

1 [Planning Code - Residential Care Facilities]

2  
3 **Ordinance amending the Planning Code to allow Residential Care Facilities with seven**  
4 **or more persons as a principally permitted use in RH-3 (Residential House, Three-**  
5 **Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential**  
6 **Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed**  
7 **Use Districts; affirming the Planning Department's determination under the California**  
8 **Environmental Quality Act; making findings of consistency with the General Plan, and**  
9 **the eight priority policies of Planning Code, Section 101.1; and adopting findings of**  
10 **public necessity, convenience, and general welfare under Planning Code, Section 302.**

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

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

19 Section 1. Findings.

20 (a) The Planning Department has determined that the actions contemplated in this  
21 ordinance comply with the California Environmental Quality Act (California Public Resources  
22 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
23 Supervisors in File No. 180915 and is incorporated herein by reference. The Board affirms  
24 this determination.

25 (b) On November 29, 2018, the Planning Commission, in Resolution No. 20346,  
adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
 2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
 3 the Board of Supervisors in File No. 180915, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board finds that these Planning  
 5 Code amendments will serve the public necessity, convenience, and general welfare for the  
 6 reasons set forth in Planning Commission Resolution No. 20346 and the Board incorporates  
 7 such reasons herein by reference.

8  
 9 Section 2. The Planning Code is hereby amended by revising Zoning Control Tables  
 10 209.1, 209.2, 209.3, 209.4, 710, 711, 713, 714, 715, 716, 717, 718, 719, 722, 723, 724, 725,  
 11 726, 728, 729, 730, 731, 732, 733, 734, 750, 751, 753, 755, 756, 757, 758, 759, 761, 762,  
 12 763, 764, 813, 827, 829, 840, 841, 842, and 844, to read as follows:

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

14 \* \* \* \*

15 **Table 209.1**  
 16 **ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *						
<b>NON-RESIDENTIAL STANDARDS AND USES</b>						
* * * *						
<b>Institutional Use Category</b>						
<b>Institutional Uses*</b>	§ 102	NP	NP	NP	NP	NP
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	P (3)	P (3)	P (3)	P (3)	P (3)

****	****	****	****	****	****	****
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\* Not listed below.

\* \* \* \*

(3) C required for seven or more persons.

\* \* \* \*

**SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.**

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**Table 209.2  
ZONING CONTROL TABLE FOR RM DISTRICTS**

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
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* * * *					
<b>NON-RESIDENTIAL STANDARDS AND USES</b>					
* * * *					
<b>Institutional Use Category</b>					
<b>Institutional Uses*</b>	§ 102	NP	NP	NP	NP
****	****	****	****	****	****
Residential Care Facility	§ 102	P (3)	P (3)	P (3)	P (3)
****	****	****	****	****	****

\* Not listed below.

\* \* \* \*

(3) *[Note Deleted]* C required for seven or more persons.

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

2 \* \* \* \*

3 **Table 209.3**  
**ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS**

<b>Zoning Category</b>	<b>§ References</b>	<b>RC-3</b>	<b>RC-4</b>
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* * * *			
<b>NON-RESIDENTIAL STANDARDS AND USES</b>			
* * * *			
<b>Institutional Use Category</b>			

<b>Institutional Uses*</b>	§ 102	C	C
* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	P (3)	P (3)
* * * *	* * * *	* * * *	* * * *

15 \* Not listed below.

16 \* \* \* \*

17 (3) [Note Deleted] ~~C required for seven or more persons.~~

18 \* \* \* \*

19 **SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.**

20 \* \* \* \*

21 **Table 209.4**  
**ZONING CONTROL TABLE FOR RTO DISTRICTS**

<b>Zoning Category</b>	<b>§ References</b>	<b>RTO</b>	<b>RTO-M</b>
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* * * *
<b>NON-RESIDENTIAL STANDARDS AND USES</b>
* * * *
<b>Institutional Use Category</b>

<b>Institutional Uses*</b>	§ 102	NP	NP
* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	P <del>(3)</del>	P <del>(3)</del>
* * * *	* * * *	* * * *	* * * *

\* Not listed below.  
 \* \* \* \*

(3) [Note Deleted] ~~€ required for seven or more persons.~~  
 \* \* \* \*

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

\* \* \* \*

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

		NC-1
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL USES</b>		

\* \* \* \*

	<b>Controls by Story</b>		
	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
* * * *			
<b>Institutional Use Category</b>			

<b>Institutional Uses*</b>	§ 102	P	C	NP
****	****	****	****	****
Residential Care Facility	§ 102	P	P(4)	P(4)

\* \* \* \*

\* Not listed below.

\* \* \* \*

(4) *[Note deleted.] C required for 7 or more persons.*

\* \* \* \*

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

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

		NC-2
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL USES</b>		

\* \* \* \*

		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P(3)	P(3)

\* \* \* \*

\* Not listed below.

\* \* \* \*

(3) [Note deleted.] ~~C~~ required for seven or more persons.

\* \* \* \*

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

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

		NC-S
Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL USES</b>		

		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P(1)	P(1)	NP(1)
****	****	****	****	****
Residential Care Facility	§ 102	P(1)	P(1)	P(1) <del>(3)</del>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(3) [Note deleted.] ~~NP~~ for 7 or more persons.

\* \* \* \*

1 **SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

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3 **Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**  
 4 **ZONING CONTROL TABLE**

		Broadway NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

17 \* \* \* \*

18 \* Not listed below.

19 \* \* \* \*

20 (3) [Note deleted.] ~~C required for seven or more persons.~~

21 \* \* \* \*

22 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

23 \* \* \* \*



1 **Table 715. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**  
 2 **ZONING CONTROL TABLE**

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

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	<b>Controls by Story</b>			
	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) [Note deleted.] ~~C~~ required for seven or more persons.

19 \* \* \* \*

20 **SEC. 716. INNER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT.**

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Table 716. . INNER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE

		Inner Clement <i>Street</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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) [Note deleted.] ~~C required for seven or more persons.~~

\* \* \* \*

**SEC. 717. OUTER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

Table 717. OUTER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE

		Outer Clement <i>Street</i>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) [Note deleted.] ~~C required for seven or more persons.~~

\* \* \* \*

**SEC. 718 UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		Upper Fillmore <i>Street</i> NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	<b>Controls by Story</b>			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(2)</sup>	P <sup>(2)</sup>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) *[Note deleted.] C required for seven or more persons.*

\* \* \* \*

**SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD
Zoning Category	§ References	Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		

		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(2)</sup>	P <sup>(2)</sup>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) [Note deleted.] ~~C required for seven or more persons.~~

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**SEC. 722 NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		<b>North Beach NCD</b>
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	NP	P(4)	P(4)

\* \* \* \*

\* Not listed below.

\* \* \* \*

(4) [Note deleted.] C required for seven or more persons.

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**SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		Polk Street NCD
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(2)</sup>	P <sup>(2)</sup>

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\* Not listed below.

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(2) [Note deleted.] C required for seven or more persons.

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**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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1                   **Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 2   **ZONING CONTROL TABLE**

		Sacramento Street NCD
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

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16 \* Not listed below.

17 \* \* \* \*

18 (2) [Note deleted.] ~~C~~ required for seven or more persons.

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20 **SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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1 **Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 2 **ZONING CONTROL TABLE**

		Union Street NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

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16 \* Not listed below.

17 \* \* \* \*

18 (2) [Note deleted.] ~~C required for seven or more persons.~~

19 \* \* \* \*

20 **SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Pacific Avenue NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	NP	NP	NP
****	****	****	****	****
Residential Care Facility	§ 102	<del>C(2)</del>	<u>P NP</u>	<u>P NP</u>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) [Note deleted.] NP for seven or more persons.

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

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

		24th Street – Noe Valley NCD
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

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16 \* Not listed below.

17 \* \* \* \*

18 (2) [Note deleted.] ~~C required for seven or more persons.~~

19 \* \* \* \*

20 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		<b>West Portal <u>Avenue</u> NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		

		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	C	C	NP
****	****	****	****	****
Residential Care Facility	§ 102	P(2)	P( <del>2</del> )	<u>P</u> NP

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16       \* Not listed below.

17       \* \* \* \*

18       (2) [Note deleted.] ~~C~~ required for seven or more persons.

19       \* \* \* \*

20 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE

		Inner Sunset NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(2)</sup>	P <sup>(2)</sup>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) [Note deleted.] *C* required for seven or more persons.

\* \* \* \*

**SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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1 **Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 2 **ZONING CONTROL TABLE**

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		Noriega Street NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

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	Controls by Story			
	1st	2nd	3rd+	
* * * *				
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(2)</sup>	P <sup>(2)</sup>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (2) [Note deleted.] ~~C required for seven or more persons.~~

19 \* \* \* \*

20 **SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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1 **Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 2 **ZONING CONTROL TABLE**

		Irving Street NCD
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (2) [Note deleted.] ~~C~~ required for seven or more persons.

19 \* \* \* \*

20 **SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Taraval Street NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(2)</sup>	P <sup>(2)</sup>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(2) [Note deleted.] ~~C required for seven or more persons.~~

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**SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*



1 Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

2 ZONING CONTROL TABLE

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		Judah Street NCD
Zoning Category	§ References	Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		

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	Controls by Story			
	1st	2nd	3rd+	
* * * *				
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(2)</del>	P <del>(2)</del>

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16 \* Not listed below.

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18 (2) [Note deleted.] ~~C required for seven or more persons.~~

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

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

		NCT-1
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	NP
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) [Note deleted.] *C required for seven or more persons. NP on 3rd floor for seven or more*  
 19 *persons.*

20 \* \* \* \*

21 **SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT**  
 22 **DISTRICT.**

23 \* \* \* \*

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

		NCT - 2
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) [Note deleted.] ~~C required for seven or more persons.~~

19 \* \* \* \*

20 **SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

21 \* \* \* \*

1 **Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
 2 **ZONING CONTROL TABLE**

		SoMa NCT
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	C	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P <del>(3)</del>	P <del>(3)</del>	P <del>(3)</del>
****	****	****	****	****

15 \* Not listed below.

16 \* \* \* \*

17 (3) *[Note deleted.] C required for seven or more persons.*

18 \* \* \* \*

19 **SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

20 \* \* \* \*

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

		Ocean Avenue NCD
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P <del>(3)</del>	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) [Note deleted.] *C required for seven or more persons.*

19 \* \* \* \*

20 **SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

21 \* \* \* \*

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

		Glen Park NCT
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(3)</sup>	P <sup>(3)</sup>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) [Note deleted.] *C required for seven or more persons.*

19 \* \* \* \*

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

21 \* \* \* \*

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

		Folsom Street NCT
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

		Controls by Story		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	NP	NP	NP
****	****	****	****	****
Residential Care Facility	§ 102	NP	C <del>(3)</del>	C <del>(3)</del>
****	****	****	****	****

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) *[Note deleted.] NP for seven or more persons.*

19 \* \* \* \*

20  
 21 **SEC. 758. REGIONAL COMMERCIAL DISTRICT.**

22 \* \* \* \*

Table 758. REGIONAL COMMERCIAL DISTRICT  
ZONING CONTROL TABLE

		Regional Commercial District
Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	NP	NP	NP
****	****	****	****	****
Residential Care Facility	§ 102	NP	C(4)	C(4)
****	****	****	****	****

\* Not listed below.

\* \* \* \*

(4) *[Note deleted.] NP for facilities with seven or more persons.*

\* \* \* \*

**SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

\* \* \* \*



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

		Divisadero Street NCT
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(4)</del>	P <del>(4)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (4) [Note deleted.] ~~C~~ required for seven or more persons.

19 \* \* \* \*

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

21 \* \* \* \*

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

		Hayes-Gough NCT
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) [Note deleted.] ~~C required for seven or more persons.~~

19 \* \* \* \*

20 **SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

21 \* \* \* \*

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

		Valencia Street NCT
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

		<b>Controls by Story</b>		
		1st	2nd	3rd+
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <sup>(3)</sup>	P <sup>(3)</sup>

\* \* \* \*

\* Not listed below.

\* \* \* \*

(3) *[Note deleted.] C required for seven or more persons.*

\* \* \* \*

**SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT  
DISTRICT.**

\* \* \* \*

1 **Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
 2 **ZONING CONTROL TABLE**

		24th Street - Mission Street NCT
<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>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) *[Note deleted.] C required for seven or more persons.*

19 \* \* \* \*

20 **SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**  
 21 **DISTRICT.**

22 \* \* \* \*

1 **Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
 2 **ZONING CONTROL TABLE**

		Upper Market Street NCT
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

	Controls by Story			
	1st	2nd	3rd+	
* * * *				
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ 102	P	C	C
****	****	****	****	****
Residential Care Facility	§ 102	P	P <del>(3)</del>	P <del>(3)</del>

15 \* \* \* \*

16 \* Not listed below.

17 \* \* \* \*

18 (3) *[Note deleted.] C required for seven or more persons.*

19 \* \* \* \*

20 **SEC. 813. RED – RESIDENTIAL ENCLAVE DISTRICT.**

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Table 813 RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Residential Enclave Controls

* * * *			
<b>USES</b>			
* * * *			
<b>Institutions</b>			
* * * *	* * * *	* * * *	* * * *
813.18	Residential Care <i>Facility</i>	§ <u>102 890.50(e)</u>	<u>P NP</u>
* * * *	* * * *	* * * *	* * * *

**SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USED DISTRICT (RH-DTR).**

\* \* \* \*

Table 827 RINCON HILL DOWNTOWN RESIDENTIAL MIXED USED DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Rincon Hill Downtown Residential Mixed Use District Zoning Controls

* * * *			
<b>Non-Residential Standards and Uses</b>			
* * * *			
.30a	Other Institutions, <i>except Residential Care Facility</i>	§ <u>102 890.50</u>	C
.30b	Residential Care <i>Facility</i>	§ <u>102</u>	<u>P</u>
* * * *	* * * *	* * * *	* * * *

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

\* \* \* \*

Table 829  
**SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT  
 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	South Beach Downtown Residential <u>Mixed Use</u> District Zoning Controls
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* * * *			
<b>Non-Residential Standards and Uses</b>			
* * * *			
.30a	Other Institutions, <u>except Residential Care Facility</u>	§ 102 890.50	C
.30b	<u>Residential Care Facility</u>	§ 102	P
* * * *	* * * *	* * * *	* * * *

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

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

No.	Zoning Category	§ References	Mixed Use-General District Controls
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* * * *			
<b>Institutions</b>			
* * * *	* * * *	* * * *	* * * *
840.31	Residential Care <u>Facility</u>	§ 102 890.50(e)	P C
* * * *	* * * *	* * * *	* * * *

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

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<b>Table 841</b> <b>MUR – MIXED USE-RESIDENTIAL DISTRICT</b> <b>ZONING CONTROL TABLE</b>			
No.	Zoning Category	§ References	Mixed Use-Residential District Controls

* * * *			
<b>Institutions</b>			
* * * *	* * * *	* * * *	* * * *
841.31	Residential Care <i>Facility</i>	§ <u>102 890.50(e)</u>	<u>P</u> €
* * * *	* * * *	* * * *	* * * *

**SEC. 842. MUO – MIXED USE-OFFICE DISTRICT.**

\* \* \* \*

<b>Table 842</b> <b>MUO – MIXED USE-OFFICE DISTRICT</b> <b>ZONING CONTROL TABLE</b>			
No.	Zoning Category	§ References	Mixed Use-Office District Controls

* * * *			
<b>Institutions</b>			
* * * *	* * * *	* * * *	* * * *
842.31	Residential Care <i>Facility</i>	§ <u>102 890.50(e)</u>	<u>P</u> €
* * * *	* * * *	* * * *	* * * *

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

\* \* \* \*



**Table 844**  
**WMUG – WSOMA MIXED USE-GENERAL DISTRICT**  
**ZONING CONTROL TABLE**

No.	Zoning Category	§ References	WSoMa Mixed Use-General District Controls
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* * * *			
<b>Institutions</b>			
844.31	Residential Care <i>Facility</i>	§ <i>102 890.50(e)</i>	<i>P C up to 6 beds. NP above</i>
* * * *	* * * *	* * * *	* * * *

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

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

By:   
JUDITH A. BOYAJIAN  
Deputy City Attorney

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City and County of San Francisco

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

Tails  
Ordinance

File Number: 180915

Date Passed: December 11, 2018

Ordinance amending the Planning Code to allow Residential Care Facilities with seven or more persons as a principally permitted use in RH-3 (Residential House, Three-Family), RC (Residential Commercial), RM (Residential Mixed), and RTO (Residential Transit Oriented) Districts, in Neighborhood Commercial Districts, and in certain Mixed Use Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

December 03, 2018 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

December 04, 2018 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Brown, Cohen, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

Excused: 1 - Fewer

December 11, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

File No. 180915

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/11/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

Date Approved