

BOARD of SUPERVISORS



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December 23, 2019

File No. 191260-2

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On December 17, 2019, Supervisor Ronen introduced the following substitute legislation:


File No. 191260-2

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on

Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial 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 welfare under Planning Code, Section 302.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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

Attachment

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

1 [Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

2
3 **Ordinance amending the Planning Code to establish 1) the Inner Balboa Street**
4 **Neighborhood Commercial District (NCD) generally including the properties along**
5 **Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally**
6 **including the properties along Balboa Street between 32nd and 39th Avenues, 3) the**
7 **Bayview NCD generally including the properties along 3rd Street from Yosemite to**
8 **Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along**
9 **Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD**
10 **generally including the properties along Geary Boulevard between Masonic and 28th**
11 **Avenues, 6) the Mission Bernal NCD generally including the properties along Mission**
12 **Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD**
13 **generally including the properties along San Bruno Avenue between Hale and**
14 **Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole**
15 **Street from Frederick to Grattan Streets and some parcels north of Carl Street and**
16 **south of Parnassus, 9) the Lakeside Village NCD generally including the properties**
17 **along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower**
18 **Haight Street NCD generally including the properties along Haight Street between**
19 **Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-**
20 **contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue**
21 **with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12)**
22 **the Inner Taraval NCD generally including the properties along Taraval Street from 19th**
23 **to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood**
24 **Commercial Districts; affirming the Planning Department's determination under the**
25 **California Environmental Quality Act; making findings of consistency with the General**

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

4 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
5 **Additions to Codes** are in *single-underline italics Times New Roman font*.
6 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
7 **Board amendment additions** are in Arial font.
8 **Board amendment deletions** are in ~~Arial font~~.
9 **Asterisks (* * * *)** indicate the omission of unchanged Code
10 subsections or parts of tables.

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

12 Section 1. Findings.

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

18 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
19 findings that the actions contemplated in this ordinance are consistent, on balance, with the
20 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
21 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
22 Board of Supervisors in File No. _____, and is incorporated herein by reference

23 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
24 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
25 in Planning Commission Resolution No. _____, and the Board incorporates such
reasons herein by reference.

1 Section 2. The Planning Code is hereby amended by amending Sections 201 and
2 781.5, and adding Sections 727, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744 and 745, to
3 read as follows:

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

5 In order to carry out the purposes and provisions of this Code, the City is hereby
6 divided into the following classes of use districts:

7 * * * *

8 **Named Neighborhood Commercial Districts**

9 (Defined in Sec. 702(a)(1))

10 * * * *

11 Lakeside Village NCD (Defined in Sec. 727)

12 * * * *

13 Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)

14 Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)

15 Bayview Neighborhood Commercial District (Defined in Sec. 737)

16 Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)

17 Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)

18 Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)

19 San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)

20 Cole Valley Neighborhood Commercial District (Defined in Sec. 742)

21 Lower Haight Street Neighborhood Commercial District (Defined in Sec. 743)

22 Lower Polk Street Neighborhood Commercial District (Defined in Sec. 744)

23 Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)

24 **SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.**

25 The Lakeside Village Neighborhood Commercial District is located in the southwestern part of the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a

1 neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has
 2 small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

3 Building controls for the Lakeside Village Neighborhood Commercial District promote low-
 4 intensity development which is compatible with the existing scale and character of the District.

5 Commercial development is limited to one story. Rear yard requirements at all levels preserve existing
 6 backyard space.

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

13 Housing development in new buildings is encouraged above the ground story. Existing
 14 residential units are protected by prohibitions of conversions above the ground story and limitations on
 15 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)
 16 and 207(c)(6) of this Code.

17 **Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

<u>Lakeside Village NCD</u>		
<u>Controls</u>		
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 26-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.</u>

1	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
2			
3	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
4			
5	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
6	<u>Street Frontage and Public Realm</u>		
7	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
8			
9	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
10			
11	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
12			
13	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
14			
15	<u>Miscellaneous</u>		
16	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
17	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
18	<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
19	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
20	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
21	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
22	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
23			
24			
25			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151.1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §</u>		

		<i>202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<i>Use Size</i>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>
<i>Off-Street Parking Requirements</i>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</u>
<i>Off-Street Freight Loading</i>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<u>§ 102</u>	<u>NP</u>
<i>Formula Retail</i>	<u>§§ 102, 303.1</u>	<u>C</u>
<i>Hours of Operation</i>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>
<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>

1	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
4	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agricultural Use Category</u>				
7	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Automotive Use Category</u>				
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Utility and Infrastructure Use Category</u>				
16	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(1)</u>
17	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) C if a Macro WTS Facility; P if a Micro WTS Facility.

1 **SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The Inner Balboa Street Neighborhood Commercial District is located along Balboa Street
3 between 2nd Avenue and 8th Avenue in the Richmond District of San Francisco. The District is a small-
4 scale linear shopping street which provides convenience goods and services to the surrounding
5 neighborhood as well as limited comparison shopping goods for a wider market.

6 The Inner Balboa Street Neighborhood Commercial District controls provide for mixed-use
7 buildings which approximate or slightly exceed the standard development pattern. Rear yard
8 requirements above the ground story and at residential levels preserve open space corridors of interior
9 blocks.

10 Most new commercial development is permitted at the ground and second stories.
11 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
12 uses, however, are confined to the ground story. The second story may be used by some retail stores,
13 personal services, and medical, business and professional offices. Parking and hotels are monitored at
14 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
15 livability within and around the District, and promote continuous retail frontage.

16 Housing development in new buildings is encouraged above the ground story. Existing
17 residential units are protected by limitations on demolition and upper-story conversions. Accessory
18 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
19 Code.

20 **Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

22

<u>Inner Balboa Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

23

24

25

Massing and Setbacks

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>

Street Frontage and Public Realm

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>

Miscellaneous

<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>

<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

<u>Use Characteristics</u>			
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>	
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>	
<u>Residential Uses</u>		<u>Controls by Story</u>	
		<u>1st</u>	<u>2nd</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>	

1	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4					
5	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
6					
7	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
8					
9					
10					
11	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
12					
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16					
17					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car</u>		

		<i>share spaces required when a project has 25 or more parking spaces per § 166.</i>		
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
Commercial Use Characteristics				
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>		
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>		
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>		
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>		
<i>Open Air Sales</i>	<i>§§ 102, 703(b)</i>	<i>See § 703(b)</i>		
<i>Outdoor Activity Area</i>	<i>§§ 102, 145.2</i>	<i>P if located in front; C if located elsewhere</i>		
<i>Walk-up Facility</i>	<i>§ 102</i>	<i>P</i>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<i>Agriculture, Industrial</i>	<i>§§ 102, 202.2(c)</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Agriculture, Large Scale Urban</i>	<i>§§ 102, 202.2(c)</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Agriculture, Neighborhood</i>	<i>§§ 102, 202.2(c)</i>	<i>P</i>	<i>P</i>	<i>P</i>
<u>Automotive Use Category</u>				
<i>Automotive Uses*</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Automotive Repair</i>	<i>§ 102</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Automotive Service Station</i>	<i>§§ 102, 202.2(b)</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Gas Station</i>	<i>§§ 102, 187.1, 202.2(b)</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Parking Garage, Private</i>	<i>§ 102</i>	<i>C</i>	<i>C</i>	<i>C</i>

1	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Entertainment, Arts and Recreation Use Category</u>				
5	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6					
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13					
14					
15	<u>Industrial Use Category</u>				
16	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Institutional Use Category</u>				
18	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
22	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>Sales and Service Use Category</u>				
25					

1	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
17	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24					
25					

1	<i>Trade Office</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Utility and Infrastructure Use Category</u>				
3	<i>Utility and Infrastructure*</i>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
4	<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

6 * Not listed below

7 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services
8 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any
9 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set
10 forth in Section 249.35(c)(3).

11 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

12 **SEC 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

13 The Outer Balboa Street Neighborhood Commercial District is located along Balboa Street
14 between 32nd Avenue and 39th Avenue in the Richmond District of San Francisco. The District is a
15 small-scale linear shopping street which provides convenience goods and services to the surrounding
16 neighborhood as well as limited comparison shopping goods for a wider market.

17 The Outer Balboa Street Neighborhood Commercial District controls provide for mixed-use
18 buildings which approximate or slightly exceed the standard development pattern. Rear yard
19 requirements above the ground story and at residential levels preserve open space corridors of interior
20 blocks.

21 Most new commercial development is permitted at the ground and second stories.
22 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
23 uses, however, are confined to the ground story. The second story may be used by some retail stores,
24 personal services, and medical, business and professional offices. Parking and hotels are monitored at
25 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this Code.

Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Outer Balboa Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>

		<i>uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<i>Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required on some streets, see § 145.4 for specific districts.</i>
<i>Vehicular Access Restrictions</i>	<i>§ 155(r)</i>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
<u>Miscellaneous</u>		
<i>Lot Size (Per Development)</i>	<i>§§ 102, 121.1</i>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
<i>Planned Unit Development</i>	<i>§ 304</i>	<i>C</i>
<i>Awning, Canopy or Marquee</i>	<i>§ 136.1</i>	<i>P</i>
<i>Signs</i>	<i>§§ 262, 602-604, 607, 607.1, 608, 609</i>	<i>As permitted by § 607.1</i>
<i>General Advertising Signs</i>	<i>§§ 262, 602,604, 608, 609, 610, 611</i>	<i>NP</i>
<i>Design Guidelines</i>	<i>General Plan Commerce and Industry Element</i>	<i>Subject to the Urban Design Guidelines</i>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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RESIDENTIAL STANDARDS AND USES

<u>Development Standards</u>		
<i>Usable Open Space [Per Dwelling Unit]</i>	<i>§§ 135, 136</i>	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</i>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</i>
<i>Dwelling Unit Mix</i>	<i>§ 207.6</i>	<i>Not required</i>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>	<u>Controls by Story</u>			
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

<i>Automotive Use Category</i>				
<i>Automotive Uses*</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Automotive Repair</i>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Automotive Service Station</i>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Gas Station</i>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Parking Garage, Private</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Parking Garage, Public</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Parking Lot, Private</i>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Parking Lot, Public</i>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Entertainment, Arts and Recreation Use Category</i>				
<i>Entertainment, Arts and Recreation Uses*</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Arts Activities</i>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<i>Entertainment, General</i>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<i>Entertainment, Nighttime</i>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<i>Movie Theater</i>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<i>Open Recreation Area</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Passive Outdoor Recreation</i>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<i>Industrial Use Category</i>				
<i>Industrial Uses</i>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Institutional Use Category</i>				
<i>Institutional Uses*</i>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
4	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Tobacco</u>				
3	<u>Paraphernalia</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Establishment</u>				
5	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Non-Retail Sales and</u>				
7	<u>Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Utility and Infrastructure Use Category</u>				
11	<u>Utility and</u>				
12	<u>Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
13	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(2) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

The Bayview Neighborhood Commercial District is located along Third Street between Yosemite and Jerrold Avenues. It is a linear district located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

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

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service, and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Bayview NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>

<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>				
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	§§ 102, 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	§§ 102, 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	§§ 102, 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	§§ 102, 187.1, 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	§ 102	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	§ 102	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	§ 102	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	§§ 102, 142, 156	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	§§ 102, 142, 156	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Garage</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Lot</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	§ 102	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Industrial Use Category</u>				
7	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Institutional Use Category</u>				
9	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
13	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Sales and Service Use Category</u>				
15	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
19	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24					
25					

1	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
3	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
6	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
7	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P(2)</u>
8	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
10	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Utility and Infrastructure Use Category</u>				
20	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
21	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1 * Not listed below

2 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

3 **Boundaries:** Applicable to the Bayview NCD

4 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

5 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

6 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

7 (c) No legally residing residential tenants will be displaced.

8 (2) THIRD STREET SPECIAL USE DISTRICT

9 **Boundaries:** Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.

10 **Controls:** Off-sale retail liquor sales are NP; drive-up facilities for Restaurants and Limited-Restaurants are C.

11 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

12 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

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16 **SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

17 The Cortland Avenue Neighborhood Commercial District is located along Cortland Avenue
18 between Bonview and Folsom Streets. The District is a small-scale linear shopping street which
19 provides convenience goods and services to the surrounding neighborhood as well as limited
20 comparison shopping goods for a wider market.

21 The Cortland Avenue Neighborhood Commercial District controls provide for mixed-use
22 buildings which approximate or slightly exceed the standard development pattern. Rear yard
23 requirements above the ground story and at residential levels preserve open space corridors of interior
24 blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

<u>Cortland Avenue NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>

1	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10			
11	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14			
15	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
16			
17	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
18			
19	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
20			
21	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
22			
23	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

Development Standards

<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	§§ 135, 136	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	§ 207.6	<u>Not required</u>		

Use Characteristics

<u>Single Room Occupancy</u>	§ 102	<u>P</u>		
<u>Student Housing</u>	§ 102	<u>P</u>		

Residential Uses

Controls by Story

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	§ 102	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	§§102, 207(c)(4), 207(c)(6)	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	§§ 102, 207	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	§ 208	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	§§ 102, 208	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

Commercial Use Characteristics		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u><i>Agriculture, Industrial</i></u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Agriculture, Large Scale Urban</i></u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Agriculture, Neighborhood</i></u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Automotive Repair</i></u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Automotive Service Station</i></u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Gas Station</i></u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Parking Garage, Private</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Garage, Public</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Lot, Private</i></u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Lot, Public</i></u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Arts Activities</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Entertainment, General</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Entertainment, Nighttime</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Movie Theater</i></u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Industrial Use Category</u>				
4	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Institutional Use Category</u>				
6	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
10	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24					
25					

1	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Utility and Infrastructure Use Category</u>				
15	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
16	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

18 * Not listed below

19
20
21 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services
22 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any
23 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set
24 forth in Section 249.35(c)(3).

25 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

The Geary Boulevard Neighborhood Commercial District is located along Geary Boulevard between Masonic and 28th Avenues. It is a linear district located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

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

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service, and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		<u>Geary Boulevard NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

1 2 3	<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
6 7 8	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
9	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
10	<u>Street Frontage and Public Realm</u>		
11 12	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
13 14 15 16	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
17	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
18 19	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
20	<u>Miscellaneous</u>		
21	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
22	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
23	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
24 25	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

Controls by Story

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
2					
3					
4	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
5					
6					
7			<u>Controls by Story</u>		
8	<u>Loss of Dwelling Units</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
10					
11	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>

1	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
3	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
5	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
6	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
7	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Agricultural Use Category</u>				
10	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Automotive Use Category</u>				
14	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
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1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5					
6	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8					
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					
13	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Industrial Use Category</u>				
15	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Institutional Use Category</u>				
17	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18					
19	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20					
21	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22					
23	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
24					
25	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Sales and Service Use Category</u>				
	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

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<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Storage Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) Additional 5 feet for NC-3 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20.

(2) THIRD FLOOR RESIDENTIAL CONVERSION:
Boundaries: Applicable to the Geary Boulevard NCD
Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:
(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;
(b) The proposed use is to be operated by a nonprofit public benefit corporation; and
(c) No legally residing residential tenants will be displaced.

(3) GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT: Applicable only for the portion of the Geary Boulevard NCD between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU. Formula Retail pet supply stores and formula retail eating and drinking uses are NP.

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(6) P in the geographic area described as Flexible Retail Zones in Section 202.9.

1 (7) C in the geographic area described as Flexible Retail Zones in Section 202.9.

2 **SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

3 The Mission Bernal Neighborhood Commercial District is located along Mission Street between
4 Cesar Chavez and Randall Streets. It is a linear district located along a heavily trafficked thoroughfare
5 which also serves as a major transit route. In addition to providing convenience goods and services to
6 the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods
7 and services to a population greater than the immediate neighborhood.

8 The building standards permit moderately large commercial uses and buildings. Rear yards are
9 protected at residential levels.

10 A diversified commercial environment is encouraged for the District, and a wide variety of uses
11 are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,
12 entertainment, financial service, and certain auto uses generally are permitted with certain limitations
13 at the first and second stories. Other retail businesses, personal services, and offices are permitted at
14 all stories of new buildings. Limited storage and administrative service activities are permitted with
15 some restrictions.

16 Housing development in new buildings is encouraged above the second story. Existing
17 residential units are protected by limitations on demolitions and upper-story conversions. Accessory
18 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
19 Code.

20 **Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

22

<u>Mission Bernal NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

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Massing and Setbacks

<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT07 and HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>

Street Frontage and Public Realm

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>

Miscellaneous

<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>

<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
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RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

<u>Residential Uses</u>	<u>§</u>	<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>	
2	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>	
3	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>	
4	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>	
5			<u>1st</u>	<u>2nd</u>
6	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>
7	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>
8			<u>C(1)</u>	

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

Commercial Use Characteristics

<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>	<u>Controls by Story</u>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

Agricultural Use Category

<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

Automotive Use Category

<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Sales and Service Use Category</u>				
20	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>
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<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(3)</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(4)</u>	<u>C(4)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Mission Bernal NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

(2) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT

Boundaries: Generally applicable only for the portion of the Mission Bernal Neighborhood Commercial District between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

Controls: Formula Retail Restaurants and Limited Restaurants are NP.

(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(4) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue between Hale and Olmstead Streets. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

The San Bruno Avenue District controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business, and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this Code.

Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>San Bruno Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>

1	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
2	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
3	<u>Street Frontage and Public Realm</u>		
4	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
7	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
8	<u>Miscellaneous</u>		
9	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
10	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
11	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
12	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
13	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
14	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space</u> <i>[Per Dwelling Unit]</i>	§§ 135, 136	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>		
<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<i>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</i>		
<u>Dwelling Unit Mix</u>	§ 207.6	<i>Not required</i>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	§ 102	<i>P</i>		
<u>Student Housing</u>	§ 102	<i>P</i>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	§ 102	<i>P</i>	<i>P</i>	<i>P</i>
<u>Accessory Dwelling Unit Density</u>	§§102, 207(c)(4), 207(c)(6)	<i>P per Planning Code Sections 207(c)(4) and 207(c)(6).</i>		
<u>Dwelling Unit Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>		
<u>Group Housing Density</u>	§ 208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>		
<u>Homeless Shelter Density</u>	§§ 102, 208	<i>Density limits regulated by the Administrative Code</i>		
<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling</i>		

		<i>Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	§ 317	<u>C</u>	<u>C</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	§ 317	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	§§ 102, 123, 124	<u>2.5 to 1</u>
<i>Use Size</i>	§§ 102, 121.2	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<i>Off-Street Parking Requirements</i>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<i>Off-Street Freight Loading</i>	§§ 150, 152, 153 - 155, 161, 204.5	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	§ 102	<u>NP</u>
<i>Formula Retail</i>	§§ 102, 303.1	<u>C</u>
<i>Hours of Operation</i>	§ 102	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<i>Maritime Use</i>	§ 102	<u>NP</u>
<i>Open Air Sales</i>	§§ 102, 703(b)	<u>See § 703(b)</u>
<i>Outdoor Activity Area</i>	§§ 102, 145.2	<u>P if located in front; C if located elsewhere</u>

1	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
2	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Agricultural Use Category</u>				
5	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Automotive Use Category</u>				
9	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Entertainment, Arts and Recreation Use Category</u>				
18	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Sales and Service Use Category</u>				
12	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Utility and Infrastructure Use Category</u>				
12	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
13	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

15 * Not listed below

16
17
18 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial
19 Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35.
20 Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the
21 restrictions set forth in Section 249.35(c)(3).

22 (2) C if a Macro WTS Facility; P if a Micro WTS Facility.

23 **SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

24 The Cole Valley Neighborhood Commercial District is located along Cole Street from
25 Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It

1 is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit
 2 line.

3 Building controls for the Cole Valley Neighborhood Commercial District promote low-intensity
 4 development which is compatible with the existing scale and character of the area. Commercial
 5 development is limited to one story. Rear yard requirements at all levels preserve existing backyard
 6 space.

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

13 Housing development in new buildings is encouraged above the ground story. Existing
 14 residential units are protected by prohibitions of conversions above the ground story and limitations on
 15 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)
 16 and 207(c)(6) of this Code.

17 **Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

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

1	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
2			
3	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
4			
5	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
6	<u>Street Frontage and Public Realm</u>		
7	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
8			
9	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
10			
11	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
12			
13	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
14			
15	<u>Miscellaneous</u>		
16	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
17	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
18	<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
19	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
20	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
21	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
22	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
23			
24			
25			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151..1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of §</u>		

		<i>202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<u>§§ 102 , 123, 124</u>	<u>1.8 to 1</u>
<i>Use Size</i>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>
<i>Off-Street Parking Requirements</i>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</u>
<i>Off-Street Freight Loading</i>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<u>§ 102</u>	<u>NP</u>
<i>Formula Retail</i>	<u>§§ 102, 303.1</u>	<u>C</u>
<i>Hours of Operation</i>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>
<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>

1	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
4	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agricultural Use Category</u>				
7	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Automotive Use Category</u>				
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
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1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Utility and Infrastructure Use Category</u>				
16	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
17	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

19 * Not listed below

20 (1) C if a Macro WTS Facility; P if a Micro WTS Facility.

1 **SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The Lower Haight Street Neighborhood Commercial District is located along Haight Street
3 between Webster and Steiner Streets. The District is a small-scale linear shopping street which
4 provides convenience goods and services to the surrounding neighborhood as well as limited
5 comparison shopping goods for a wider market.

6 The District controls provide for mixed-use buildings which approximate or slightly exceed the
7 standard development pattern. Rear yard requirements above the ground story and at residential levels
8 preserve open space corridors of interior blocks.

9 Most new commercial development is permitted at the ground and second stories.
10 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
11 uses, however, are confined to the ground story. The second story may be used by some retail stores,
12 personal services, and medical, business and professional offices. Parking and hotels are monitored at
13 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
14 livability within and around the District, and promote continuous retail frontage.

15 Housing development in new buildings is encouraged above the ground story. Existing
16 residential units are protected by limitations on demolition and upper-story conversions. Accessory
17 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
18 Code.

19 **Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

20 **ZONING CONTROL TABLE**

21

		<u>Lower Haight Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

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1 2 3	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5 6	<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
7 8	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
9 10	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>			
11 12 13	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
14 15 16	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
17 18	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
19 20	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>			
21 22	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
23 24	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
25	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>	<u>Controls by Story</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1 2	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
3 4	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
5 6 7 8	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
13					
14					
15					

16	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
17	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

18	<u>Development Standards</u>				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
20	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
21	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
22					
23					
24					
25					

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
2	<u>Commercial Use Characteristics</u>				
3	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
6	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
10			<u>Controls by Story</u>		
11	<u>NON-RESIDENTIAL USES</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Agricultural Use Category</u>				
13	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Automotive Use Category</u>				
17	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

1	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Sales and Service Use Category</u>				
21	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	<u>Utility and Infrastructure Use Category</u>				
24					
25					

<i>Utility and Infrastructure*</i>	<i>§ 102</i>	<i>C(2)</i>	<i>C(2)</i>	<i>C(2)</i>
<i>Power Plant</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Public Utilities Yard</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>

** Not listed below*

(1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(2) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lower Polk Street Neighborhood Commercial District is located along Polk Street and includes non-contiguous parcels from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets.

The District is located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

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

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service, and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

<u>Lower Polk Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 130-E. See Height and Bulk Map Sheet HT02 more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>

		<i>uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<i>Required on some streets, see § 145.4 for specific districts.</i>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<i>As permitted by § 607.1</i>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<i>Subject to the Urban Design Guidelines</i>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<i>80 square feet per unit if private, or 100 square feet per unit if common</i>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</i>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<i>Not required</i>

<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				

1	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, Arts and Recreation Use Category</u>				
12	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
16	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Industrial Use Category</u>				
20	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Institutional Use Category</u>				
22					
23					
24					
25					

1	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
5	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
5	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Utility and Infrastructure Use Category</u>				
11	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
12	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

14 * Not listed below

15 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

16 **Boundaries:** Applicable to the Lower Polk Street NCD

17 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

18 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

19 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

20 (c) No legally residing residential tenants will be displaced.

21 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

1 (3) C if a Macro WTS Facility; P if a Micro WTS Facility.

2
3 **SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The Inner Taraval Street Neighborhood Commercial District is located along Taraval Street
5 between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is separated from the
6 Taraval Street Neighborhood Commercial District by 19th Avenue. The District is a small-scale linear
7 shopping street which provides convenience goods and services to the surrounding neighborhood as
8 well as limited comparison shopping goods for a wider market.

9 The District controls provide for mixed-use buildings which approximate or slightly exceed the
10 standard development pattern. Rear yard requirements above the ground story and at residential levels
11 preserve open space corridors of interior blocks.

12 Most new commercial development is permitted at the ground and second stories.
13 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
14 uses, however, are confined to the ground story. The second story may be used by some retail stores,
15 personal services, and medical, business and professional offices. Parking and hotels are monitored at
16 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
17 livability within and around the District, and promote continuous retail frontage.

18 Housing development in new buildings is encouraged above the ground story. Existing
19 residential units are protected by limitations on demolition and upper-story conversions. Accessory
20 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
21 Code.

22 **Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

23 **ZONING CONTROL TABLE**

24
25

		<u>Inner Taraval Street NCD</u>
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<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>

<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>	<u>Controls by Story</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

1	<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
2	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
7			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
8	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

10	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
11	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

12	<u>Development Standards</u>				
13	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
14	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
2	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
3	Commercial Use Characteristics				
4	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
5	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
6	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
7	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
8	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
9	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
10	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
11	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	<u>Agricultural Use Category</u>				
14	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Automotive Use Category</u>				
18	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Entertainment, Arts and Recreation Use Category</u>				
6	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Industrial Use Category</u>				
14	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Institutional Use Category</u>				
16	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22					
23					
24					
25					

Sales and Service Use Category

<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable for the Taraval Street NCD between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

(3) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and City residents and prevent further proliferation of formula retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict, generally applicable only for the portion of the Mission Bernal Neighborhood Commercial District NC-3-zoned portion of Mission Street between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

(b) **Controls.** The following provisions shall apply within such Subdistrict:

(1) A Limited-Restaurant use or a Restaurant use that are also Formula Retail uses, as defined in Planning Code Section 303.1, shall not be permitted in this Subdistrict.

1 (2) The provisions of Sections 180 through 186.1 of this Code
 2 shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the
 3 effective date of this Code in this Subdistrict.

4
 5 Section 3. Sectional Map ZN02 of the Zoning Map of the City and County of San
 6 Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
0715010	NC-3	Lower Polk Street NCD	ZN02
0717013	NC-3	Lower Polk Street NCD	ZN02
0718002	NC-3	Lower Polk Street NCD	ZN02
0739002	NC-3	Lower Polk Street NCD	ZN02
0742002	NC-3	Lower Polk Street NCD	ZN02
0715001	NC-3	Lower Polk Street NCD	ZN02
0718003	NC-3	Lower Polk Street NCD	ZN02
0763016	NC-3	Lower Polk Street NCD	ZN02
0717014	NC-3	Lower Polk Street NCD	ZN02
0718001	NC-3	Lower Polk Street NCD	ZN02
0763007	NC-3	Lower Polk Street NCD	ZN02
0717015	NC-3	Lower Polk Street NCD	ZN02
0763001	NC-3	Lower Polk Street NCD	ZN02
0715010A	NC-3	Lower Polk Street NCD	ZN02
0715011	NC-3	Lower Polk Street NCD	ZN02
0718005	NC-3	Lower Polk Street NCD	ZN02
0717018	NC-3	Lower Polk Street NCD	ZN02
0739015	NC-3	Lower Polk Street NCD	ZN02
0716280	NC-3	Lower Polk Street NCD	ZN02
0718004	NC-3	Lower Polk Street NCD	ZN02
0740018	NC-3	Lower Polk Street NCD	ZN02
0763002	NC-3	Lower Polk Street NCD	ZN02
0739001	NC-3	Lower Polk Street NCD	ZN02
0763006	NC-3	Lower Polk Street NCD	ZN02
0763005	NC-3	Lower Polk Street NCD	ZN02

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 24 Section 4. Sectional Map ZN03 of the Zoning Map of the City and County of San
 25 Francisco is hereby amended, as follows:

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Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1545027	NC-2	Inner Balboa Street NCD	ZN03
1546017	NC-2	Inner Balboa Street NCD	ZN03
1546018	NC-2	Inner Balboa Street NCD	ZN03
1546018A	NC-2	Inner Balboa Street NCD	ZN03
1546018B	NC-2	Inner Balboa Street NCD	ZN03
1546018C	NC-2	Inner Balboa Street NCD	ZN03
1546019	NC-2	Inner Balboa Street NCD	ZN03
1546020	NC-2	Inner Balboa Street NCD	ZN03
1547024	NC-2	Inner Balboa Street NCD	ZN03
1547025	NC-2	Inner Balboa Street NCD	ZN03
1547026	NC-2	Inner Balboa Street NCD	ZN03
1547027	NC-2	Inner Balboa Street NCD	ZN03
1548023	NC-2	Inner Balboa Street NCD	ZN03
1548025	NC-2	Inner Balboa Street NCD	ZN03
1548026	NC-2	Inner Balboa Street NCD	ZN03
1548027	NC-2	Inner Balboa Street NCD	ZN03
1549018	NC-2	Inner Balboa Street NCD	ZN03
1549019	NC-2	Inner Balboa Street NCD	ZN03
1549020	NC-2	Inner Balboa Street NCD	ZN03
1549022	NC-2	Inner Balboa Street NCD	ZN03
1549023	NC-2	Inner Balboa Street NCD	ZN03
1549024	NC-2	Inner Balboa Street NCD	ZN03
1549025	NC-2	Inner Balboa Street NCD	ZN03
1549026	NC-2	Inner Balboa Street NCD	ZN03
1549026A	NC-2	Inner Balboa Street NCD	ZN03
1549054	NC-2	Inner Balboa Street NCD	ZN03
1549055	NC-2	Inner Balboa Street NCD	ZN03
1549056	NC-2	Inner Balboa Street NCD	ZN03
1549057	NC-2	Inner Balboa Street NCD	ZN03
1549071	NC-2	Inner Balboa Street NCD	ZN03
1549072	NC-2	Inner Balboa Street NCD	ZN03
1549073	NC-2	Inner Balboa Street NCD	ZN03
1637001	NC-2	Inner Balboa Street NCD	ZN03
1638001	NC-2	Inner Balboa Street NCD	ZN03
1638030	NC-2	Inner Balboa Street NCD	ZN03
1638031	NC-2	Inner Balboa Street NCD	ZN03
1638032	NC-2	Inner Balboa Street NCD	ZN03
1639001	NC-2	Inner Balboa Street NCD	ZN03
1639046	NC-2	Inner Balboa Street NCD	ZN03
1639047	NC-2	Inner Balboa Street NCD	ZN03
1639048	NC-2	Inner Balboa Street NCD	ZN03
1640001	NC-2	Inner Balboa Street NCD	ZN03
1640051	NC-2	Inner Balboa Street NCD	ZN03
1640054	NC-2	Inner Balboa Street NCD	ZN03

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1640055	NC-2	Inner Balboa Street NCD	ZN03
1641001	NC-2	Inner Balboa Street NCD	ZN03
1641049	NC-2	Inner Balboa Street NCD	ZN03
1641050	NC-2	Inner Balboa Street NCD	ZN03
1641051	NC-2	Inner Balboa Street NCD	ZN03
1061048	NC-3	Geary Boulevard NCD	ZN03
1061018	NC-3	Geary Boulevard NCD	ZN03
1061023	NC-3	Geary Boulevard NCD	ZN03
1062022	NC-3	Geary Boulevard NCD	ZN03
1062023	NC-3	Geary Boulevard NCD	ZN03
1062024	NC-3	Geary Boulevard NCD	ZN03
1062025	NC-3	Geary Boulevard NCD	ZN03
1062026	NC-3	Geary Boulevard NCD	ZN03
1062027	NC-3	Geary Boulevard NCD	ZN03
1063019	NC-3	Geary Boulevard NCD	ZN03
1063023	NC-3	Geary Boulevard NCD	ZN03
1063026	NC-3	Geary Boulevard NCD	ZN03
1064023	NC-3	Geary Boulevard NCD	ZN03
1064024	NC-3	Geary Boulevard NCD	ZN03
1064031	NC-3	Geary Boulevard NCD	ZN03
1064032	NC-3	Geary Boulevard NCD	ZN03
1064060	NC-3	Geary Boulevard NCD	ZN03
1065023	NC-3	Geary Boulevard NCD	ZN03
1065026A	NC-3	Geary Boulevard NCD	ZN03
1065053	NC-3	Geary Boulevard NCD	ZN03
1066021	NC-3	Geary Boulevard NCD	ZN03
1066022	NC-3	Geary Boulevard NCD	ZN03
1066023	NC-3	Geary Boulevard NCD	ZN03
1066026	NC-3	Geary Boulevard NCD	ZN03
1066027	NC-3	Geary Boulevard NCD	ZN03
1067021	NC-3	Geary Boulevard NCD	ZN03
1066057	NC-3	Geary Boulevard NCD	ZN03
1066060	NC-3	Geary Boulevard NCD	ZN03
1066061	NC-3	Geary Boulevard NCD	ZN03
1066062	NC-3	Geary Boulevard NCD	ZN03
1066063	NC-3	Geary Boulevard NCD	ZN03
1066064	NC-3	Geary Boulevard NCD	ZN03
1066065	NC-3	Geary Boulevard NCD	ZN03
1066066	NC-3	Geary Boulevard NCD	ZN03
1066067	NC-3	Geary Boulevard NCD	ZN03
1067019	NC-3	Geary Boulevard NCD	ZN03
1067020	NC-3	Geary Boulevard NCD	ZN03
1067023	NC-3	Geary Boulevard NCD	ZN03
1067052	NC-3	Geary Boulevard NCD	ZN03
1067054	NC-3	Geary Boulevard NCD	ZN03

1	1067055	NC-3	Geary Boulevard NCD	ZN03
	1067056	NC-3	Geary Boulevard NCD	ZN03
2	1067057	NC-3	Geary Boulevard NCD	ZN03
	1067058	NC-3	Geary Boulevard NCD	ZN03
3	1067059	NC-3	Geary Boulevard NCD	ZN03
	1068001J	NC-3	Geary Boulevard NCD	ZN03
4	1068002	NC-3	Geary Boulevard NCD	ZN03
	1069013	NC-3	Geary Boulevard NCD	ZN03
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1532045	NC-3	Geary Boulevard NCD	ZN03
1532046	NC-3	Geary Boulevard NCD	ZN03
1532047	NC-3	Geary Boulevard NCD	ZN03
1532048	NC-3	Geary Boulevard NCD	ZN03

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1532049	NC-3	Geary Boulevard NCD	ZN03
1532050	NC-3	Geary Boulevard NCD	ZN03
1532051	NC-3	Geary Boulevard NCD	ZN03
1532052	NC-3	Geary Boulevard NCD	ZN03
1532053	NC-3	Geary Boulevard NCD	ZN03
1532054	NC-3	Geary Boulevard NCD	ZN03
1532055	NC-3	Geary Boulevard NCD	ZN03
1532056	NC-3	Geary Boulevard NCD	ZN03
1532057	NC-3	Geary Boulevard NCD	ZN03
1532058	NC-3	Geary Boulevard NCD	ZN03
1533001	NC-3	Geary Boulevard NCD	ZN03
1533040	NC-3	Geary Boulevard NCD	ZN03
1533041	NC-3	Geary Boulevard NCD	ZN03
1533042	NC-3	Geary Boulevard NCD	ZN03
1533042A	NC-3	Geary Boulevard NCD	ZN03
1533043	NC-3	Geary Boulevard NCD	ZN03
1533044	NC-3	Geary Boulevard NCD	ZN03
1534001	NC-3	Geary Boulevard NCD	ZN03
1534038	NC-3	Geary Boulevard NCD	ZN03
1534039	NC-3	Geary Boulevard NCD	ZN03
1534040	NC-3	Geary Boulevard NCD	ZN03
1534041	NC-3	Geary Boulevard NCD	ZN03
1534042	NC-3	Geary Boulevard NCD	ZN03
1535001	NC-3	Geary Boulevard NCD	ZN03
1535041	NC-3	Geary Boulevard NCD	ZN03
1535046	NC-3	Geary Boulevard NCD	ZN03
1536001	NC-3	Geary Boulevard NCD	ZN03
1536041	NC-3	Geary Boulevard NCD	ZN03
1536043	NC-3	Geary Boulevard NCD	ZN03
1536048	NC-3	Geary Boulevard NCD	ZN03
1537001	NC-3	Geary Boulevard NCD	ZN03
1537044	NC-3	Geary Boulevard NCD	ZN03
1537049	NC-3	Geary Boulevard NCD	ZN03
1537050	NC-3	Geary Boulevard NCD	ZN03
1537051	NC-3	Geary Boulevard NCD	ZN03
1537052	NC-3	Geary Boulevard NCD	ZN03
1537053	NC-3	Geary Boulevard NCD	ZN03
1537054	NC-3	Geary Boulevard NCD	ZN03
1537055	NC-3	Geary Boulevard NCD	ZN03
1537056	NC-3	Geary Boulevard NCD	ZN03
1537057	NC-3	Geary Boulevard NCD	ZN03
1537058	NC-3	Geary Boulevard NCD	ZN03
1537059	NC-3	Geary Boulevard NCD	ZN03
1537060	NC-3	Geary Boulevard NCD	ZN03
1537061	NC-3	Geary Boulevard NCD	ZN03

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1537062	NC-3	Geary Boulevard NCD	ZN03
1537063	NC-3	Geary Boulevard NCD	ZN03
1537064	NC-3	Geary Boulevard NCD	ZN03
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1537066	NC-3	Geary Boulevard NCD	ZN03
1537067	NC-3	Geary Boulevard NCD	ZN03
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1537069	NC-3	Geary Boulevard NCD	ZN03
1537070	NC-3	Geary Boulevard NCD	ZN03
1537071	NC-3	Geary Boulevard NCD	ZN03
1537072	NC-3	Geary Boulevard NCD	ZN03
1538001	NC-3	Geary Boulevard NCD	ZN03
1538031	NC-3	Geary Boulevard NCD	ZN03
1538033	NC-3	Geary Boulevard NCD	ZN03
1538034	NC-3	Geary Boulevard NCD	ZN03
1538035	NC-3	Geary Boulevard NCD	ZN03
1538036	NC-3	Geary Boulevard NCD	ZN03
1538037	NC-3	Geary Boulevard NCD	ZN03
1539003	NC-3/RM-1	Geary Boulevard NCD/RM-1	ZN03
1540001A	NC-3	Geary Boulevard NCD	ZN03
1540050	NC-3	Geary Boulevard NCD	ZN03
1540051	NC-3	Geary Boulevard NCD	ZN03
1541001	NC-3	Geary Boulevard NCD	ZN03
1541002	NC-3	Geary Boulevard NCD	ZN03
1541040	NC-3	Geary Boulevard NCD	ZN03
1541042	NC-3	Geary Boulevard NCD	ZN03
1541045	NC-3	Geary Boulevard NCD	ZN03
1542001	NC-3	Geary Boulevard NCD	ZN03
1542042	NC-3	Geary Boulevard NCD	ZN03
1542045	NC-3	Geary Boulevard NCD	ZN03
1542046	NC-3	Geary Boulevard NCD	ZN03
1542047	NC-3	Geary Boulevard NCD	ZN03
1542048	NC-3	Geary Boulevard NCD	ZN03
1543042	NC-3	Geary Boulevard NCD	ZN03
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1543046	NC-3	Geary Boulevard NCD	ZN03
1543047	NC-3	Geary Boulevard NCD	ZN03
1543050	NC-3	Geary Boulevard NCD	ZN03
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1543052	NC-3	Geary Boulevard NCD	ZN03
1543053	NC-3	Geary Boulevard NCD	ZN03
1543054	NC-3	Geary Boulevard NCD	ZN03
1543055	NC-3	Geary Boulevard NCD	ZN03

1543056	NC-3	Geary Boulevard NCD	ZN03
1543057	NC-3	Geary Boulevard NCD	ZN03
1543058	NC-3	Geary Boulevard NCD	ZN03
1543059	NC-3	Geary Boulevard NCD	ZN03
1543060	NC-3	Geary Boulevard NCD	ZN03
1543061	NC-3	Geary Boulevard NCD	ZN03
1543062	NC-3	Geary Boulevard NCD	ZN03
1543063	NC-3	Geary Boulevard NCD	ZN03

Section 5. Sheet ZN04 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1575018	NC-2	Outer Balboa Street NCD	ZN04
1576007	NC-2	Outer Balboa Street NCD	ZN04
1576008	NC-2	Outer Balboa Street NCD	ZN04
1576009	NC-2	Outer Balboa Street NCD	ZN04
1576010	NC-2	Outer Balboa Street NCD	ZN04
1576011	NC-2	Outer Balboa Street NCD	ZN04
1576014	NC-2	Outer Balboa Street NCD	ZN04
1576015	NC-2	Outer Balboa Street NCD	ZN04
1576020	NC-2	Outer Balboa Street NCD	ZN04
1576021	NC-2	Outer Balboa Street NCD	ZN04
1577013	NC-2	Outer Balboa Street NCD	ZN04
1577013A	NC-2	Outer Balboa Street NCD	ZN04
1577013B	NC-2	Outer Balboa Street NCD	ZN04
1577013C	NC-2	Outer Balboa Street NCD	ZN04
1577013D	NC-2	Outer Balboa Street NCD	ZN04
1577013E	NC-2	Outer Balboa Street NCD	ZN04
1577013F	NC-2	Outer Balboa Street NCD	ZN04
1578014	NC-2	Outer Balboa Street NCD	ZN04
1578014A	NC-2	Outer Balboa Street NCD	ZN04
1578014B	NC-2	Outer Balboa Street NCD	ZN04
1578014C	NC-2	Outer Balboa Street NCD	ZN04
1578014D	NC-2	Outer Balboa Street NCD	ZN04
1578014G	NC-2	Outer Balboa Street NCD	ZN04
1578041	NC-2	Outer Balboa Street NCD	ZN04
1578042	NC-2	Outer Balboa Street NCD	ZN04
1578043	NC-2	Outer Balboa Street NCD	ZN04
1578044	NC-2	Outer Balboa Street NCD	ZN04
1579017	NC-2	Outer Balboa Street NCD	ZN04
1579017G	NC-2	Outer Balboa Street NCD	ZN04
1579020	NC-2	Outer Balboa Street NCD	ZN04

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1579021	NC-2	Outer Balboa Street NCD	ZN04
1579022	NC-2	Outer Balboa Street NCD	ZN04
1579023	NC-2	Outer Balboa Street NCD	ZN04
1579024	NC-2	Outer Balboa Street NCD	ZN04
1579025	NC-2	Outer Balboa Street NCD	ZN04
1579026	NC-2	Outer Balboa Street NCD	ZN04
1579027	NC-2	Outer Balboa Street NCD	ZN04
1579028	NC-2	Outer Balboa Street NCD	ZN04
1579029	NC-2	Outer Balboa Street NCD	ZN04
1579030	NC-2	Outer Balboa Street NCD	ZN04
1579031	NC-2	Outer Balboa Street NCD	ZN04
1579032	NC-2	Outer Balboa Street NCD	ZN04
1579033	NC-2	Outer Balboa Street NCD	ZN04
1579034	NC-2	Outer Balboa Street NCD	ZN04
1579035	NC-2	Outer Balboa Street NCD	ZN04
1579036	NC-2	Outer Balboa Street NCD	ZN04
1579037	NC-2	Outer Balboa Street NCD	ZN04
1579038	NC-2	Outer Balboa Street NCD	ZN04
1579039	NC-2	Outer Balboa Street NCD	ZN04
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1580005A	NC-2	Outer Balboa Street NCD	ZN04
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1580005C	NC-2	Outer Balboa Street NCD	ZN04
1580005F	NC-2	Outer Balboa Street NCD	ZN04
1580005G	NC-2	Outer Balboa Street NCD	ZN04
1581007G	NC-2	Outer Balboa Street NCD	ZN04
1581007H	NC-2	Outer Balboa Street NCD	ZN04
1581007I	NC-2	Outer Balboa Street NCD	ZN04
1581007J	NC-2	Outer Balboa Street NCD	ZN04
1581010	NC-2	Outer Balboa Street NCD	ZN04
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1581035	NC-2	Outer Balboa Street NCD	ZN04
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1606044	NC-2	Outer Balboa Street NCD	ZN04
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1606051	NC-2	Outer Balboa Street NCD	ZN04
1606052	NC-2	Outer Balboa Street NCD	ZN04
1606053	NC-2	Outer Balboa Street NCD	ZN04

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1606054	NC-2	Outer Balboa Street NCD	ZN04
1606055	NC-2	Outer Balboa Street NCD	ZN04
1606056	NC-2	Outer Balboa Street NCD	ZN04
1606057	NC-2	Outer Balboa Street NCD	ZN04
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1606059	NC-2	Outer Balboa Street NCD	ZN04
1606060	NC-2	Outer Balboa Street NCD	ZN04
1607001	NC-2	Outer Balboa Street NCD	ZN04
1607022B	NC-2	Outer Balboa Street NCD	ZN04
1607022C	NC-2	Outer Balboa Street NCD	ZN04
1607023	NC-2	Outer Balboa Street NCD	ZN04
1607024	NC-2	Outer Balboa Street NCD	ZN04
1607025	NC-2	Outer Balboa Street NCD	ZN04
1608001	NC-2	Outer Balboa Street NCD	ZN04
1608018	NC-2	Outer Balboa Street NCD	ZN04
1608019	NC-2	Outer Balboa Street NCD	ZN04
1609001	NC-2	Outer Balboa Street NCD	ZN04
1609021F	NC-2	Outer Balboa Street NCD	ZN04
1609022	NC-2	Outer Balboa Street NCD	ZN04
1609022A	NC-2	Outer Balboa Street NCD	ZN04
1609023	NC-2	Outer Balboa Street NCD	ZN04
1610001	NC-2	Outer Balboa Street NCD	ZN04
1610033	NC-2	Outer Balboa Street NCD	ZN04
1610037	NC-2	Outer Balboa Street NCD	ZN04
1610039	NC-2	Outer Balboa Street NCD	ZN04
1610040	NC-2	Outer Balboa Street NCD	ZN04
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1611001A	NC-2	Outer Balboa Street NCD	ZN04
1611001C	NC-2	Outer Balboa Street NCD	ZN04
1611001E	NC-2	Outer Balboa Street NCD	ZN04
1611001F	NC-2	Outer Balboa Street NCD	ZN04
1611001G	NC-2	Outer Balboa Street NCD	ZN04
1611001H	NC-2	Outer Balboa Street NCD	ZN04
1612023	NC-2	Outer Balboa Street NCD	ZN04
1612024	NC-2	Outer Balboa Street NCD	ZN04
1612025	NC-2	Outer Balboa Street NCD	ZN04
1451019	NC-3	Geary Boulevard NCD	ZN04
1451020	NC-3	Geary Boulevard NCD	ZN04
1451022	NC-3	Geary Boulevard NCD	ZN04
1451023	NC-3	Geary Boulevard NCD	ZN04
1451024	NC-3	Geary Boulevard NCD	ZN04
1451026	NC-3	Geary Boulevard NCD	ZN04
1451047	NC-3	Geary Boulevard NCD	ZN04
1452019	NC-3	Geary Boulevard NCD	ZN04
1452020	NC-3	Geary Boulevard NCD	ZN04

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1452021	NC-3	Geary Boulevard NCD	ZN04
1452022	NC-3	Geary Boulevard NCD	ZN04
1452045	NC-3	Geary Boulevard NCD	ZN04
1453017A	NC-3	Geary Boulevard NCD	ZN04
1453018	NC-3	Geary Boulevard NCD	ZN04
1453019	NC-3	Geary Boulevard NCD	ZN04
1453020	NC-3	Geary Boulevard NCD	ZN04
1453022	NC-3	Geary Boulevard NCD	ZN04
1453023	NC-3	Geary Boulevard NCD	ZN04
1453024	NC-3	Geary Boulevard NCD	ZN04
1454018	NC-3	Geary Boulevard NCD	ZN04
1454019	NC-3	Geary Boulevard NCD	ZN04
1454021	NC-3	Geary Boulevard NCD	ZN04
1454022	NC-3	Geary Boulevard NCD	ZN04
1454022A	NC-3	Geary Boulevard NCD	ZN04
1454022E	NC-3	Geary Boulevard NCD	ZN04
1454022F	NC-3	Geary Boulevard NCD	ZN04
1456016	NC-3	Geary Boulevard NCD	ZN04
1456019	NC-3	Geary Boulevard NCD	ZN04
1456020	NC-3	Geary Boulevard NCD	ZN04
1456021	NC-3	Geary Boulevard NCD	ZN04
1456022	NC-3	Geary Boulevard NCD	ZN04
1456023	NC-3	Geary Boulevard NCD	ZN04
1456052	NC-3	Geary Boulevard NCD	ZN04
1456053	NC-3	Geary Boulevard NCD	ZN04
1456054	NC-3	Geary Boulevard NCD	ZN04
1456055	NC-3	Geary Boulevard NCD	ZN04
1456056	NC-3	Geary Boulevard NCD	ZN04
1456057	NC-3	Geary Boulevard NCD	ZN04
1456058	NC-3	Geary Boulevard NCD	ZN04
1457019	NC-3	Geary Boulevard NCD	ZN04
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1457023	NC-3	Geary Boulevard NCD	ZN04
1457024	NC-3	Geary Boulevard NCD	ZN04
1457069	NC-3	Geary Boulevard NCD	ZN04
1458018	NC-3	Geary Boulevard NCD	ZN04
1458023	NC-3	Geary Boulevard NCD	ZN04
1458041	NC-3	Geary Boulevard NCD	ZN04
1459005	NC-3	Geary Boulevard NCD	ZN04
1459006	NC-3	Geary Boulevard NCD	ZN04
1459008	NC-3	Geary Boulevard NCD	ZN04
1459009	NC-3	Geary Boulevard NCD	ZN04

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1459010	NC-3	Geary Boulevard NCD	ZN04
1459033	NC-3	Geary Boulevard NCD	ZN04
1517037	NC-3	Geary Boulevard NCD	ZN04
1518001	NC-3	Geary Boulevard NCD	ZN04
1518027A	NC-3	Geary Boulevard NCD	ZN04
1518028	NC-3	Geary Boulevard NCD	ZN04
1518029	NC-3	Geary Boulevard NCD	ZN04
1518033	NC-3	Geary Boulevard NCD	ZN04
1519001	NC-3	Geary Boulevard NCD	ZN04
1519035A	NC-3	Geary Boulevard NCD	ZN04
1519036	NC-3	Geary Boulevard NCD	ZN04
1519037	NC-3	Geary Boulevard NCD	ZN04
1519039	NC-3	Geary Boulevard NCD	ZN04
1519043	NC-3	Geary Boulevard NCD	ZN04
1519044	NC-3	Geary Boulevard NCD	ZN04
1519045	NC-3	Geary Boulevard NCD	ZN04
1519046	NC-3	Geary Boulevard NCD	ZN04
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1519048	NC-3	Geary Boulevard NCD	ZN04
1519049	NC-3	Geary Boulevard NCD	ZN04
1519050	NC-3	Geary Boulevard NCD	ZN04
1519051	NC-3	Geary Boulevard NCD	ZN04
1519052	NC-3	Geary Boulevard NCD	ZN04
1519053	NC-3	Geary Boulevard NCD	ZN04
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1520036	NC-3	Geary Boulevard NCD	ZN04
1520037	NC-3	Geary Boulevard NCD	ZN04
1520038	NC-3	Geary Boulevard NCD	ZN04
1520039	NC-3	Geary Boulevard NCD	ZN04
1520040	NC-3	Geary Boulevard NCD	ZN04
1520043	NC-3	Geary Boulevard NCD	ZN04
1521001	NC-3	Geary Boulevard NCD	ZN04
1521033	NC-3	Geary Boulevard NCD	ZN04
1521034	NC-3	Geary Boulevard NCD	ZN04
1521034A	NC-3	Geary Boulevard NCD	ZN04
1521034B	NC-3	Geary Boulevard NCD	ZN04
1521035	NC-3	Geary Boulevard NCD	ZN04
1521036	NC-3	Geary Boulevard NCD	ZN04
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1522034B	NC-3	Geary Boulevard NCD	ZN04
1522034D	NC-3	Geary Boulevard NCD	ZN04
1522035	NC-3	Geary Boulevard NCD	ZN04
1522036	NC-3	Geary Boulevard NCD	ZN04
1522037	NC-3	Geary Boulevard NCD	ZN04
1522038	NC-3	Geary Boulevard NCD	ZN04

1	1523001	NC-3	Geary Boulevard NCD	ZN04
	1523046	NC-3	Geary Boulevard NCD	ZN04
2	1523046A	NC-3	Geary Boulevard NCD	ZN04
	1523046B	NC-3	Geary Boulevard NCD	ZN04
3	1523047	NC-3	Geary Boulevard NCD	ZN04
	1523048	NC-3	Geary Boulevard NCD	ZN04
4	1523049	NC-3	Geary Boulevard NCD	ZN04
	1524001	NC-3	Geary Boulevard NCD	ZN04
5	1524036	NC-3	Geary Boulevard NCD	ZN04
	1524037	NC-3	Geary Boulevard NCD	ZN04
6	1524039	NC-3	Geary Boulevard NCD	ZN04
	1524040	NC-3	Geary Boulevard NCD	ZN04
7	1525001	NC-3	Geary Boulevard NCD	ZN04
	1525040B	NC-3	Geary Boulevard NCD	ZN04
8	1525040C	NC-3	Geary Boulevard NCD	ZN04
	1525040D	NC-3	Geary Boulevard NCD	ZN04
9	1525041	NC-3	Geary Boulevard NCD	ZN04
10	1525042	NC-3	Geary Boulevard NCD	ZN04
11	1525043	NC-3	Geary Boulevard NCD	ZN04

Section 6. Sheet ZN06 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1271025	NC-1	Cole Valley NCD	ZN06
1272002	NC-1	Cole Valley NCD	ZN06
1268028	NC-1	Cole Valley NCD	ZN06
1268057	NC-1	Cole Valley NCD	ZN06
1272001	NC-1	Cole Valley NCD	ZN06
1267009	NC-1	Cole Valley NCD	ZN06
1271024	NC-1	Cole Valley NCD	ZN06
1271026	NC-1	Cole Valley NCD	ZN06
1278022	NC-1	Cole Valley NCD	ZN06
1272003	NC-1	Cole Valley NCD	ZN06
1272004	NC-1	Cole Valley NCD	ZN06
1268056	NC-1	Cole Valley NCD	ZN06
1271024A	NC-1	Cole Valley NCD	ZN06
1271024B	NC-1	Cole Valley NCD	ZN06
1268055	NC-1	Cole Valley NCD	ZN06
1272005	NC-1	Cole Valley NCD	ZN06
1268026	NC-1	Cole Valley NCD	ZN06
1268029	NC-1	Cole Valley NCD	ZN06
2341014	NC-2	Inner Taraval NCD	ZN06
2341015	NC-2	Inner Taraval NCD	ZN06

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2341017	NC-2	Inner Taraval NCD	ZN06
2341018	NC-2	Inner Taraval NCD	ZN06
2341040	NC-2	Inner Taraval NCD	ZN06
2341041	NC-2	Inner Taraval NCD	ZN06
2341042	NC-2	Inner Taraval NCD	ZN06
2341043	NC-2	Inner Taraval NCD	ZN06
2342016A	NC-2	Inner Taraval NCD	ZN06
2342017	NC-2	Inner Taraval NCD	ZN06
2342018	NC-2	Inner Taraval NCD	ZN06
2342019	NC-2	Inner Taraval NCD	ZN06
2342020	NC-2	Inner Taraval NCD	ZN06
2342021	NC-2	Inner Taraval NCD	ZN06
2342022	NC-2	Inner Taraval NCD	ZN06
2343017	NC-2	Inner Taraval NCD	ZN06
2343018	NC-2	Inner Taraval NCD	ZN06
2343019	NC-2	Inner Taraval NCD	ZN06
2343019A	NC-2	Inner Taraval NCD	ZN06
2343020	NC-2	Inner Taraval NCD	ZN06
2343021	NC-2	Inner Taraval NCD	ZN06
2343040	NC-2	Inner Taraval NCD	ZN06
2343041	NC-2	Inner Taraval NCD	ZN06
2343042	NC-2	Inner Taraval NCD	ZN06
2344A018	NC-2	Inner Taraval NCD	ZN06
2344A018A	NC-2	Inner Taraval NCD	ZN06
2344A018B	NC-2	Inner Taraval NCD	ZN06
2344A018C	NC-2	Inner Taraval NCD	ZN06
2344A018D	NC-2	Inner Taraval NCD	ZN06
2344A019A	NC-2	Inner Taraval NCD	ZN06
2344A019B	NC-2	Inner Taraval NCD	ZN06
2344A019C	NC-2	Inner Taraval NCD	ZN06
2344A019D	NC-2	Inner Taraval NCD	ZN06
2344A038	NC-2	Inner Taraval NCD	ZN06
2345A018	NC-2	Inner Taraval NCD	ZN06
2345A019	NC-2	Inner Taraval NCD	ZN06
2345A020	NC-2	Inner Taraval NCD	ZN06
2345A021	NC-2	Inner Taraval NCD	ZN06
2345A022	NC-2	Inner Taraval NCD	ZN06
2345A023	NC-2	Inner Taraval NCD	ZN06
2345A024	NC-2	Inner Taraval NCD	ZN06
2345A025	NC-2	Inner Taraval NCD	ZN06
2345A026	NC-2	Inner Taraval NCD	ZN06
2346009	NC-2	Inner Taraval NCD	ZN06
2346010	NC-2	Inner Taraval NCD	ZN06
2346014	NC-2	Inner Taraval NCD	ZN06
2347009A	NC-2	Inner Taraval NCD	ZN06

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2347010	NC-2	Inner Taraval NCD	ZN06
2347011	NC-2	Inner Taraval NCD	ZN06
2347028	NC-2	Inner Taraval NCD	ZN06
2347029	NC-2	Inner Taraval NCD	ZN06
2347030	NC-2	Inner Taraval NCD	ZN06
2347031	NC-2	Inner Taraval NCD	ZN06
2407001	NC-2	Inner Taraval NCD	ZN06
2407028A	NC-2	Inner Taraval NCD	ZN06
2407029	NC-2	Inner Taraval NCD	ZN06
2407033	NC-2	Inner Taraval NCD	ZN06
2407040	NC-2	Inner Taraval NCD	ZN06
2407041	NC-2	Inner Taraval NCD	ZN06
2407042	NC-2	Inner Taraval NCD	ZN06
2407043	NC-2	Inner Taraval NCD	ZN06
2407044	NC-2	Inner Taraval NCD	ZN06
2407045	NC-2	Inner Taraval NCD	ZN06
2407046	NC-2	Inner Taraval NCD	ZN06
2408001	NC-2	Inner Taraval NCD	ZN06
2408041	NC-2	Inner Taraval NCD	ZN06
2408044	NC-2	Inner Taraval NCD	ZN06
2408047	NC-2	Inner Taraval NCD	ZN06
2408048	NC-2	Inner Taraval NCD	ZN06
2408051	NC-2	Inner Taraval NCD	ZN06
2408052	NC-2	Inner Taraval NCD	ZN06
2408053	NC-2	Inner Taraval NCD	ZN06
2408054	NC-2	Inner Taraval NCD	ZN06
2408055	NC-2	Inner Taraval NCD	ZN06
2408056	NC-2	Inner Taraval NCD	ZN06
2408057	NC-2	Inner Taraval NCD	ZN06
2408058	NC-2	Inner Taraval NCD	ZN06
2409001	NC-2	Inner Taraval NCD	ZN06
2409036	NC-2	Inner Taraval NCD	ZN06
2409037	NC-2	Inner Taraval NCD	ZN06
2409038	NC-2	Inner Taraval NCD	ZN06
2409041	NC-2	Inner Taraval NCD	ZN06
2409042	NC-2	Inner Taraval NCD	ZN06
2409043	NC-2	Inner Taraval NCD	ZN06
2409061	NC-2	Inner Taraval NCD	ZN06
2410027	NC-2	Inner Taraval NCD	ZN06
2410029	NC-2	Inner Taraval NCD	ZN06
2410029A	NC-2	Inner Taraval NCD	ZN06
2410029B	NC-2	Inner Taraval NCD	ZN06
2410029C	NC-2	Inner Taraval NCD	ZN06
2410031	NC-2	Inner Taraval NCD	ZN06
2410041	NC-2	Inner Taraval NCD	ZN06

2410042	NC-2	Inner Taraval NCD	ZN06
2411001	NC-2	Inner Taraval NCD	ZN06
2411021M	NC-2	Inner Taraval NCD	ZN06
2411022	NC-2	Inner Taraval NCD	ZN06
2411023	NC-2	Inner Taraval NCD	ZN06
2412034	NC-2	Inner Taraval NCD	ZN06
2412036	NC-2	Inner Taraval NCD	ZN06
2412037	NC-2	Inner Taraval NCD	ZN06
2412038	NC-2	Inner Taraval NCD	ZN06
2412039	NC-2	Inner Taraval NCD	ZN06
2413014	NC-2	Inner Taraval NCD	ZN06
2413038	NC-2	Inner Taraval NCD	ZN06

Section 7. Sheet ZN07 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5501034	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5501044	NC-3	Mission Bernal NCD	ZN07
5501044A	NC-3	Mission Bernal NCD	ZN07
5501045	NC-3	Mission Bernal NCD	ZN07
5501046	NC-3	Mission Bernal NCD	ZN07
5501047	NC-3	Mission Bernal NCD	ZN07
5501048	NC-3	Mission Bernal NCD	ZN07
5501050	NC-3	Mission Bernal NCD	ZN07
5501051	NC-3	Mission Bernal NCD	ZN07
5501079	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5501082	NC-3	Mission Bernal NCD	ZN07
5501083	NC-3	Mission Bernal NCD	ZN07
5501084	NC-3	Mission Bernal NCD	ZN07
5518016	NC-3	Mission Bernal NCD	ZN07
5518017	NC-3	Mission Bernal NCD	ZN07
5518018	NC-3	Mission Bernal NCD	ZN07
5518019	NC-3	Mission Bernal NCD	ZN07
5518031	NC-3	Mission Bernal NCD	ZN07
5518032	NC-3	Mission Bernal NCD	ZN07
5518033	NC-3	Mission Bernal NCD	ZN07
5518034	NC-3	Mission Bernal NCD	ZN07
5518035	NC-3	Mission Bernal NCD	ZN07
5518036	NC-3	Mission Bernal NCD	ZN07
5518037	NC-3	Mission Bernal NCD	ZN07
5518038	NC-3	Mission Bernal NCD	ZN07
5518039	NC-3	Mission Bernal NCD	ZN07

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5518040	NC-3	Mission Bernal NCD	ZN07
5518041	NC-3	Mission Bernal NCD	ZN07
5518042	NC-3	Mission Bernal NCD	ZN07
5518043	NC-3	Mission Bernal NCD	ZN07
5518044	NC-3	Mission Bernal NCD	ZN07
5518045	NC-3	Mission Bernal NCD	ZN07
5518046	NC-3	Mission Bernal NCD	ZN07
5609012	NC-3	Mission Bernal NCD	ZN07
5609015	NC-3	Mission Bernal NCD	ZN07
5609016	NC-3	Mission Bernal NCD	ZN07
5609017	NC-3	Mission Bernal NCD	ZN07
5609028	NC-3	Mission Bernal NCD	ZN07
5609029	NC-3	Mission Bernal NCD	ZN07
5615028	NC-3	Mission Bernal NCD	ZN07
5615033	NC-3	Mission Bernal NCD	ZN07
5615034	NC-3	Mission Bernal NCD	ZN07
5615035	NC-3	Mission Bernal NCD	ZN07
5615036	NC-3	Mission Bernal NCD	ZN07
5615036A	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615037	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615038	NC-3	Mission Bernal NCD	ZN07
5615039	NC-3	Mission Bernal NCD	ZN07
5615040	NC-3	Mission Bernal NCD	ZN07
5615041	NC-3	Mission Bernal NCD	ZN07
5615042	NC-3	Mission Bernal NCD	ZN07
5615045	NC-3	Mission Bernal NCD	ZN07
5615049	NC-3	Mission Bernal NCD	ZN07
5615050	NC-3	Mission Bernal NCD	ZN07
5615051	NC-3	Mission Bernal NCD	ZN07
5615052	NC-3	Mission Bernal NCD	ZN07
5615070	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615071	NC-3	Mission Bernal NCD	ZN07
5615073	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615078	NC-3	Mission Bernal NCD	ZN07
5615079	NC-3	Mission Bernal NCD	ZN07
5615080	NC-3	Mission Bernal NCD	ZN07
5615082	NC-3	Mission Bernal NCD	ZN07
5615083	NC-3	Mission Bernal NCD	ZN07
5615084	NC-3	Mission Bernal NCD	ZN07
5615085	NC-3	Mission Bernal NCD	ZN07
5615086	NC-3	Mission Bernal NCD	ZN07
5615087	NC-3	Mission Bernal NCD	ZN07
5615088	NC-3	Mission Bernal NCD	ZN07
5615089	NC-3	Mission Bernal NCD	ZN07
5615090	NC-3	Mission Bernal NCD	ZN07

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5615091	NC-3	Mission Bernal NCD	ZN07
5615092	NC-3	Mission Bernal NCD	ZN07
5615093	NC-3	Mission Bernal NCD	ZN07
5615094	NC-3	Mission Bernal NCD	ZN07
5615095	NC-3	Mission Bernal NCD	ZN07
5615096	NC-3	Mission Bernal NCD	ZN07
5615097	NC-3	Mission Bernal NCD	ZN07
5615098	NC-3	Mission Bernal NCD	ZN07
5615099	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615100	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615101	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615102	NC-3	Mission Bernal NCD	ZN07
5615103	NC-3	Mission Bernal NCD	ZN07
5615104	NC-3	Mission Bernal NCD	ZN07
5615105	NC-3	Mission Bernal NCD	ZN07
5615106	NC-3	Mission Bernal NCD	ZN07
5615107	NC-3	Mission Bernal NCD	ZN07
5615108	NC-3	Mission Bernal NCD	ZN07
5615109	NC-3	Mission Bernal NCD	ZN07
5615110	NC-3	Mission Bernal NCD	ZN07
5615111	NC-3	Mission Bernal NCD	ZN07
5615113	NC-3	Mission Bernal NCD	ZN07
5615114	NC-3	Mission Bernal NCD	ZN07
5615115	NC-3	Mission Bernal NCD	ZN07
5615116	NC-3	Mission Bernal NCD	ZN07
6574001B	NC-3	Mission Bernal NCD	ZN07
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6574006	NC-3	Mission Bernal NCD	ZN07
6574007	NC-3	Mission Bernal NCD	ZN07
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6574013	NC-3	Mission Bernal NCD	ZN07
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6574023	NC-3	Mission Bernal NCD	ZN07
6574031	NC-3	Mission Bernal NCD	ZN07
6574032	NC-3	Mission Bernal NCD	ZN07
6574033	NC-3	Mission Bernal NCD	ZN07
6574034	NC-3	Mission Bernal NCD	ZN07
6574035	NC-3	Mission Bernal NCD	ZN07

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6574036	NC-3	Mission Bernal NCD	ZN07
6574037	NC-3	Mission Bernal NCD	ZN07
6574038	NC-3	Mission Bernal NCD	ZN07
6574039	NC-3	Mission Bernal NCD	ZN07
6574040	NC-3	Mission Bernal NCD	ZN07
6574041	NC-3	Mission Bernal NCD	ZN07
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6574060	NC-3	Mission Bernal NCD	ZN07
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6574064	NC-3	Mission Bernal NCD	ZN07
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6574068	NC-3	Mission Bernal NCD	ZN07
6574069	NC-3	Mission Bernal NCD	ZN07
6596001	NC-3	Mission Bernal NCD	ZN07
6596001A	NC-3	Mission Bernal NCD	ZN07
6596001B	NC-3	Mission Bernal NCD	ZN07
6596002	NC-3	Mission Bernal NCD	ZN07
6596002A	NC-3	Mission Bernal NCD	ZN07
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6596005	NC-3	Mission Bernal NCD	ZN07
6596006	NC-3	Mission Bernal NCD	ZN07
6596007	NC-3	Mission Bernal NCD	ZN07
6596007A	NC-3	Mission Bernal NCD	ZN07
6596010	NC-3	Mission Bernal NCD	ZN07

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6596011	NC-3	Mission Bernal NCD	ZN07
6596015	NC-3	Mission Bernal NCD	ZN07
6596017	NC-3	Mission Bernal NCD	ZN07
6596022	NC-3	Mission Bernal NCD	ZN07
6596023	NC-3	Mission Bernal NCD	ZN07
6596024	NC-3	Mission Bernal NCD	ZN07
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6596062	NC-3	Mission Bernal NCD	ZN07
6596063	NC-3	Mission Bernal NCD	ZN07

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0848005	NC-2	Lower Haight Street NCD	ZN07
0848006	NC-2	Lower Haight Street NCD	ZN07
0848006B	NC-2	Lower Haight Street NCD	ZN07
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0848008	NC-2	Lower Haight Street NCD	ZN07
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0848029	NC-2	Lower Haight Street NCD	ZN07
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0848031	NC-2	Lower Haight Street NCD	ZN07
0848032	NC-2	Lower Haight Street NCD	ZN07
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0848034	NC-2	Lower Haight Street NCD	ZN07
0848035	NC-2	Lower Haight Street NCD	ZN07
0848036	NC-2	Lower Haight Street NCD	ZN07
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0849017	NC-2	Lower Haight Street NCD	ZN07
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0849019	NC-2	Lower Haight Street NCD	ZN07
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0859001	NC-2	Lower Haight Street NCD	ZN07
0859025	NC-2	Lower Haight Street NCD	ZN07
0859027	NC-2/RH-3	Lower Haight Street NCD/RH-3	ZN07
0859028	NC-2	Lower Haight Street NCD	ZN07
0859028A	NC-2	Lower Haight Street NCD	ZN07
0859028B	NC-2	Lower Haight Street NCD	ZN07
0859029	NC-2	Lower Haight Street NCD	ZN07
0859030	NC-2	Lower Haight Street NCD	ZN07
0859031	NC-2	Lower Haight Street NCD	ZN07
0859038	NC-2	Lower Haight Street NCD	ZN07
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0860041	NC-2	Lower Haight Street NCD	ZN07

0860042	NC-2	Lower Haight Street NCD	ZN07
0860043	NC-2	Lower Haight Street NCD	ZN07
0860060	NC-2	Lower Haight Street NCD	ZN07
0860061	NC-2	Lower Haight Street NCD	ZN07
0860062	NC-2	Lower Haight Street NCD	ZN07
0860066	NC-2	Lower Haight Street NCD	ZN07
0860067	NC-2	Lower Haight Street NCD	ZN07
0860068	NC-2	Lower Haight Street NCD	ZN07
0860085	NC-2	Lower Haight Street NCD	ZN07
0860086	NC-2	Lower Haight Street NCD	ZN07
0860087	NC-2	Lower Haight Street NCD	ZN07
0860097	NC-2	Lower Haight Street NCD	ZN07
0860098	NC-2	Lower Haight Street NCD	ZN07
0860099	NC-2	Lower Haight Street NCD	ZN07
0860100	NC-2	Lower Haight Street NCD	ZN07
0860101	NC-2	Lower Haight Street NCD	ZN07
0860103	NC-2	Lower Haight Street NCD	ZN07
0860104	NC-2	Lower Haight Street NCD	ZN07
0860105	NC-2	Lower Haight Street NCD	ZN07
0860106	NC-2	Lower Haight Street NCD	ZN07
0861001	NC-2	Lower Haight Street NCD	ZN07
0861035	NC-2	Lower Haight Street NCD	ZN07

Section 8. Sectional Map ZN10 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5273013A	NC-3	Bayview NCD	ZN10
5273014	NC-3	Bayview NCD	ZN10
5278015	NC-3	Bayview NCD	ZN10
5278016	NC-3	Bayview NCD	ZN10
5278027	NC-3	Bayview NCD	ZN10
5278028	NC-3	Bayview NCD	ZN10
5278029	NC-3	Bayview NCD	ZN10
5278030	NC-3	Bayview NCD	ZN10
5278031	NC-3	Bayview NCD	ZN10
5278032	NC-3	Bayview NCD	ZN10
5278033	NC-3	Bayview NCD	ZN10
5278034	NC-3	Bayview NCD	ZN10
5278035	NC-3	Bayview NCD	ZN10
5278036	NC-3	Bayview NCD	ZN10
5278037	NC-3	Bayview NCD	ZN10
5278038	NC-3	Bayview NCD	ZN10

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5278039	NC-3	Bayview NCD	ZN10
5278040	NC-3	Bayview NCD	ZN10
5278041	NC-3	Bayview NCD	ZN10
5278042	NC-3	Bayview NCD	ZN10
5278043	NC-3	Bayview NCD	ZN10
5278044	NC-3	Bayview NCD	ZN10
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5291017B	NC-3	Bayview NCD	ZN10
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5322002	NC-3	Bayview NCD	ZN10
5322040	NC-3	Bayview NCD	ZN10
5322041	NC-3	Bayview NCD	ZN10
5322043	NC-3	Bayview NCD	ZN10
5322050	NC-3	Bayview NCD	ZN10

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5322053	NC-3	Bayview NCD	ZN10
5322054	NC-3	Bayview NCD	ZN10
5322055	NC-3	Bayview NCD	ZN10
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5338006	NC-3	Bayview NCD	ZN10
5338053	NC-3	Bayview NCD	ZN10
5339007A	NC-3	Bayview NCD	ZN10
5339008	NC-3	Bayview NCD	ZN10
5339009	NC-3	Bayview NCD	ZN10

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5342009A	NC-3	Bayview NCD	ZN10
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5387033	NC-3	Bayview NCD	ZN10
5411001	NC-3	Bayview NCD	ZN10

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5411004	NC-3	Bayview NCD	ZN10
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5438044	NC-2	San Bruno Avenue NCD	ZN10

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5438045	NC-2	San Bruno Avenue NCD	ZN10
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5449025	NC-2	San Bruno Avenue NCD	ZN10
5449026	NC-2	San Bruno Avenue NCD	ZN10
5449027	NC-2	San Bruno Avenue NCD	ZN10
5449028	NC-2	San Bruno Avenue NCD	ZN10
5449029	NC-2	San Bruno Avenue NCD	ZN10
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5457038	NC-2	San Bruno Avenue NCD	ZN10
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5458026	NC-2	San Bruno Avenue NCD	ZN10
5458028	NC-2	San Bruno Avenue NCD	ZN10
5467007	NC-2	San Bruno Avenue NCD	ZN10
5467010	NC-2	San Bruno Avenue NCD	ZN10
5467011	NC-2	San Bruno Avenue NCD	ZN10

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5467012	NC-2	San Bruno Avenue NCD	ZN10
5467014	NC-2	San Bruno Avenue NCD	ZN10
5467015	NC-2	San Bruno Avenue NCD	ZN10
5467016	NC-2	San Bruno Avenue NCD	ZN10
5467017	NC-2	San Bruno Avenue NCD	ZN10
5467017C	NC-2	San Bruno Avenue NCD	ZN10
5467018	NC-2	San Bruno Avenue NCD	ZN10
5467022	NC-2	San Bruno Avenue NCD	ZN10
5467024	NC-2	San Bruno Avenue NCD	ZN10
5467025	NC-2	San Bruno Avenue NCD	ZN10
5467026	NC-2	San Bruno Avenue NCD	ZN10
5467027	NC-2	San Bruno Avenue NCD	ZN10
5467029	NC-2	San Bruno Avenue NCD	ZN10
5467030	NC-2	San Bruno Avenue NCD	ZN10
5467031	NC-2	San Bruno Avenue NCD	ZN10
5467032	NC-2	San Bruno Avenue NCD	ZN10
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5881002	NC-2	San Bruno Avenue NCD	ZN10
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5925006	NC-2	San Bruno Avenue NCD	ZN10
5925012	NC-2	San Bruno Avenue NCD	ZN10
5925031	NC-2	San Bruno Avenue NCD	ZN10
5925033	NC-2	San Bruno Avenue NCD	ZN10
5925034	NC-2	San Bruno Avenue NCD	ZN10
5925035	NC-2	San Bruno Avenue NCD	ZN10
5981003	NC-2	San Bruno Avenue NCD	ZN10
5981004	NC-2	San Bruno Avenue NCD	ZN10
5981005	NC-2	San Bruno Avenue NCD	ZN10
5981006	NC-2	San Bruno Avenue NCD	ZN10
5981007	NC-2	San Bruno Avenue NCD	ZN10

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5981008	NC-2	San Bruno Avenue NCD	ZN10
5981009	NC-2	San Bruno Avenue NCD	ZN10
5981010B	NC-2	San Bruno Avenue NCD	ZN10
5981011	NC-2	San Bruno Avenue NCD	ZN10
5981012A	NC-2	San Bruno Avenue NCD	ZN10
5981031	NC-2	San Bruno Avenue NCD	ZN10
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5981033	NC-2	San Bruno Avenue NCD	ZN10
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5981035	NC-2	San Bruno Avenue NCD	ZN10
5981036	NC-2	San Bruno Avenue NCD	ZN10
5981037	NC-2	San Bruno Avenue NCD	ZN10
5981038	NC-2	San Bruno Avenue NCD	ZN10
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5982002	NC-2	San Bruno Avenue NCD	ZN10
5982002B	NC-2	San Bruno Avenue NCD	ZN10
5982002C	NC-2	San Bruno Avenue NCD	ZN10
5982003	NC-2	San Bruno Avenue NCD	ZN10
5982003A	NC-2	San Bruno Avenue NCD	ZN10
5982004	NC-2	San Bruno Avenue NCD	ZN10
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5982004C	NC-2	San Bruno Avenue NCD	ZN10
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6048001C	NC-2	San Bruno Avenue NCD	ZN10
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6048005	NC-2	San Bruno Avenue NCD	ZN10
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6048037	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
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6049008	NC-2	San Bruno Avenue NCD	ZN10
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6121010A	NC-2	San Bruno Avenue NCD	ZN10
6121026	NC-2	San Bruno Avenue NCD	ZN10
6122001	NC-2	San Bruno Avenue NCD	ZN10
6122022	NC-2	San Bruno Avenue NCD	ZN10

Section 9. Sectional Map ZN11 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5659017A	NC-2	Cortland Avenue NCD	ZN11
5660016	NC-2	Cortland Avenue NCD	ZN11
5660017	NC-2	Cortland Avenue NCD	ZN11
5660018	NC-2	Cortland Avenue NCD	ZN11
5660019	NC-2	Cortland Avenue NCD	ZN11
5660020	NC-2	Cortland Avenue NCD	ZN11
5660038	NC-2	Cortland Avenue NCD	ZN11
5660039	NC-2	Cortland Avenue NCD	ZN11
5660040	NC-2	Cortland Avenue NCD	ZN11
5661017	NC-2	Cortland Avenue NCD	ZN11
5661018	NC-2	Cortland Avenue NCD	ZN11
5661019	NC-2	Cortland Avenue NCD	ZN11
5661020	NC-2	Cortland Avenue NCD	ZN11
5661021	NC-2	Cortland Avenue NCD	ZN11
5661022	NC-2	Cortland Avenue NCD	ZN11
5662017	NC-2	Cortland Avenue NCD	ZN11
5662017A	NC-2	Cortland Avenue NCD	ZN11
5662017B	NC-2	Cortland Avenue NCD	ZN11
5663017	NC-2	Cortland Avenue NCD	ZN11
5663017A	NC-2	Cortland Avenue NCD	ZN11
5663019	NC-2	Cortland Avenue NCD	ZN11

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5663019A	NC-2	Cortland Avenue NCD	ZN11
5663038	NC-2	Cortland Avenue NCD	ZN11
5664016	NC-2	Cortland Avenue NCD	ZN11
5664017	NC-2	Cortland Avenue NCD	ZN11
5664018	NC-2	Cortland Avenue NCD	ZN11
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5665017	NC-2	Cortland Avenue NCD	ZN11
5665018	NC-2	Cortland Avenue NCD	ZN11
5665019	NC-2	Cortland Avenue NCD	ZN11
5665020	NC-2	Cortland Avenue NCD	ZN11
5665021	NC-2	Cortland Avenue NCD	ZN11
5666016	NC-2	Cortland Avenue NCD	ZN11
5666017	NC-2	Cortland Avenue NCD	ZN11
5666018	NC-2	Cortland Avenue NCD	ZN11
5666033	NC-2	Cortland Avenue NCD	ZN11
5666034	NC-2	Cortland Avenue NCD	ZN11
5667013	NC-2	Cortland Avenue NCD	ZN11
5667014	NC-2	Cortland Avenue NCD	ZN11
5667015	NC-2	Cortland Avenue NCD	ZN11
5667016	NC-2	Cortland Avenue NCD	ZN11
5667017	NC-2	Cortland Avenue NCD	ZN11
5667018	NC-2	Cortland Avenue NCD	ZN11
5668017	NC-2	Cortland Avenue NCD	ZN11
5668018	NC-2	Cortland Avenue NCD	ZN11
5668019	NC-2	Cortland Avenue NCD	ZN11
5668020	NC-2	Cortland Avenue NCD	ZN11
5669014	NC-2	Cortland Avenue NCD	ZN11
5677001	NC-2	Cortland Avenue NCD	ZN11
5677031	NC-2	Cortland Avenue NCD	ZN11
5677032	NC-2	Cortland Avenue NCD	ZN11
5677033	NC-2	Cortland Avenue NCD	ZN11
5678001	NC-2	Cortland Avenue NCD	ZN11
5678022	NC-2	Cortland Avenue NCD	ZN11
5678023	NC-2	Cortland Avenue NCD	ZN11
5678024	NC-2	Cortland Avenue NCD	ZN11
5678025	NC-2	Cortland Avenue NCD	ZN11
5678026	NC-2	Cortland Avenue NCD	ZN11
5678027	NC-2	Cortland Avenue NCD	ZN11
5678028	NC-2	Cortland Avenue NCD	ZN11
5678029	NC-2	Cortland Avenue NCD	ZN11
5678030	NC-2	Cortland Avenue NCD	ZN11
5678031	NC-2	Cortland Avenue NCD	ZN11
5680001	NC-2	Cortland Avenue NCD	ZN11
5680006A	NC-2	Cortland Avenue NCD	ZN11

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5680008	NC-2	Cortland Avenue NCD	ZN11
5680009	NC-2	Cortland Avenue NCD	ZN11
5680010	NC-2	Cortland Avenue NCD	ZN11
5682001	NC-2	Cortland Avenue NCD	ZN11
5682002	NC-2	Cortland Avenue NCD	ZN11
5682009	NC-2	Cortland Avenue NCD	ZN11
5682011	NC-2	Cortland Avenue NCD	ZN11
5683001	NC-2	Cortland Avenue NCD	ZN11
5683001A	NC-2	Cortland Avenue NCD	ZN11
5683010	NC-2	Cortland Avenue NCD	ZN11
5683011	NC-2	Cortland Avenue NCD	ZN11
5683021	NC-2	Cortland Avenue NCD	ZN11
5683022	NC-2	Cortland Avenue NCD	ZN11
5684018	NC-2	Cortland Avenue NCD	ZN11
5642020	NC-3	Mission Bernal NCD	ZN11
5642027	NC-3	Mission Bernal NCD	ZN11
5642028	NC-3	Mission Bernal NCD	ZN11
5642049	NC-3	Mission Bernal NCD	ZN11
5642050	NC-3	Mission Bernal NCD	ZN11
5642063	NC-3	Mission Bernal NCD	ZN11
5642064	NC-3	Mission Bernal NCD	ZN11
5642065	NC-3	Mission Bernal NCD	ZN11
5673018	NC-3	Mission Bernal NCD	ZN11
5673019	NC-3	Mission Bernal NCD	ZN11
5673020	NC-3	Mission Bernal NCD	ZN11
5673021	NC-3	Mission Bernal NCD	ZN11
5673022	NC-3	Mission Bernal NCD	ZN11
5673023	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
5673024	NC-3	Mission Bernal NCD	ZN11
5673025	NC-3	Mission Bernal NCD	ZN11
5673039	NC-3	Mission Bernal NCD	ZN11
5673040	NC-3	Mission Bernal NCD	ZN11
5673041	NC-3	Mission Bernal NCD	ZN11
5673051	NC-3	Mission Bernal NCD	ZN11
5673052	NC-3	Mission Bernal NCD	ZN11
5673053	NC-3	Mission Bernal NCD	ZN11
5673054	NC-3	Mission Bernal NCD	ZN11
5673055	NC-3	Mission Bernal NCD	ZN11
5674020	NC-3	Mission Bernal NCD	ZN11
5674021	NC-3	Mission Bernal NCD	ZN11
5674022	NC-3	Mission Bernal NCD	ZN11
5674023	NC-3	Mission Bernal NCD	ZN11
5712045	NC-3	Mission Bernal NCD	ZN11
6660011	NC-3	Mission Bernal NCD	ZN11
6660005	NC-3	Mission Bernal NCD	ZN11

6660006	NC-3	Mission Bernal NCD	ZN11
6660007	NC-3	Mission Bernal NCD	ZN11
6660008	NC-3	Mission Bernal NCD	ZN11
6660009	NC-3	Mission Bernal NCD	ZN11
6660010	NC-3	Mission Bernal NCD	ZN11
6660012	NC-3	Mission Bernal NCD	ZN11
6660013	NC-3	Mission Bernal NCD	ZN11
6660015	NC-3	Mission Bernal NCD	ZN11
6660016	NC-3	Mission Bernal NCD	ZN11
6660023	NC-3	Mission Bernal NCD	ZN11
6660024	NC-3	Mission Bernal NCD	ZN11
6660025	NC-3	Mission Bernal NCD	ZN11
6660026	NC-3	Mission Bernal NCD	ZN11
6660028A	NC-3	Mission Bernal NCD	ZN11
6660028B	NC-3	Mission Bernal NCD	ZN11
6660050	NC-3	Mission Bernal NCD	ZN11
6660055	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
6660058	NC-3	Mission Bernal NCD	ZN11
6660059	NC-3	Mission Bernal NCD	ZN11
6660060	NC-3	Mission Bernal NCD	ZN11
6660061	NC-3	Mission Bernal NCD	ZN11

Section 10. Sectional Map ZN12 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
7226021C	NC-1	Lakeside Village NCD	ZN12
7226021	NC-1	Lakeside Village NCD	ZN12
7226019	NC-1	Lakeside Village NCD	ZN12
7226020	NC-1	Lakeside Village NCD	ZN12
7225013	NC-1	Lakeside Village NCD	ZN12
7224002	NC-1	Lakeside Village NCD	ZN12
7226021A	NC-1	Lakeside Village NCD	ZN12
7225014A	NC-1	Lakeside Village NCD	ZN12
7225014	NC-1	Lakeside Village NCD	ZN12
7226021B	NC-1	Lakeside Village NCD	ZN12
7223003	NC-1	Lakeside Village NCD	ZN12
7224002A	NC-1	Lakeside Village NCD	ZN12
7220003	NC-1	Lakeside Village NCD	ZN12
7224002B	NC-1	Lakeside Village NCD	ZN12
7226019A	NC-1	Lakeside Village NCD	ZN12
7225014C	NC-1	Lakeside Village NCD	ZN12
7220003A	NC-1	Lakeside Village NCD	ZN12

7223003A	NC-1	Lakeside Village NCD	ZN12
7226022	NC-1	Lakeside Village NCD	ZN12
7223004	NC-1	Lakeside Village NCD	ZN12
7226023	NC-1	Lakeside Village NCD	ZN12
7226017	NC-1	Lakeside Village NCD	ZN12

Section 11. 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 12. 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
JUDITH A. BOYAJIAN
 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(Substituted, 12/17/2019)

[Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial 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 welfare under Planning Code, Section 302.

Existing Law

Article 7 of the Planning Code establishes Neighborhood Commercial Districts (NCDs) with specific controls. These NCDs include General Neighborhood Commercial Districts – NC-1, NC-2, NC-3, and NC-S – as well as Named Neighborhood Commercial Districts.

As described in Planning Code Section 702(a)(1), NCDs are low to high density mixed-use neighborhoods of varying scale around historical neighborhood commercial centers. They are intended to support neighborhood-serving uses on the lower floors and housing above. While these Districts tend to be linear commercial corridors, they may also include small clusters of commercial activity in Residential Districts. Individually named NCDs are intended to provide

for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.

Amendments to Current Law

This ordinance establishes twelve Named Neighborhood Commercial Districts that were formerly zoned as either NC-1, NC-2 or NC-3. While there is a new Zoning Control Table for each new Named Neighborhood Commercial District, the zoning controls imposed are the same as those applicable to the area under the current NC-1, NC-2 or NC-3 zoning.

Background Information

This legislation creates the names and boundaries for the new Named Neighborhood Commercial Districts. While the current zoning controls have been retained in the new Zoning Control Tables, the legislative intent is to develop more targeted residential and commercial controls to fit the needs of the respective neighborhoods in the future after consultation with the Planning Department and individuals and groups in the affected neighborhoods. Establishing the names and boundaries of the newly-named NCDs now will both facilitate the development of these more targeted controls as well as ensure that if the vacancy tax proposal that will be on the ballot in March, 2020 passes, it will apply to these commercial areas.

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