final phase of the Code Reorganization Project.

n:\legana\as2022\2200054\01595823.docx

# Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Subject:

The text is listed:

Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use districts, and in historic and nonconforming commercial buildings in Residential Enclave districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT district; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) districts; 6) principally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service

and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor:

---

For Clerk's Use Only