

1 [Planning Code - Corrections and Clarifications]

2

3 **Ordinance amending the Planning Code to make various clarifying and typographical**  
4 **changes, and prohibit massage establishments and massage sole practitioner uses as**  
5 **accessory uses to residential uses; affirming the Planning Department’s determination**  
6 **under the California Environmental Quality Act; making findings of consistency with**  
7 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**  
8 **making findings of public necessity, convenience, and welfare pursuant to Planning**  
9 **Code, Section 302.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
13 **Board amendment additions** are in double-underlined Arial font.  
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
16 subsections or parts of tables. **Do NOT delete this NOTE: area.**

14

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

16

17 Section 1. Environmental and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this  
19 ordinance comply with the California Environmental Quality Act (California Public Resources  
20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
21 Supervisors in File No. 251099 and is incorporated herein by reference. The Board affirms  
22 this determination.

23 (b) On October 23, 2025, the Planning Commission, in Resolution No. 21856, adopted  
24 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
25 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
2 Board of Supervisors in File No. 251099, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will  
4 serve the public necessity, convenience, and welfare for the reasons set forth in Planning  
5 Commission Resolution No. 21856, and incorporates such reasons by this reference thereto.  
6 A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
7 No. 251099.

8  
9 Section 2. Articles 1, 1.2, 1.5, 2, 2.5, 3, 4, 6, 7, 8, and 9 of the Planning Code are  
10 hereby amended by revising Sections 102, 106, 121.1, 121.2, 121.6, 134, 138, 147, 155.2,  
11 201, 202.12, 204.1, 210.3, 249.5, 249.31, 270, 270.2, 303.1, 305.1, 306.2, 306.6, 306.7, ~~318,~~  
12 401, 412, 607.2, 608.16, 701, 711, 714, 718, 721, 726, 731, 732, 733, 734, 780, 781, 784,  
13 838, 890.60, 970, and 973, to read as follows:

14  
15 **SEC. 102. DEFINITIONS.**

16 \* \* \* \*

17 **Entertainment, Nighttime.** A Retail Entertainment, Arts and Recreation Use that  
18 includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-  
19 oriented entertainment activities which require dance hall keeper police permits or Place of  
20 Entertainment police permits, as defined in Section 1060 of the Police Code, which are not  
21 limited to non-amplified live entertainment, including Restaurants and Bars which present  
22 such activities. Nighttime Entertainment uses do not include any Arts Activity, any theater  
23 performance space which does not serve alcoholic beverages during performances, or any  
24 temporary uses permitted pursuant to Sections 205 through 205.5 of this Code. *This use is also*  
25 *subject to the controls in Section 202.11.* Nighttime Entertainment uses are subject to the

1 Entertainment Commission’s Good Neighbor Policy. The use may include a non-profit theater  
2 with ABC license Type 64 and a music entertainment facility with ABC license Type 90.

3 \* \* \* \*

4 **Grocery, General.** A Retail Sales and Services Use that:

5 (a) Offers a diverse variety of unrelated, non-complementary food and non-food  
6 commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,  
7 frozen foods, household products, and paper goods;

8 (b) May provide beer, wine, and/or liquor sales for consumption off the premises with a  
9 California Alcoholic Beverage Control Board License ~~#~~Type 20 (off-sale beer and wine) or  
10 ~~#~~Type 21 (off-sale general), provided that all areas devoted to the display and sale of alcoholic  
11 beverages occupy no more than ~~that occupy less than~~ 15% of the ~~Occupied~~ Gross Floor Area of the  
12 establishment ~~(including all areas devoted to the display and sale of alcoholic beverages);~~

13 (c) May prepare minor amounts of food on site for immediate consumption;

14 (d) Markets the majority of its merchandise at retail prices; and

15 (e) Shall operate with the specified conditions in Section 202.2(a)(1).

16 ~~#~~ Such businesses require Conditional Use authorization for conversion of a General  
17 Grocery ~~#~~Use greater than 5,000 square feet, pursuant to Section ~~s~~ 202.3 and 303(l).

18 **Grocery, Specialty.** A Retail Sales and Services Use that:

19 (a) Offers specialty food products such as baked goods, pasta, cheese, confections,  
20 coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may  
21 also offer additional food and non-food commodities related or complementary to the specialty  
22 food products;

23 (b) May provide beer, wine, and/or liquor sales for consumption off the premises with a  
24 California Alcoholic Beverage Control Board License ~~#~~Type 20 (off-sale beer and wine) or  
25 ~~#~~Type 21 (off-sale general), provided that all areas devoted to the display and sale of alcoholic

1 ~~beverages occupy no more than~~ ~~which occupy less than~~ 15% of the ~~Occupied~~ Gross Floor Area of  
2 the establishment ~~(including all areas devoted to the display and sale of alcoholic beverages);~~

3 (c) May prepare minor amounts of food on site for immediate consumption off-site with no  
4 seating permitted; and

5 (d) Markets the majority of its merchandise at retail prices.

6 ~~(e)~~ Such businesses that provide food or drink per subsections (b) and (c) above shall  
7 operate with the specified conditions in Section 202.2(a)(1).

8 \* \* \* \*

9 **Liquor Store.** A Retail Sales and Service Use that sells beer, wine, or distilled spirits to  
10 a customer in an open or closed container for consumption off the premises and that needs a  
11 State of California Alcoholic Beverage Control Board License ~~of~~ Type 20 (off-sale beer and  
12 wine) or ~~of~~ Type 21 (off-sale general). This classification shall not include retail uses that:

13 (a) are both (1) classified as a General Grocery, a Specialty Grocery, or a Restaurant-  
14 Limited, and (2) have a Gross Floor Area devoted to alcoholic beverages that is within the  
15 applicable accessory use limits for the use district in which it is located, or

16 (b) have both (1) a Non-~~Residential~~ Residential Use Size of greater than 10,000 ~~gross~~ square feet of  
17 Gross Floor Area and (2) a ~~gross~~ Floor ~~Area~~ devoted to alcoholic beverages that is within  
18 accessory use limits as set forth in Section 204.3 or Section 703(d) of this Code, depending  
19 on the zoning district in which the use is located.

20 (c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, and 784, the retail  
21 uses explicitly exempted from this definition as set forth above shall only apply to General  
22 Grocery and Specialty Grocery stores that exceed 5,000 square feet ~~in size and shall not of~~  
23 Gross Floor Area provided such stores do not:

24 (1) sell any malt beverage with an alcohol content greater than 5.7% ~~percent~~ by volume;  
25 any wine with an alcohol content of greater than 15% ~~percent~~ by volume, except for “dinner

1 wines” that have been aged two years or more and maintained in a corked bottle; or any  
2 distilled spirits in container sizes smaller than 600 milliliters;

3 (2) devote more than 15% ~~percent~~ of the ~~G~~ross Floor Area square footage of the  
4 establishment to the display and sale of alcoholic beverages; and

5 (3) sell single servings of beer in container sizes 24 ounces or smaller.

6 Liquor Store uses are subject to the operating conditions of Section 202.2(a)(6). Where  
7 conditionally permitted, the Conditional Use authorization shall also satisfy the conditions of  
8 Section 303(z).

9 \* \* \* \*

10 **Massage Establishment.** A Retail Sales and Service Use defined by Section 29.5 of  
11 the Health Code. For purposes of the Planning Code only, “Massage Establishment” shall  
12 include a “Massage Establishment” but shall not include a “Sole Practitioner Massage  
13 Establishment,” as these terms are defined in Section 29.5 of the Health Code. The Massage  
14 Establishment shall first obtain a permit from the Department of Public Health pursuant to  
15 Section 29.25 of the Health Code, or a letter from the Director of the Department of Public  
16 Health certifying that the establishment is exempt from such a permit under Section 29.25 of  
17 the Health Code.

18 \* \* \* \*

19 **Planning Department (Department).** The San Francisco Planning Department. For  
20 purposes of Article 4, may include the Planning Department’s designee, including the Mayor’s  
21 Office of Housing and Community Development and other City agencies or departments.

22 \* \* \* \*

23 **SEC. 106. ZONING MAP INCORPORATED HEREIN.**

24 The Zoning Map of the City and County of San Francisco referred to in Section 105,  
25 the original of which is on file with the Clerk of the Board of Supervisors under File No. 4608,

1 is hereby incorporated herein as though fully set forth, and the designations, locations and  
2 boundaries of districts shall be as shown thereon, subject to the provisions of Section 105  
3 hereof. The Zoning Map may be amended by ordinance adopted by the Board of Supervisors  
4 in accordance with Section 302(c), relating to amendments approved by the ~~City~~ Planning  
5 Commission, or by ordinance adopted by the Board of Supervisors in accordance with  
6 Sections 302(c) and 308.1(d), relating to amendments disapproved by the ~~City~~ Planning  
7 Commission. Such amendments whether heretofore or hereafter adopted, shall not be printed  
8 or reprinted as part of the text of the ~~City~~ Planning Code, but the changes so authorized  
9 thereupon shall be incorporated in the Zoning Map and shall be included in any subsequent  
10 editions thereof.

11  
12 **SEC. 121.1. DEVELOPMENT OF LARGE LOTS IN NEIGHBORHOOD**  
13 **COMMERCIAL DISTRICTS LOCATED IN THE PRIORITY EQUITY GEOGRAPHIES**  
14 **SPECIAL USE DISTRICT.**

15 (a) **Purpose.** In order to promote, protect, and maintain a scale of development that  
16 is appropriate to each district and compatible with adjacent buildings, new construction or  
17 significant enlargement of existing buildings on lots of the same size or larger than the square  
18 footage stated in the Neighborhood Commercial Districts located in the Priority Equity  
19 Geographies Special Use District established under Section 249.97 shown in the table below  
20 shall be permitted only as Conditional Uses.

21  
22

<b>District</b>	<b>Lot Size Limits</b>
North Beach (*)	2,500 sq. ft.

1	Polk Street (*)	
2	NC-1 <u>(*)</u> , NCT-1 (*)	5,000 sq. ft.
3	24th Street-Mission	
4	<i>Broadway</i>	
5		
6	NC-2 <u>(*)</u> , NCT-2 (*)	10,000 sq. ft.
7	NC-3 <u>(*)</u> , NCT-3 (*)	
8	Bayview	
9	Divisadero Street (*)	
10	Excelsior Outer Mission Street	
11	Fillmore Street (*)	
12	Folsom Street	
13	<del>Hayes</del> <del>Gough</del> <u>Japantown</u>	
14	<u>Leland Avenue</u>	
15	Lower Polk Street	
16	Mission Street	
17	San Bruno Avenue	
18	SoMa	
19	<del>Upper Market Street</del>	
20	Valencia Street (*)	
21	(*) These districts are located at least partially in the Priority Equity Geographies Special Use District established under Section 249.97. The controls in this Section 121.1 shall apply to those areas of these districts that are within the Priority Equity Geographies SUD. The	
22		
23		
24		
25		

controls in this Section 121.1 shall not apply to portions of any Neighborhood Commercial District that are outside the Priority Equity Geographies SUD.

(b) **Design Review Criteria.** In addition to the criteria of Section 303(c) of this Code, the Planning Commission shall consider the extent to which the following criteria are met:

(1) The mass, facade, and other physical characteristics of the proposed structure are compatible with objective design standards established with community input for the districts listed above, which may be specific to particular districts.

(2) Where 5,000 or more gross square feet of Non-Residential space is proposed, the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

**SEC. 121.2. NON-RESIDENTIAL USE SIZE LIMITS IN NEIGHBORHOOD COMMERCIAL AND NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICTS.**

(a) *Non-Residential Use Sizes Conditionally Permitted.* In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses Sizes larger than the square footage stated in the table below may be permitted only as Conditional Uses, subject to the exception in Section 121.2(b). The Non-Residential Use Size shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	Use Size Limits
Castro Street*	2,000 sq. ft.
Pacific Avenue	
24 <sup>th</sup> Street-Mission	2,500 sq. ft.

1	24 <sup>th</sup> Street-Noe Valley	
2	Haight Street	
3	Inner Clement Street	
4	Inner Sunset	
5	Japantown	
6	Outer Clement Street	
7	Sacramento Street	
8	Union Street	
9	Upper Fillmore Street	3,000 sq. ft.
10	West Portal Avenue**	
11	NC-1, NCT-1	
12	Broadway	
13	<i>Cole Valley</i>	
14	Hayes-Gough	
15	North Beach	
16	Polk Street **	
17	<i>Lakeview Village</i>	
18	Upper Market Street	
19	Valencia Street	4,000 sq. ft.
20	NC-2, NCT-2	
21	<i>Cortland Avenue</i>	
22	Divisadero Street	
23	Folsom Street	
24	Glen Park	
25	<i>Inner Balboa Street</i>	
	<i>Inner Taraval Street</i>	
	Irving Street	
	Judah Street	
	Leland Avenue	

1	<u>Lower Haight Street</u>	
2	Noriega Street	
3	Ocean Avenue	
4	<u>Outer Balboa Street</u>	
5	<u>San Bruno Avenue</u>	
6	SoMa	
7	Taraval Street	
8	NC-3, NCT-3	6,000 sq. ft.
9	<u>Bayview</u>	
10	Excelsior Outer Mission Street	
11	Fillmore Street	
12	<u>Geary Boulevard</u>	
13	<u>Lower Polk Street</u>	
14	<u>Mission Bernal</u>	
15	Mission Street	
16	NC-S	
17	Regional Commercial District	10,000 sq. ft.

\* Subject to Section 121.2(d).

\*\* Conditional Use authorization not required for any Limited Restaurant use that relocates within the Polk Street NCD, and is designated as a Legacy Business as of the effective date of the ordinance in Board File No. 240411, or any Health Service use in the West Portal Avenue ~~Neighborhood Commercial District~~ NCD located at Assessor's Parcel Block No. 2989B, Lot 17.

In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

(1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

(2) The proposed use will serve the neighborhood, in whole or in significant

1 part, and the nature of the use requires a larger size in order to function.

2 (3) The building in which the use is to be located is designed in discrete  
3 elements which respect the scale of development in the district.

4 (b) Division of Non-Residential Uses. Notwithstanding Sections 121.2(a), 178, and  
5 186.1, existing Non-Residential Uses that are larger than the use size limits in subsection (a)  
6 may be divided into two or more smaller Non-Residential Uses that are larger than the use  
7 size limits in subsection (a), and such a division shall not require a Conditional Use  
8 Authorization provided the division does not cause a Net Addition of Gross Floor Area.

9 (c) Non-Residential Use Size Maximum in the Mission Street NCT. In order to protect the  
10 pedestrian scale of the Mission Street NCT and provide space for small businesses, the  
11 following control shall apply in the Mission Street NCT:

12 (1) **Applicability.** Lot mergers pursuant to Section 121.7(f) and any project  
13 located on a parcel that was created as a result of a lot merger pursuant to Section 121.7(f).

14 (2) **Control.** Any such project that does not include at least one non-residential  
15 space of no more than 2,500 square feet, located on the ground floor and fronting directly  
16 onto Mission Street, shall require a conditional use authorization. In considering whether to  
17 grant such conditional use authorization, the Commission shall consider the criteria in  
18 Sections 121.2(a) and 303(c).

19 (d) Non-Residential Use Size Maximum in the Castro Street NCD. In order to protect and  
20 maintain the pedestrian scale of the Castro Street ~~Neighborhood Commercial District~~ NCD and  
21 provide space for small businesses, Non-Residential Use Sizes larger than 4,000 square feet  
22 shall not be permitted, with the exception that a Child Care Facility, School, Post-Secondary  
23 Educational Institution, Religious Institution, Social Service or Philanthropic Facility,  
24 Community Facility, or a Residential Care Facility as defined in Section 102 of this Code that  
25 is operated by a non-profit and is neighborhood-serving may exceed this Non-Residential Use

1 Size limit with Conditional Use authorization.

2  
3 **SEC. 121.6. LARGE-SCALE RETAIL USES.**

4 Notwithstanding any other provision of this Code, establishment of a single ~~R~~Retail  
5 ~~U~~Use in excess of 50,000 gross square feet in any zoning district other than the C-3 Zoning  
6 Districts shall require ~~C~~Conditional ~~U~~Use authorization pursuant to Section 303 unless such  
7 use already is prohibited. This Section 121.6 shall apply to the establishment of a new ~~U~~Use  
8 and the expansion of an existing ~~U~~Use. For purposes of this Section, “single ~~R~~Retail ~~U~~Use”  
9 shall include, ~~except for Hotels and Motels,~~ all Retail Sales and Service Uses listed in Section  
10 102 and retail uses identified in Article 8 of this Code, ~~except General Grocery, Hotel, and Motel~~  
11 ~~Uses.~~ This Section shall not apply to Health Service Uses and Reproductive Health Clinics  
12 located in the MUO District east of 7th Street. Notwithstanding this Section 121.6, division of  
13 Non-Residential Use Sizes is permitted to the extent provided in Section 121.5.

14  
15 **SEC. 134. REAR YARDS IN R, RC, RTO, NC, M, CMUO, MUG, MUO, MUR, RED,**  
16 **RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS**  
17 **IN C DISTRICTS.**

18 \* \* \* \*

19 (d) Rear Yard Location Requirements.

20 \* \* \* \*

21 (3) **RC-3, RC-4, NC-3, NCT-3, Bayview, Broadway, Fillmore Street, Geary Boulevard,**  
22 **Hayes-Gough, Japantown, SoMa NCT, Mission Bernal, Mission Street, Polk Street,**  
23 **Lower Polk Street, ~~Pacific Avenue,~~ M, SPD, MUR, MUG, MUO, and UMU Districts.** Rear  
24 yards shall be provided at the lowest story containing a Dwelling Unit, and at each succeeding  
25 level or story of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia

1 Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U,  
2 and V) are not required to provide rear yards at any level of the building, provided that the  
3 project fully meets the usable open space requirement for Dwelling Units pursuant to Section  
4 135, meets the exposure requirements of Section 140, and gives adequate architectural  
5 consideration to the light and air needs of adjacent buildings given the constraints of the  
6 project site.

7  
8 **SEC. 138. PRIVATELY-OWNED PUBLIC OPEN SPACE (POPOS) REQUIREMENTS.**

9 \* \* \* \*

10 **(e) Approval of Open Space Type and Features.**

11 (1) In C-3 Districts, the type, size, location, physical access, seating and table  
12 requirements, landscaping, availability of commercial services, sunlight and wind conditions  
13 and hours of public access shall be reviewed ~~and approved in accordance with the provisions of~~  
14 ~~Section 309,~~ and shall generally conform to the “Guidelines for Open Space in the Open Space  
15 Section of the Downtown Plan, or any amendments thereto.

16 \* \* \* \*

17  
18 **SEC. 147. REDUCTION OF SHADOWS ON CERTAIN PUBLIC OR PUBLICLY**  
19 **ACCESSIBLE OPEN SPACES IN C-3, ~~SOUTH OF MARKET MIXED USE,~~ AND EASTERN**  
20 **NEIGHBORHOODS MIXED USE DISTRICTS.**

21 New buildings and additions to existing buildings in C-3, ~~South of Market Mixed Use,~~ and  
22 Eastern Neighborhoods Mixed Use Districts where the building height exceeds 50 feet shall  
23 be shaped, consistent with the dictates of good design and without unduly restricting the  
24 development potential of the site in question, to reduce substantial shadow impacts on public  
25 plazas and other publicly accessible spaces other than those protected under Section 295. In

determining the impact of shadows, the following factors shall be ~~taken into account~~ considered:  
 The amount of area shadowed, the duration of the shadow, and the importance of sunlight to  
 the type of open space being shadowed. Determinations under this Section with respect to  
 C-3 Districts shall be made in accordance with the provisions of Section 309 of this Code.  
 Determinations under this Section with respect to ~~South of Market Mixed Use and~~ Eastern  
 Neighborhoods Mixed Use Districts shall be made in accordance with the provisions of  
 Section 307 of this Code.

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

\* \* \* \*

**(b) Rules for Calculating Bicycle Parking Requirements.**

\* \* \* \*

(6) Where a project proposes to construct new Non-Residential Uses or  
 increase the area of existing Non-Residential Uses, for which the project has not identified  
 specific uses at the time of project approval by the Planning Department or Planning  
 Commission, the project shall provide the amount of non-residential bicycle parking required  
 for Retail Sales per Table 155.2.

<b>Table 155.2 BICYCLE PARKING SPACES REQUIRED</b>		
<b>Use</b>	<b>Minimum Number of Class 1 Spaces Required</b>	<b>Minimum Number of Class 2 Spaces Required</b>
* * * *		
<b>NON-RESIDENTIAL USES</b>		
* * * *		

<b>Entertainment, Arts and Recreation Uses Category</b>		
Entertainment, Arts and Recreation Uses not listed below	Five Class 1 spaces for facilities with a capacity of less than 500 guests; 10 Class 1 spaces for facilities with capacity of greater than 500 guests.	One Class 2 space for every <del>500</del> <u>50</u> seats or for every portion of each 50 person capacity.
* * * *		

\* \* \* \*

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

\* \* \* \*

<b>Named Neighborhood Commercial Districts</b> (Defined in Sec. 702(a)(1))
* * * *
Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)
<i>Leland Avenue Neighborhood Commercial District (Defined in Sec. 746)</i>

\* \* \* \*

**~~SEC. 202.12. LIMITATION ON CHANGE IN USE OR DEMOLITION OF A LAUNDROMAT USE.~~**

*Notwithstanding any other provision of this Article 2, for the three years following the effective date of the ordinance in Board File No. 210808 adopting this Section 202.12, a change in use or demolition of a Laundromat use, as defined in Section 102, shall require Conditional Use authorization pursuant to Section 303. In acting on any application for Conditional Use authorization for changes in use or demolition of a Laundromat use, the Commission may consider the following criteria in addition to the criteria set forth in Section 303(c) and (d) of this Code:*

1 (a) ~~Whether comparable Laundromat uses and services are available in the immediate vicinity that~~  
2 ~~are accessible to seniors, people with disabilities, and other residents;~~

3 (b) ~~Whether, in the three years immediately prior to the date of the application for Conditional Use~~  
4 ~~authorization, the rate of Laundromat closures in the immediate vicinity of the proposed change of use~~  
5 ~~and/or citywide exceeds the rate of new Laundromat uses or equally accessible alternatives;~~

6 (c) ~~Whether the proposed change in use would serve the essential needs of lower-income residents;~~  
7 ~~and~~

8 (d) ~~Whether the proposed change in use is in a census tract where at least 17% of the households~~  
9 ~~had income at or below the federal poverty level.~~

10  
11 **SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN ALL DISTRICTS.**

12 No use shall be permitted as an accessory use to a dwelling unit in any District that  
13 involves or requires any of the following:

14 \* \* \* \*

15 (i) The conduct of a business office open to the public other than for sales related to  
16 garden produce of Neighborhood Agriculture as defined by Section 102, or the finished  
17 products of a Cottage Food Operation; ~~or~~

18 (j) A Medical Cannabis Dispensary as defined in Section 102 ~~of this Code;~~ or

19 (k) A Massage Establishment as defined in Section 102, or either a Sole Practitioner or Sole  
20 Practitioner Massage Establishment as defined in Section 29.5 of the Health Code (a Health Service  
21 Use).

22 \* \* \* \*

23  
24 **SEC. 210.3. PDR DISTRICTS.**

25 \* \* \* \*

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
<b>NON-RESIDENTIAL STANDARDS AND USES</b>					
* * * *					
<b>Automotive Use Category</b>					
<i>Parcel Delivery Service (25)</i>	§ 102	<i>NP</i>	<i>P</i>	<i>P</i>	<i>P</i>
* * * *					
Service, Parcel Delivery (25)	§§ 102, 303 (cc)	C	C	C	C
* * * *					

\* \* \* \*

(25) Also considered a Production, Distribution, and Repair (PDR) use as defined in Sec. 102.

**SEC. 249.5. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.**

\* \* \* \*

(c) **Controls.** The following zoning controls are applicable in the North of Market

1 Residential Special Use District. Certain controls are set forth in other Sections of this Code  
2 and are referenced herein.

3 \* \* \* \*

4 ~~(7) Building setbacks are required in this district pursuant to Section 132.2; provisions for~~  
5 ~~exceptions are also set forth in Section 132.2 of this Code.~~

6 (87) Exceptions to the rear yard requirements for an RC-4 District may be granted  
7 pursuant to Section 134(g) of this Code.

8 (98) All provisions of the Planning Code applicable in an RC-4 Use District shall apply  
9 within that portion of the district zoned RC-4, except as specifically provided above. All  
10 provisions of the Planning Code applicable in a P Use District shall apply within that portion of  
11 the district zoned P, except as specifically provided above.

12 (109) All demolitions of buildings containing residential units shall be permitted only if  
13 authorized as a conditional use under Section 303 of this Code, unless the Director of the  
14 Department of Building Inspection or the Chief of the Bureau of Fire Prevention and Public  
15 Safety determines that the building is unsafe or dangerous and that demolition is the only  
16 feasible means to secure the public safety. When considering whether to grant a conditional  
17 use ~~permit~~ authorization for the demolition, in lieu of the criteria set forth in Planning Code  
18 Section 303(c), consideration shall be given to the purposes of the North of Market  
19 Residential Special Use District set forth in Section 249.5(b), above, to the adverse impact on  
20 the public health, safety and general welfare due to the loss of existing housing stock in the  
21 district and to any unreasonable hardship to the applicant if the permit is denied. Demolition of  
22 residential hotel units shall also comply with the provisions of the Residential Hotel Ordinance.

23 **(110) Tenderloin Neon Special Sign District.**

24 \* \* \* \*

1           **SEC. 249.31. JAPANTOWN SPECIAL USE DISTRICT.**

2           \* \* \* \*

3           (b) **Controls.** The following provisions, in addition to all other applicable provisions of the  
4 Planning Code, shall apply within such Special Use District:

5           (1) **Conditional Use Authorization.** The following activities *for non-residential Uses*, if not  
6 otherwise prohibited, shall require Conditional Use authorization from the Planning  
7 Commission pursuant to Section 303.

8           (A) **Use Size.** The establishment of a new *Use* or any change in *Use* in excess of  
9 4,000 gross square feet.

10           (B) **Merger.** The merger of one or more existing *Uses* into a *Use* in excess of 2,500  
11 gross square feet.

12           (2) For any *non-residential Use* subject to *Conditional Use*  
13 authorization and for any activity that the Planning Commission considers under its  
14 discretionary review power, the Planning Commission shall make the following additional  
15 findings:

16           (A) The *Use* is not incompatible with the cultural and historic integrity, neighborhood  
17 character, development pattern, and design aesthetic of the Special Use District; and

18           (B) The *Use* supports one or more of the purposes for establishing the Japantown  
19 Special Use District.

20           ~~(3) **Notice.** Any change in use or establishment of a new use in the neighborhood commercial~~  
21 ~~zones within this Special Use District shall require notice pursuant to section 312 and shall include a~~  
22 ~~posted notice. Posted notice shall be in locations that the Zoning Administrator designates. Said~~  
23 ~~locations shall be easily visible to members of the public and shall be posted, at a minimum, on Geary~~  
24 ~~Boulevard, Post Street, and Webster Street, Fillmore Street, or Laguna Street.~~

1                   **SEC. 270. BULK LIMITS: MEASUREMENT.**

2                   \* \* \* \*

3                   **TABLE 270**

4                   **BULK LIMITS**

District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Length	Diagonal Dimension
* * * *			
T	<i>At setback height established pursuant to Section 132.2, but no higher than 80 feet.</i>	110	125
* * * *			

17                  \* \* \* \*

18

19                   **SEC. 270.2. SPECIAL BULK AND OPEN SPACE REQUIREMENT: MID-BLOCK**

20                   **ALLEYS IN LARGE LOT DEVELOPMENT IN THE EASTERN NEIGHBORHOODS MIXED**

21                   **USE DISTRICTS, SOUTH OF MARKET NEIGHBORHOOD COMMERCIAL TRANSIT**

22                   **DISTRICT, FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT,**

23                   **REGIONAL COMMERCIAL DISTRICT, C-3 DISTRICTS, AND DTR DISTRICTS.**

24                   (a) **Findings.** The historically industrial parts of the City, including the South of Market,

25                   Showplace Square, Central Waterfront, and Mission, typically have very large blocks. In the

1 South of Market, a typical block is 825 feet in length and 550 feet in width; in Showplace  
2 Square and the Central Waterfront blocks extend up to 800 feet in length and greater; and in  
3 the Mission many blocks are over 500 feet in length. In areas of the City historically developed  
4 as moderate and high-density residential and commercial environments, the block pattern is  
5 much smaller, with many alternate and redundant paths of travels, service alleys, and public  
6 mid-block pedestrian walkways and stairways: the typical North of Market block is 275 feet in  
7 width and not more than 412.5 feet in length, often with minor alleys bisecting these blocks  
8 further into smaller increments.

9 Large blocks inhibit pedestrian movement and convenience by significantly lengthening  
10 walking distances between points, thereby reducing the ability and likelihood of people to walk  
11 between destinations, including reducing access to and likelihood of using transit. Academic  
12 studies have shown that the likelihood of people to walk for trips of all purposes, including  
13 walking to transit stops, declines substantially above distances as low as 1/5th of a mile, and  
14 that the propensity to walk is very elastic for distances of one mile or less and heavily  
15 dependent on distance and route barriers (Berman, Journal of American Planning Literature,  
16 May 1996). People are generally willing to walk not more than 1/3-mile to access rail transit,  
17 and less to access bus transit. In the Eastern Neighborhoods Mixed Use, ~~South of Market~~  
18 ~~Mixed Use, C-M,~~ and DTR Districts, and South-of-Market portion of the C-3 Districts, longer  
19 walking distances due to large blocks generally lengthen walking distances by up to 1,000 feet  
20 or more for even the shortest trips, a major factor in reduced use of transit in these areas. In  
21 areas with large blocks, walking distances between destinations can be between 50% and  
22 300% longer than for areas with smaller blocks and more route choices (Hess, Places,  
23 Summer 1997). In the South of Market area, for example, the distance between destinations  
24 for walking trips can be as much as 2.5 times longer than a trip between destinations similarly  
25 situated apart north of Market Street. Given equivalent densities and distributions of

1 development, where walking distances are greater due to longer and larger blocks, residents  
2 have access to up to 50% fewer destinations (e.g. shops, services, transit) for equal walking  
3 distances (Id.). Greater walking distances and fewer route choices also severely degrade  
4 accessibility to transit, services, and shops for people with disabilities and the elderly (Kulash,  
5 Development, July/August 1990). Because there are fewer pedestrian route choices and  
6 people must walk on fewer, more-highly trafficked and busier streets for longer distances, the  
7 quality of the pedestrian experience is severely diminished and there are more conflicts with  
8 motor vehicles, with corresponding heightened concerns for pedestrian safety on major  
9 streets.

10 \* \* \* \*

11  
12 **SEC. 303.1. FORMULA RETAIL USES.**

13 \* \* \* \*

14 (e) **Conditional Use Authorization Required.** A Conditional Use Authorization shall  
15 be required for a Formula Retail use in the ~~following~~ zoning districts listed in this subsection (e)  
16 unless explicitly exempted, except for those uses not permitted pursuant to subsection (f).

17 ~~(1) All Neighborhood Commercial Districts in Article 7;~~

18 ~~(2) All Mixed Use General Districts in Section 840;~~

19 ~~(3) All Urban Mixed Use Districts in Section 843;~~

20 ~~(4)(1) All Residential-Commercial RC Districts as defined in Section 209.3, except~~  
21 ~~for lots in the RC-3 District that front Van Ness Avenue, beginning immediately north of~~  
22 ~~Chestnut Street to the north, to Broadway to the south, and lots in the RC-4 District that front~~  
23 ~~Van Ness Avenue, from Broadway to Redwood Street;~~

24 ~~(2) RTO-C Districts (209.4); and Limited Commercial Uses in RTO-1 and RTO-M~~  
25 ~~Districts (Sec. 209.4) as permitted by Sections 186, 186.3, and 231~~

1 (3) Western SoMa Special Use District (Sec. 249.39)

2 (4) Central SoMa Special Use District (Sec. 249.78)

3 (5) All Neighborhood Commercial Districts in Article 7

4 (6) Third Street Formula Retail Restricted Use District (Sec. 786)

5 ~~(57)~~ Chinatown Community Business District ~~as defined in Section~~ (Sec. 810)

6 ~~(68)~~ Chinatown Residential/Neighborhood Commercial District as defined in  
7 (Sec. 812)

8 ~~(7) Western SoMa Planning Area Special Use District as defined in 823;~~

9 (9) MUG – Mixed Use-General District (Sec. 831)

10 (10) UMU – Urban Mixed Use District (Sec. 838)

11 (11) RED-MX – Residential Enclave – Mixed District (Sec. 835)

12 (12) SALI – Service/Arts/Light Industrial District (Sec. 836), up to the limit in set forth  
13 therein

14 (13) UMU – Urban Mixed Use District (Sec. 838)

15 (14) WMUG – WSoMa Mixed Use-General (Sec. 839)

16 (15) WMUO – WSoMa Mixed Use-Office (Sec. 840), up to the limit in set forth therein

17 ~~(816)~~ Limited Commercial Uses in ~~RTO-1, RTO-M, and the~~ RED Districts (Sec.  
18 834), as permitted by Sections 186, ~~186.3,~~ and 231;

19 ~~(9) Third Street Formula Retail Restricted Use District, as defined in Section 786; and~~

20 ~~(10) Central SoMa Special Use District as defined in Section 848, except for those uses~~  
21 ~~not permitted pursuant to subsection (f) below; and~~

22 ~~(11) RTO-C District, as defined in Section 209.4.~~

23  
24 (f) **Formula Retail Uses Not Permitted.** Specified Formula Retail ~~u~~Uses are not  
25 permitted in ~~the following~~ certain zoning districts, as set forth below.

1 (1) All Formula Retail Uses are not permitted in the following districts:

2 (A) RH Districts (Sec. 209.1)

3 (B) RM Districts (Sec. 209.2)

4 (C) Hayes-Gough NCT Neighborhood Commercial Transit District (Sec. 761);

5 ~~(2) (D) North Beach NCD (Sec. 722) Neighborhood Commercial District;~~

6 ~~(3) (E) Chinatown Visitor Retail District (Sec. 811);~~

7 (2) Formula Retail Restaurant and Limited Restaurant Uses are not permitted in the  
8 following districts:

9 (A) Broadway NCD (Sec. 714)

10 (B) Upper Fillmore Street NCD (Sec. 718)

11 (C) Noriega Street NCD (Sec. 731)

12 (D) Irving Street NCD (Sec. 732)

13 (E) Taraval Street NCD (Sec. 733)

14 (F) Judah Street NCD (Sec. 734)

15 ~~(4) Upper Fillmore District does not permit Formula Retail uses that are also~~  
16 ~~Restaurant or Limited Restaurant uses;~~

17 ~~(5) Broadway Neighborhood Commercial District does not permit Formula Retail uses~~  
18 ~~that are also Restaurant or Limited Restaurant uses;~~

19 ~~(6) Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and~~  
20 ~~Drinking Subdistrict does not permit Formula Retail uses that are also either a Retail Pet Supply Store~~  
21 ~~or an Eating and Drinking use as set forth in Section 781.4;~~

22 ~~(7) (G) Taraval Street Restaurant Subdistrict (Sec. 781.1), and within 1/4 mile~~  
23 ~~of the subdistrict if within the NC-1 District does not permit Formula Retail uses that are also~~  
24 ~~Restaurant or Limited Restaurant uses;~~

25 ~~(8) Chinatown Mixed Use Districts do not permit Formula Retail uses that are also~~

1 ~~Restaurant or Limited Restaurant uses;~~

2 ~~(H) Chinatown Community Business District (Sec. 810)~~

3 ~~(I) Chinatown Residential NCD (Sec. 812)~~

4 ~~(3) Formula Retail Limited Restaurant Uses are not permitted in the 24th Street – Noe~~  
5 ~~Valley NCD (Sec. 728).~~

6 ~~(9) Central SoMa Special Use District does not permit Formula Retail Uses that are~~  
7 ~~also Bar, Restaurant, or Limited Restaurant Uses as defined in Section 102;~~

8 ~~**(4) Formula Retail Bar, Restaurant, and Limited Restaurant Uses are not permitted**~~  
9 ~~**in the following districts:**~~

10 ~~(A) Central SoMa Special Use District (Sec. 249.78)~~

11 ~~(B) Central SoMa Mixed Use-Office District (Sec. 830)~~

12 ~~(10) RH Districts do not permit Formula Retail; and~~

13 ~~(11) RM Districts do not permit Formula Retail.~~

14 ~~(5) Formula Retail pet supply stores and Eating and Drinking Uses are not permitted~~  
15 ~~in the Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking~~  
16 ~~Subdistrict (Sec. 781.4).~~

17 \* \* \* \*

18  
19 **SEC. 305.1. REQUESTS FOR REASONABLE MODIFICATION – RESIDENTIAL**  
20 **USES.**

21 \* \* \* \*

22 (c) **Procedure.**

23 \* \* \* \*

24 (2) **Content of Application.** The application shall be in accordance with the policies,  
25 rules and regulations of the Planning Department, Zoning Administrator, and Planning

1 Commission. In addition to any other information that is required under this Section 305.1, the  
2 applicant shall complete the Reasonable Modification Form. The form shall at a minimum  
3 include the applicant’s contact information and a description of the need for the requested  
4 modification including an identifiable relationship, or nexus, between the requested  
5 modification and the individual’s disability. ~~This information is required for the administrative  
6 reasonable modification process and the standard reasonable modification variance procedure.~~

7 \* \* \* \*

8 (e) **Determination.**

9 (1) **Zoning Administrator Authority.** The Zoning Administrator is authorized to consider  
10 and act on requests for reasonable modification. The Zoning Administrator may conditionally  
11 approve or deny a request. In considering requests for reasonable modification under this  
12 Section 305.1, the Zoning Administrator shall consider the factors in subsection (e)(2).

13 \* \* \* \*

14 (4) **Historic Resource Review.** If the proposed project would affect a building that is listed  
15 in or eligible for listing in a local, state, or federal historic resource register, then the  
16 modifications, ~~either through the administrative reasonable modification process or the standard  
17 reasonable modification variance procedure,~~ will be reviewed by the Planning Department’s  
18 Historic Preservation Technical Specialists to ensure conformance with the Secretary of the  
19 Interior Standards for the Rehabilitation of Historic Properties.

20 \* \* \* \*

21  
22 **SEC. 306.2. SCHEDULING OF HEARINGS.**

23 When an action for an amendment to the Planning Code, ~~e~~Conditional ~~u~~Use, or variance  
24 has been initiated by application or otherwise, ~~except as provided by Sections 316.2 through 316.5,~~  
25 the Zoning Administrator shall set a time and place for a hearing thereon within a reasonable

1 period. In the case of an application for a variance, such period shall not exceed 30 days from  
2 the date upon which the application is accepted for filing. ~~The procedures for scheduling of~~  
3 ~~hearings and determinations on conditional use applications where such authorization is required in~~  
4 ~~any South of Market District or Eastern Neighborhoods Mixed Use District, or pursuant to zoning~~  
5 ~~categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 729 for each~~  
6 ~~Neighborhood Commercial District, are set forth in Sections 316.2 through 316.8 of this Code.~~ When  
7 an action for an amendment to the General Plan has been initiated by the Planning  
8 Commission, the Planning Department shall set a time and place for a hearing thereon within  
9 a reasonable period.

#### 11 **SEC. 306.6. INITIATION OF AMENDMENTS.**

12 Amendments initiated by the ~~City~~ Planning Commission or the Board of Supervisors and  
13 proposed modifications to text amendments referred to the ~~City~~ Planning Commission  
14 pursuant to Section 302(d) are not subject to the requirements of Sections 306.1 and 306.5.  
15 The Board of Supervisors may designate a proponent for the amendment or modification from  
16 among its membership, in adopting its motion.

#### 18 **SEC. 306.7. INTERIM ZONING CONTROLS.**

19 \* \* \* \*

20 (b) **Effect of Interim Zoning Controls Upon Permit Applications.** A resolution of the  
21 Board of Supervisors or of the Planning Commission imposing interim zoning controls shall  
22 set forth the duration of the interim zoning controls. Once interim zoning controls are imposed  
23 pursuant to this Section, and for the duration of the controls and any extension permitted by  
24 this Section, no department of the City and County of San Francisco, including the Board of  
25 Appeals, may approve any application for a demolition permit, a building or site permit, ~~or for~~

1 any other permit or license authorizing the demolition, alteration, or construction of any  
2 building or the establishment of any use unless the action proposed would conform both to the  
3 existing provisions of the Planning Code and also to the provisions of the resolution imposing  
4 the controls. Failure of the Board of Supervisors or the Planning Commission to act on a  
5 proposed interim control within 120 days of its initiation shall be deemed to constitute  
6 disapproval. At any time after the first noticed hearing, in order to insure that the purpose for  
7 imposing interim controls is not undermined during the period when their adoption is being  
8 considered, the body considering the proposed controls may by resolution issue an order  
9 directing the Zoning Administrator, the Director of the Department of Building Inspection, the  
10 Board of Appeals, and other permit-issuing and permit-approving agencies to suspend action  
11 on applications which propose a use prohibited by the proposed interim controls pending final  
12 action on the controls; provided, however, that such order shall not apply to applications filed  
13 more than 60 days before the first noticed hearing and shall not prohibit action on applications  
14 which would otherwise be deemed approved during the period of such suspension pursuant to  
15 Government Code Sections 65950 - 65957.1.

16 \* \* \* \*

17  
18 **SEC. 401. DEFINITIONS.**

19 \* \* \* \*

20 "Owned Unit." A unit Affordable to Qualifying Households that is a condominium, stock  
21 cooperative, community apartment, or detached single-family home. The owner or owners of  
22 an Owned Unit must occupy the unit as their primary residence. An Owned Unit shall not be  
23 Group Housing, as defined in Section 102.

24 \* \* \* \*

1           **SEC. 412. DOWNTOWN PARK FEE.**

2           Sections 412.1 through 412.6, hereafter referred to as Section 412.1 et seq., set forth the  
3 requirements and procedures for the Downtown Park Fee. The effective date of these  
4 requirements shall be either September 17, 1985, which is the date that the requirements  
5 originally became effective, *or* the date a subsequent modification, if any, became effective.

6  
7           **SEC. 607.2. MIXED USE DISTRICTS.**

8           \* \* \* \*

9           (f) Business Signs. Business Signs, as defined in Section 602, shall be permitted in all  
10 Mixed Use Districts subject to the limits set forth below.

11           \* \* \* \*

12           (3) **Chinatown Community Business District, Eastern Neighborhoods, *South of***  
13 **~~Market Mixed Use Districts,~~ Mixed Use Districts, and ~~the~~ Downtown Residential Districts.**

14           \* \* \* \*

15  
16           **SEC. 608.16. CITY CENTER SPECIAL SIGN DISTRICT.**

17           \* \* \* \*

18           (c) **Definitions.** Within the City Center Special Sign District, the following definitions shall  
19 apply in addition to the applicable definitions in Section~~s~~ 602-~~et seq.~~:

20           \* \* \* \*

21           (f) **Business Signs.** Business signs, as defined in Section 602-~~3~~, shall be permitted  
22 subject to the limits set forth below.

23           (1) **Wall Signs.** Wall signs, as defined in Section 602-~~22~~, shall be permitted as follows:

24           \* \* \* \*

25           (C) **Other Wall Signs.** The following additional wall signs shall be permitted:

1 \* \* \* \*

2 (iii) One wall sign shall be permitted in each of the two existing sign alcoves located  
3 below the roofline of the building on the primary west and east building elevations  
4 perpendicular to Geary Boulevard, subject to the following conditions: wall signs shall be no  
5 higher than the wall to which they are attached, shall have a maximum area of 170 square  
6 feet, and shall be identifying signs, as defined in Section 602.10, for the shopping center.

7 (2) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
8 shall not exceed 1/3 the area of the window on or in which the signs are located.

9 \* \* \* \*

10  
11 **SEC. 701. NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.**

12 This Article is adopted specifically for Neighborhood Commercial Districts (NCDs), as shown  
13 on the Zoning Map of the City and County of San Francisco. The provisions set forth or  
14 referenced in Article 7 shall apply to any use, property, structure, or development which is  
15 located in a Neighborhood Commercial District, unless otherwise provided for within this  
16 Code. In the event of conflict between provisions of Article 7 and other provisions of this  
17 Code, the provisions of Article 7 shall prevail.

18  
19 **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

20 \* \* \* \*

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

23 \* \* \* \*

		<b>NC-2</b>
--	--	-------------

<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>		
* * * *				
<b>NON-RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
<b>NON-RESIDENTIAL USES</b>		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd +</b>
* * * *				
<b>Sales and Service Use Category</b>				
* * * *				
Restaurant	§§ 102, 202.2(a)	P(4)	P(4)	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP

\* \* \* \*

(4) *[Note deleted.] TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Formula Retail Restaurants and Limited Restaurants are NP.*

\* \* \* \*

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

\* \* \* \*

**Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

		<b>Broadway NCD</b>		
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>		
* * * *				
<b>NON-RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
<b>Commercial Use Characteristics</b>				
* * * *				
Formula Retail	§§ 102, 303.1	C(4)		
* * * *				
		<b>Controls by Story</b>		
		<b>1st</b>	<b>2nd</b>	<b>3rd +</b>
* * * *				
<b>Sales and Service Use Category</b>				
* * * *				
Restaurant	§§ 102, 202.2(a)	P(4)	P(4)( <del>5</del> )	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP

\* \* \* \*

(4) Formula Retail NP for ~~this use-~~ Restaurants and Limited Restaurants

\* \* \* \*

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

1 **DISTRICT.**

2 \* \* \* \*

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

		Upper Fillmore Street NCD
Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Commercial Use Characteristics</b>		
* * * *		
Formula Retail	§§ 102, 303.1	C(5)
* * * *		

13 \* \* \* \*

14 (5) Formula Retail NP for ~~this use.~~ Restaurants and Limited Restaurants

15 \* \* \* \*

17 **SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.**

18 \* \* \* \*

19 **Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT**  
 20 **ZONING CONTROL TABLE**

		Japantown NCD
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
* * * *		
<b>Miscellaneous</b>		

* * * *		
Awning, Canopy, or Marquee	§ 136.1	P
Signs	§§ 262, 602-604, <del>607</del> , 607.1, 608, 609	As permitted by § 607.1. All Business Signs, as defined in § 602.3 are also subject to the guidelines in the "Commission Guide for Formula Retail."
* * * *		

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

\* \* \* \*

**Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

Pacific Avenue NCD		
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
<b>Massing and Setbacks</b>		
* * * *		
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at Grade level and at each succeeding level or Story: <del>45% of lot depth, averaging not permitted.</del> <u>25% of lot depth, but in no case less than 15 feet.</u>
* * * *		

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

\* \* \* \*

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

**ZONING CONTROL TABLE**

		<b>Noriega Street NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Commercial Use Characteristics</b>		
* * * *		
Formula Retail	§§ 102, 303.1	C(3)(4)
* * * *		

\* \* \* \*

(3) Formula Retail NP for ~~this use~~ Restaurants and Limited Restaurants

(4) Trade Shops are ~~s~~ Subject to Formula Retail Controls

\* \* \* \*

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

\* \* \* \*

**Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

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

* * * *		
<b>Commercial Use Characteristics</b>		
* * * *		
Formula Retail	§§ 102, 303.1	<u>C(3)(4)</u>
* * * *		

\* \* \* \*

(3) Formula Retail NP for ~~this use~~ Restaurants and Limited Restaurants

(4) Trade Shops are sSubject to Formula Retail Controls

\* \* \* \*

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

\* \* \* \*

**Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

		Taraval Street NCD
Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Commercial Use Characteristics</b>		
* * * *		
Formula Retail	§§ 102, 303.1	<u>C(3)(4)</u>
* * * *		

\* \* \* \*

(3) Formula Retail NP for ~~this use~~ Restaurants and Limited Restaurants

(4) Trade Shops are sSubject to Formula Retail Controls

1 \* \* \* \*

2  
3 **SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 \* \* \* \*

5 **Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
6 **ZONING CONTROL TABLE**

		Judah Street NCD
Zoning Category	§ References	Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Commercial Use Characteristics</b>		
* * * *		
Formula Retail	§§ 102, 303.1	C(3)(4)
* * * *		

17 \* \* \* \*

18 (3) Formula Retail NP for ~~this use~~ Restaurants and Limited Restaurants

19 (4) Trade Shops are ~~s~~ Subject to Formula Retail Controls

20 \* \* \* \*

21  
22 **SEC. 780. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.**

23 **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial  
24 districts, promote the multiple use of neighborhood commercial areas, and protect  
25 environmental quality in neighborhood commercial areas, there shall be Neighborhood

1 Commercial Special Use Districts. The designations, locations, and boundaries of these  
2 Neighborhood Commercial Special Use Districts shall be as ~~provided in Section 780.1 as~~ shown  
3 on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code,  
4 subject to the provisions of Sections 105 and 106. ~~The original of the numbered sectional maps of~~  
5 ~~the Zoning Map for Special Use Districts referred to in Section 780.1 of this Code is on file with the~~  
6 ~~Clerk of the Board of Supervisors under File No. 115-87-4.~~ In any Neighborhood Commercial  
7 Special Use District, the provisions of the applicable use district established by Section 702  
8 shall prevail, except as specifically provided in ~~Section 780.1 and Section 249.14 “Third Street~~  
9 ~~Special Use District,” as designated on Sectional Map 10SU of the Zoning Map~~ the Section  
10 establishing the controls for the Neighborhood Commercial Special Use District. The provisions set  
11 forth in this Section shall be applicable to all property, whether public or private, therein.

12

13 **SEC. 781. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.**

14 (a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood  
15 commercial districts, promote the multiple use of neighborhood commercial areas, protect  
16 environmental quality in neighborhood commercial areas, and control the expansion of certain  
17 kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood  
18 commercial districts, there shall be Neighborhood Commercial Restricted Use Subdistricts.  
19 The designations, locations, and boundaries of these Neighborhood Commercial Restricted  
20 Use Subdistricts shall be as ~~provided in Sections 781.1 through 781.6 and as~~ shown on Sectional  
21 Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the  
22 provisions of Sections 105 and 106. ~~The original of the numbered Sectional Maps of the Zoning~~  
23 ~~Map for Restricted Use Subdistricts referred to in Sections 781.1 through 781.6 of this Code is on file~~  
24 ~~with the Clerk of the Board of Supervisors under File No. 115-87-4.~~ In any Neighborhood  
25 Commercial Restricted Use Subdistrict the provisions of the applicable use district established

1 by Section 702.~~1~~ shall prevail, except as specifically provided in ~~Sections 781.1 through 781.6~~  
2 ~~respectively, as designated on Sectional Maps of the Zoning Map~~ the Section establishing the controls  
3 for the Neighborhood Commercial Restricted Use Subdistrict. The provisions set forth in these  
4 Sections shall be applicable to all property, whether public or private, therein.

5 **SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.**

6 (a) **Findings.** There are an unusually large number of establishments dispensing alcoholic  
7 beverages, including beer and wine, for off-site consumption in the Neighborhood Commercial  
8 Cluster Districts located generally along Haight Street at Scott Street and generally along  
9 Haight Street at Pierce Street and in the Lower Haight Street ~~Small-Scale~~ Neighborhood  
10 Commercial District located generally along Haight Street at and between Steiner and  
11 Webster Streets. The existence of this many ~~off-sale alcoholic beverage establishments~~ Liquor  
12 Stores appears to contribute directly to numerous peace, health, safety, and general welfare  
13 problems in the area, including loitering, littering, public drunkenness, defacement and  
14 damaging of structures, pedestrian obstructions, as well as traffic circulation, parking, and  
15 noise problems on public streets and neighborhood lots. The existence of such problems  
16 creates serious impacts on the health, safety, and welfare of residents of nearby single- and  
17 multiple-family areas, including fear for the safety of children, elderly residents, and visitors to  
18 the area. The problems also contribute to the deterioration of the neighborhood and  
19 concomitant devaluation of property and destruction of community values and quality of life.  
20 The number of ~~establishments selling alcoholic beverages for off-site consumption~~ Liquor Stores and  
21 the associated problems discourage more desirable and needed commercial uses in the area.

22 (b) **Boundaries. Establishment of the Lower Haight Street Alcohol Restricted Use District.** In  
23 order to preserve the residential character and the neighborhood-serving commercial uses of  
24 the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street Alcohol  
25 RUD) is hereby established for the following:

1 (1) Properties in the Neighborhood Commercial Cluster District located generally along  
2 Haight Street at Scott Street;

3 (2) Properties in the Neighborhood Commercial Cluster District located generally along  
4 Haight Street at Pierce Street;

5 (3) Properties in the Lower Haight Street ~~Small-Scale~~ Neighborhood Commercial District  
6 located generally along Haight Street at and between Steiner and Webster Streets.

7 The above Neighborhood Commercial Cluster Districts and Lower Haight Street ~~Small-Scale~~  
8 Neighborhood Commercial District are designated on Sectional Map ZN07 of the Zoning Map  
9 of the City and County of San Francisco. Block and lot numbers for the properties included in  
10 these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are  
11 incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on  
12 Sectional Map Number SU07 of the Zoning Map of the City and County of San Francisco.

13 (c) Controls.

14 (1) Prohibition on New Liquor Stores. No new Liquor Stores ~~off-sale liquor establishments~~  
15 shall be permitted in the Lower Haight Street Alcohol RUD.

16 (2) Exceptions from the Prohibition. The prohibition on Liquor Stores ~~off-sale liquor~~  
17 ~~establishments~~ shall not be interpreted to prohibit the following:

18 (A) Temporary uses, as described in Planning Code Section 205.1 or 205.3; or

19 (B) Establishment of an ~~off-sale liquor establishment~~ Liquor Store if an application for such  
20 ~~liquor establishment~~ Liquor Store is on file with the California Department of Alcoholic Beverage  
21 Control prior to ~~the effective date of this ordinance establishing the Lower Haight Street Alcohol RUD~~  
22 March 25, 2007.

23 (3) **Continuation of Existing ~~Prohibited Liquor Establishments~~ Stores.** In the Lower  
24 Haight Street Alcohol RUD, any ~~prohibited liquor establishment~~ lawfully existing Liquor Store that  
25 lawfully existed prior to March 25, 2007 may continue in accordance with Planning Code section

1 180 through 186.2, subject to the following provisions:

2 (A) ~~A prohibited liquor establishment lawfully existing and selling alcoholic beverages as~~  
3 ~~licensed by the State of California prior to the effective date of this legislation, or subsequent~~  
4 ~~legislation prohibiting that type of liquor establishment, so long as otherwise lawful, The Liquor Store~~  
5 may continue to operate only under the following conditions, as provided by California  
6 Business and Professions Code Section 23790:

7 (i) Except as provided in subsection (B) below, the premises shall retain the same  
8 type of retail liquor license within a license classification; and

9 (ii) Except as provided in subsection (B) below, the ~~liquor establishment~~ Liquor Store  
10 shall be operated continuously, without substantial changes in mode or character of operation.

11 (B) A break in continuous operation shall not be interpreted to include the following,  
12 provided that, except as indicated below, the location of the establishment does not change,  
13 the square footage used for the sale of alcoholic beverages does not increase, and the type of  
14 California Department of Alcoholic Beverage Control Liquor License (“ABC License”) does not  
15 change:

16 (i) A change in ownership of ~~a prohibited liquor establishment~~ the Liquor Store or an  
17 owner-to-owner transfer of an ABC License;

18 (ii) Temporary closure for restoration or repair of ~~an existing prohibited liquor~~  
19 ~~establishment~~ the Liquor Store on the same lot after total or partial destruction or damage due to  
20 fire, riot, insurrection, toxic accident, or act of God;

21 (iii) Temporary closure of ~~an existing prohibited liquor establishment~~ the Liquor Store for  
22 reasons other than total or partial destruction or damage due to fire, riot, insurrection, toxic  
23 accident, or act of God for not more than thirty (30) days for repair, renovation, or remodeling;  
24 or

25 (iv) Relocation of ~~an existing prohibited liquor establishment~~ the Liquor Store in the Lower

1 Haight Street Alcohol RUD to another location within the same Lower Haight Street Alcohol  
 2 RUD with Ceonditional Use authorization from the Planning Commission, provided that the  
 3 original premises shall not be occupied by a ~~prohibited liquor establishment~~ lawfully pre-existing  
 4 Liquor Store described in this subsection (3), unless by another ~~prohibited liquor establishment~~  
 5 lawfully pre-existing Liquor Store that is also relocating from within the Lower Haight Street  
 6 Alcohol RUD.

7 ~~—(c) Definitions. The following definitions shall apply to this Section 784.~~

8 ~~—(1) An “off-sale liquor establishment” shall mean a Liquor Store use.~~

9 ~~—(2) A “prohibited liquor establishment” shall mean any establishment selling alcoholic beverages~~  
 10 ~~lawfully existing prior to the effective date of this ordinance and licensed by the State of California for~~  
 11 ~~the sale of alcoholic beverages for off-site consumption (“off-sale”), so long as otherwise lawful.~~

12  
 13 **SEC. 838. UMU – URBAN MIXED USE DISTRICT.**

14 \* \* \* \*

15 **Table 838**

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

Zoning Category	§ References	Urban Mixed Use District Controls
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
<b>Development Standards</b>		
* * * *		
Use Size Controls		As indicated in this table by end notes (2) and (3), certain Uses have size limits. <u>(1)</u>
* * * *		
<b>Commercial Use Characteristics</b>		

* * * *		
Formula Retail	§§ 102, 303.1	C <u>(1)</u>
* * * *		

\* \* \* \*

(1) ~~{Note Deleted}~~ P on Assessor’s Parcel Block No. 3781, Lot 003, and the Non-Residential Use Size controls in Section 838 shall not apply.

\* \* \* \*

**SEC. 890.60. MASSAGE ESTABLISHMENT.**

(a) **Definition.** Massage Establishments are defined by Section 29.5 of the Health Code. For purposes of the Planning Code only, “Massage Establishment” shall include a “Massage Establishment” but not a “Sole Practitioner Massage Establishment,” as these terms are defined in Section 29.5 of the Health Code. Any Massage Establishment shall have first obtained a permit from the Department of Public Health pursuant to Section 29.25 of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section 29.25.

(b) **Controls.** Massage Establishments shall be subject to Conditional Use authorization. Certain exceptions to the Conditional Use for accessory use massage are described in subsection (c) below. When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).

(c) **Exceptions.** Certain exceptions would allow a massage use to be “permitted” without a Conditional Use authorization including:

(1) Certain Accessory Use Massage and provided that the massage use is

1 accessory to a principal use; the massage use is accessed by the principal use; and the  
2 principal use is:

3 ~~(A) a dwelling unit and the massage use conforms to the requirements of Section 204.1,~~  
4 ~~for accessory uses for dwelling units in R or NC districts; or~~

5 ~~(AB) a tourist hotel Hotel as defined in Section 790.46 102 of this Code, that~~  
6 contains 100 or more rooms;:

7 ~~(BC) a large institution Health Service Use as defined in Section 790.50 102 of this~~  
8 Code; or

9 ~~(CD) a hospital or medical center Hospital, as defined in Section 790.44 102 of this~~  
10 Code.

11 (2) **Chair Massage.** The only massage service provided is chair massage, such  
12 service is visible to the public, and customers are fully-clothed at all times.

13

14 **SEC. 970. SIGNS: GENERAL PROVISIONS.**

15 (a) **Purposes.** These sections 970 through 973 are adopted in recognition of the important  
16 function of signs and of the need for their regulation in Mission Bay Use Districts under the  
17 Comprehensive Zoning Ordinance of the City and County. In addition to those purposes of the  
18 ~~City~~ Planning Code stated in Section 101, it is the further purpose of these provisions to  
19 safeguard and enhance property values in residential, commercial and industrial areas; to  
20 protect public investment in and the character and dignity of public buildings, open spaces  
21 and thoroughfares; to protect the distinctive appearance of San Francisco which is produced  
22 by its unique geography, topography, street patterns, skyline and architectural features; to  
23 provide a physical environment which will promote the development of business; to encourage  
24 sound practices and lessen the objectionable effects of competition in the size and placement  
25 of signs; to minimize the impact of signs which are essential to the economic vitality of

1 commercial districts on the livability of residential units in or adjacent commercial districts; to  
2 enhance the visual environment by relating the type, quality and size of signs to the scale and  
3 character of the districts in which they are located; to reduce hazards to motorists and  
4 pedestrians traveling on the public way; and thereby to promote the public health, safety and  
5 welfare.

6 (b) **Definitions.** The definitions of terms contained in Section 602.~~1 through 602.23~~ of this  
7 Code shall apply to the same terms used in Section 971 through 973.

8 \* \* \* \*

9  
10 **SEC. 973. SIGNS IN MB-NC, MB-O, MB-CI, AND MB-H DISTRICTS.**

11 (a) **Signs or Sign Features Not Permitted.** Roof signs, as defined in Section 602.~~16~~, wind  
12 signs, as defined in Section 602.~~22~~, signs on canopies, as defined in Section 136.1(b), and  
13 general advertising signs, as defined in Section 602.~~7~~ are not permitted in MB-NC, MB-O, MB-  
14 CI and MB-H Districts. No sign shall have or consist of any moving, rotating, or otherwise  
15 physically animated part, or lights that give the appearance of animation by flashing, blinking,  
16 or fluctuating, except as permitted by Section 607.1(i). All signs or sign features not otherwise  
17 specifically regulated in this Section 973 shall be prohibited.

18 (b) **Signs Permitted.** In MB-NC, MB-O, MB-CI, and MB-H Districts the following signs  
19 other than signs exempted by Section 603, shall be the only signs permitted.

20 ~~(1)F.~~ Identifying Signs. Identifying signs, as defined in Section 602.~~10~~, shall be permitted  
21 subject to the following limitations.

22 ~~(A)A.~~ One sign per structure shall be permitted and such sign shall not exceed 20  
23 square feet in area.

24 ~~(B)B.~~ The sign may be a freestanding sign, if the building is recessed from the street  
25 property line, or may be a wall sign or a projecting sign. The existence of a freestanding

1 identifying sign shall preclude the erection of a freestanding business sign on the same lot.

2 ~~(C)C.~~ A wall or projecting sign shall be mounted on the first story level; a freestanding  
3 sign shall not exceed 15 feet in height.

4 ~~(D)D.~~ The sign may be non-illuminated, indirectly illuminated, or directly illuminated.

5 ~~(2)2.~~ Nameplates. One nameplate, as defined in Section 602-~~11~~, not exceeding an area  
6 of two square feet, shall be permitted for each non-commercial use.

7 ~~(3)3.~~ Business Signs. Business signs, as defined in Section 602-~~3~~, shall be permitted  
8 subject to the following limitations.

9 ~~(A)A.~~ Business Signs in the MB-NC-2 District.

10 (i) **Window Signs.** The total area of all window signs, as defined in Section 602-~~1(b)~~,  
11 shall not exceed one-third the area of the window on or in which the signs are located. Such  
12 signs may be non-illuminated, indirectly illuminated, or directly illuminated.

13 \* \* \* \*

14 (iii) **Projecting Signs.** The number of projecting signs shall not exceed one per  
15 business. The area of such sign, as defined in Section 602-~~1(a)~~, shall not exceed 15 square  
16 feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is  
17 attached, or the height of the lowest of any residential window sill on the wall to which the sign  
18 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the  
19 horizontal distance from the street property line to the curblineline, or ~~6~~ six feet, ~~6~~ six inches,  
20 whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during  
21 business hours, may be directly illuminated.

22 (iv) **Signs on Awnings and Marquees.** Sign copy may be located on permitted  
23 awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in  
24 Section ~~602-1(e)~~, shall not exceed 20 square feet. Such sign copy may be non-illuminated or  
25 indirectly illuminated; except that sign copy on marquees for movie theaters or places of

1 entertainment may be directly illuminated during business hours.

2 (v) **Freestanding Signs and Sign Towers.** ~~With the exception of automotive gas and~~  
3 ~~service stations, which are regulated under Paragraph below, o~~One freestanding sign or sign tower  
4 per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed  
5 from the street property line. The existence of a freestanding business sign shall preclude the  
6 erection of a freestanding identifying sign on the same lot. The area of such freestanding sign  
7 or sign tower, as defined in Section 602-1(a), shall not exceed 30 square feet, nor shall the  
8 height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the  
9 horizontal distance from the street property line to the curblin, or six feet, whichever is less.  
10 Such signs may be non-illuminated or indirectly illuminated, or during business hours, may be  
11 directly illuminated.

12 ~~(B)B.~~ **Business Signs in MB-NC-3, MB-NC-S, MB-O, MB-CI, and MB-H Districts.**

13 (i) **Window Signs.** The total area of all window signs, as defined in Section 602-1(b),  
14 shall not exceed one-third the area of the window on or in which the signs are located. Such  
15 signs may be non-illuminated, indirectly illuminated, or directly illuminated.

16 (ii) **Wall Signs.** The area of all wall signs shall not exceed three square feet per foot  
17 of street frontage occupied by the use measured along the wall to which the signs are  
18 attached, or 150 square feet for each street frontage, whichever is less. The height of any wall  
19 sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of  
20 the lowest of any residential window sill on the wall to which the sign is attached, whichever is  
21 lower. Such signs may be non-illuminated, indirectly, or directly illuminated.

22 (iii) **Projecting Signs.** The number of projecting signs shall not exceed one per  
23 business. The area of such sign, as defined in Section 602-1(a), shall not exceed 32 square  
24 feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is  
25 attached, or the height of the lowest of any residential window sill on the wall to which the sign

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

4 (iv) **Signs on Awnings and Marquees.** Sign copy may be located on permitted  
5 awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in  
6 Section 602.~~H(e)~~, shall not exceed 40 square feet. Such sign copy may be non-illuminated or  
7 indirectly illuminated; except that sign copy on marquees for movie theaters or places of  
8 entertainment may be directly illuminated during business hours.

9 (v) **Freestanding Signs and Sign Towers.** With the exception of automotive gas  
10 and service stations, which are regulated under Paragraph below, one freestanding sign or  
11 sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are  
12 recessed from the street property line. The existence of a freestanding business sign shall  
13 preclude the erection of a freestanding identifying sign on the same lot. The area of such  
14 freestanding sign or sign tower, as defined in Section 602.~~H(a)~~, shall not exceed 30 square  
15 feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than  
16 75 percent of the horizontal distance from the street property line to the curblineline, or six feet,  
17 whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during  
18 business hours, may be directly illuminated.

19 ~~(C)C.~~ **Special Standards for Automotive Gas and Service Stations in MB-NC-3**  
20 **and MB-NC-S Districts.** For automotive gas and service stations in MB-NC-3 and MB-NC-S  
21 Districts only the following signs are permitted, subject to the standards in this subsection (C)  
22 Paragraph C and to all other standards in this Section 973.

23 (i) A maximum of two oil company signs, which shall not extend more than 10 feet  
24 above the roofline if attached to a building, or exceed the maximum height permitted for  
25 freestanding signs in the same district is freestanding. The area of any such sign shall not

1 exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that  
2 are within 10 feet of the street property line shall not exceed 80 square feet in area. No such  
3 sign shall project more than five feet beyond any street property line. The areas of other  
4 permanent and temporary signs as covered in subsection (ii)~~Subparagraph (B)~~ below shall not  
5 be included in the calculation of the area specified in this Subparagraph.

6 (ii) Other permanent and temporary business signs, not to exceed 30 square feet in  
7 area for each such sign or a total of 180 square feet for all such signs on the premises. No  
8 such sign shall extend above the roofline if attached to a building, or in any case project  
9 beyond any street property line or building setback line.

10 ~~(D)~~ **Special Standards for Visual Accent Signs.** In order to create visual interest,  
11 variety, and distinctive character in Mission Bay Commercial Districts the Zoning Administrator  
12 may allow visual accent signs in MB-NC-2, MB-NC-3, MB-NC-S, MB-NC-S, MB-O, MB-CI<sub>1</sub>  
13 and MB-H Districts. Visual accent signs are business or identifying signs in the form of  
14 projecting signs which are larger in square footage and higher in height than would normally  
15 be permitted under the limitations of this Section 970. A visual accent sign shall meet the  
16 following standards:

17 (i) The sign does not exceed 40 square feet in area and 20 feet in height in MB-NC-2  
18 Districts and 48 square feet in area and 30 feet in height in MB-NC-3, MB-NC-S, MB-O, MB-  
19 CI<sub>1</sub> and MB-H Districts without regard to the height of the wall or the lowest residential window  
20 sill on the wall to which the sign is attached.

21 (ii) Such signs are a minimum of 200 feet apart.

22 (iii) The sign is distinctive and attractive in its design and use of materials and will  
23 make an important contribution to the visual quality and character of the street.

24 (iv) To the maximum extent practicable given the specific uses on the street frontage,  
25 the sign identifies major destination points or places of public assembly such as theaters and

1 cultural centers or public or quasi-public facilities such as parking garages.

2 (v) The sign identifies the name of the business, service, or other activity offered or  
3 conducted on premises or the generic type of commodities sold on the premises, rather than  
4 the specific brand names or symbol of commodities sold on premises.

5  
6 Section 3. Formatting of Ordinance; Explanation of Fonts.

7 (a) On September 18, 2025, this ordinance was first introduced at the Planning  
8 Commission, as shown in Planning Commission Resolution No. 21856, adopted on October  
9 23, 2025. A copy this Planning Commission resolution is on file with the Clerk of the Board of  
10 Supervisors in File No. 251099.

11 (b) This ordinance was introduced at the Board of Supervisors on November 18, 2025,  
12 in Board File No. 251099, and was amended by the Land Use and Transportation Committee  
13 on January 26, 2026.

14 (c) As the ordinance in File No. 251099 proceeded through the legislative process,  
15 other ordinances addressing some of the same Planning Code sections amended in this  
16 ordinance were enacted, including Ordinance Nos. 124-25, 173-25, 217-25, and 245-25 (the  
17 "Recent Ordinances").

18 (d) To clearly understand the proposed amendments to existing law contained in this  
19 amended version of this ordinance, the ordinance shows in "existing text" font (plain Arial) the  
20 law currently in effect, as amended by the Recent Ordinances, that became effective after this  
21 ordinance in Board File No. 251099 was first introduced. Code text that was deleted by the  
22 Recent Ordinances has been omitted from this ordinance, including the entirety of Section  
23 318. This ordinance shows in "Board amendment" font (double-underlined Arial for additions,  
24 and strikethrough Arial for deletions) amendments to existing law, as amended by the Recent  
25 Ordinances. This ordinance also shows in "Board amendment" font all amendments to this

1 ordinance made after the file was introduced.

2  
3 Section ~~3~~4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
4 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
5 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
6 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
7 additions, and Board amendment deletions in accordance with the “Note” that appears under  
8 the official title of the ordinance.

9  
10 Section ~~4~~5. Effective Date. This ordinance shall become effective at 12:00 a.m. on  
11 the ~~31~~10~~st~~ day after enactment. Enactment occurs when the Mayor signs the ordinance, the  
12 Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of  
13 receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

14  
15  
16 APPROVED AS TO FORM:  
17 DAVID CHIU, City Attorney

18 By: /s/ HEATHER GOODMAN  
19 HEATHER GOODMAN  
Deputy City Attorney

20 4907-3493-0570, v. 2  
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