

1 [Planning Code - Adaptive Reuse of Historic Buildings]

2

3 **Ordinance amending the Planning Code to allow additional uses as principally or**
4 **conditionally permitted in Historic Buildings citywide, ~~exempt Historic Buildings in~~**
5 **~~certain Eastern Neighborhood Plan Areas from Conditional Use authorization~~**
6 **~~otherwise required to remove Production, Distribution, and Repair (PDR), Institutional~~**
7 **~~Community, and Arts Activities uses, and from providing replacement space for such~~**
8 **~~uses, and~~ make conforming amendments to provisions affected by the foregoing,**
9 **including zoning control tables; affirming the Planning Department’s determination**
10 **under the California Environmental Quality Act; making findings of consistency with**
11 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
12 **making findings of public necessity, convenience, and general welfare under Planning**
13 **Code, Section 302.**

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

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

22 Section 1. Environmental and Land Use Findings.

23 (a) The Planning Department has determined that the actions contemplated in this
24 ordinance comply with the California Environmental Quality Act (California Public Resources
25 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. 250886 and is incorporated herein by reference. The Board affirms

1 this determination.

2 (b) On October 23, 2025, the Planning Commission, in Resolution No. 21853,
3 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
4 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
5 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
6 the Board of Supervisors in File No. 250886 and is incorporated herein by reference.

7 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
8 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
9 in Planning Commission Resolution No. 21853, and the Board incorporates such reasons
10 herein by reference.

11

12 Section 2. General Findings.

13 (a) The Planning Code offers certain historic properties additional use flexibility in a
14 limited number of districts through three separate programs with varying eligibility and
15 approval criteria. These programs apply to Residential Districts (Section 186.3), Eastern
16 Neighborhood Mixed Use Districts (Section 803.9), the Residential-Commercial District, and
17 the Folsom Street Neighborhood Commercial Transit District (Section 703.9).

18 (b) Offering additional flexibility for the uses that may occupy historic buildings is an
19 existing tool for supporting the economic viability of buildings of historic importance. Historic
20 buildings are subject to additional protections under Articles 10 and 11 of the Planning Code
21 and/or the California Environmental Quality Act that restrict renovations and alterations to
22 character-defining features. This means that historic buildings are often more constrained in
23 the type of uses and businesses that they can accommodate compared to non-historic
24 buildings because the physical form of a historic building is less flexible. To counterbalance
25 the physical limitations that apply to historic properties, this ordinance offers historic buildings

1 greater use flexibility to support their economic viability and continued preservation.

2 (c) A significant concentration of historic buildings are located within the Mission
3 District, which has been the focus of multiple Citywide efforts to address the retention of low-
4 and moderate-income residents, organizations, and businesses, including the Planning
5 Department’s Mission Action Plan (“MAP2020”), launched in 2014, and the latest iteration of
6 the Mission Action Plan (“MAP2030”), endorsed by the Planning Commission in December
7 2024, each of which aim to preserve the district’s socioeconomic and cultural diversity and
8 prioritize the presence of community-serving uses in the Mission District.

9 (d) This ordinance allows historic buildings throughout the City to benefit from
10 additional use flexibility and consolidates these allowances into a single program. It creates a
11 consistent standard for building eligibility and applicable approval process. The types of uses
12 permitted or conditionally permitted vary by zoning district based on the characteristics of
13 each district. Additionally, certain uses are excluded from the program entirely or in certain
14 areas. This ordinance offers the consistency of a single program, while recognizing the unique
15 character of each district, thus balancing the benefits of historic preservation and economic
16 development with the goals of community stability.

17
18 Section 23. Articles 1.2, 1.7, 2, 3, 7, and 8 of the Planning Code are hereby amended
19 by adding Sections 202.11 and 205.8; revising Sections 136.1, 209.1, 209.2, 209.3, 209.4,
20 210.1, 210.2, 210.3, 303.1, 710, 711, 722, 752, 754, 757, 758, 763, 803.3, 803.9, 825, and
21 830 through 840; and deleting Sections 186.3, 310, and 703.9, to read as follows:

22 **SEC. 136.1. AWNINGS, CANOPIES AND MARQUEES.**

23 In addition to the limitations of Section 136, especially *Paragraph subsection* 136(c)(12),
24 the following provisions shall apply to all Districts.

25 In Residential and Residential Enclave Districts, awnings are permitted only for Limited

1 Commercial Uses, as described in Section 186 of this Code, for Limited Commercial Uses
2 permitted in ~~landmark~~ Historic Buildings by Section ~~186.3~~ 202.11, and for Limited Corner
3 Commercial Uses as described in Section 231 of this Code. Canopies and marquees are not
4 permitted.

5 The addition or alteration of awnings, canopies, or marquees on a landmark site or in a
6 historic district shall require a certificate of appropriateness in accordance with Section 1006,
7 et seq. of this Code. Signage on awnings, canopies, and marquees may be further regulated
8 by Article 6 of this Code.

9 * * * *

10
11 ~~**SEC. 186.3. NON-RESIDENTIAL USES IN LANDMARK BUILDINGS IN RH, RM, RTO-**~~
12 ~~**4, AND RTO-M DISTRICTS.**~~

13 ~~*Any use listed as a Principal or Conditional Use permitted on the ground floor in an NC-1*~~
14 ~~*District, when located in a structure on a landmark site designated pursuant to Article 10 of this Code,*~~
15 ~~*is permitted with Conditional Use authorization pursuant to Section 303 of this Code, provided that no*~~
16 ~~*Conditional Use shall be authorized under this Section 186.3 unless (1) such authorization conforms*~~
17 ~~*to the applicable provisions of Section 303 of this Code, and (2) the specific use so authorized is*~~
18 ~~*essential to the feasibility of retaining and preserving the landmark.*~~

19
20 **SEC. 202.11. PERMITTED USES IN HISTORIC BUILDINGS.**

21 *(a) Purpose. The following controls are intended to support and encourage the preservation of*
22 *buildings of historic importance and support neighborhood vitality, by allowing more flexible uses of*
23 *Historic Buildings and therefore improving the economic feasibility of their adaptive reuse.*

24 *(b) Applicability. This Section 202.11 applies only to Historic Buildings as defined in Section*
25 *102. Nothing in this Section 202.11 affects review by the Historic Preservation Commission to the*

1 extent required by Articles 10 or 11 of this Code or Charter Section 4.135.

2 (c) **Planning Approval.** This Section 202.11 applies only to projects that meet all of the criteria
3 set forth in this subsection (c).

4 (1) For Uses that are not permitted or are conditionally permitted in the District in
5 which they are located, prior to the issuance of any necessary permits, the project must obtain a
6 Planning Director determination that allowing the Use will enhance the feasibility of adaptive reuse of
7 the Historic Building.

8 (2) The project must obtain a Planning Department determination that the project
9 complies with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)), and any applicable
10 provisions of the Planning Code.

11 (3) Any Residential Uses in the project shall comply with the Residential Inclusionary
12 Affordable Housing Program set forth in Sections 415 et seq., 415A et seq., and 415B et seq., as
13 applicable.

14 (4) Projects in Neighborhood Commercial Districts and Neighborhood Commercial
15 Transit Districts shall comply with Non-Residential Use Size limits pursuant to Section 121.2. In all
16 other eDistricts, no Non-Residential Use Size limits shall apply.

17 (5) Temporary Uses may be authorized by the Planning Director pursuant to Section
18 205.8.

19 (6) All applicable conditions shall continue to apply, including but not limited to the
20 location and operating conditions set forth in Section 202.2 and Formula Retail controls.

21 (d) **Uses Permitted in Historic Buildings to Facilitate Preservation and Adaptive Reuse.**
22 Notwithstanding the zoning controls otherwise applicable in the District where the project is located,
23 and subject to subsections (b) and (c) of this Section 202.11, Uses in Historic Buildings shall be
24 permitted as follows, subject to the exceptions provided in this subsection (d):

25 (1) **Residential Districts.** In RH, RM, and RTO Districts, when located in a Historic

1 Building, any Use that is not permitted in the District and is listed as a Principal or Conditional Use on
2 the ground floor in the NC-1 District (for properties other than Historic Buildings), is permitted with
3 Conditional Use authorization pursuant to Section 303, except as provided in subsections (A) and
4 (B).

5 (A) Exceptions by Use: Use controls for the District shall remain
6 unchanged by this Section 202.11 for the following Uses: Cannabis Retail, Hotel, and
7 Industrial Uses.

8 (B) Exceptions by Use and District: In the RTO-M District and in
9 portions of the RH-2, RH-3, RM-1, RM-2, and RM-3 Districts that are located both in the area
10 bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets and in the Calle 24 Special
11 Use District, Use controls for the District shall remain unchanged by this Section 202.11 for
12 the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Electric
13 Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Laboratory, Life
14 Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private
15 Community Facility, Restaurant, and Tobacco Paraphernalia Establishment.

16 (2) Eastern Neighborhoods Mixed Use Districts and Downtown Residential Districts:

17 (A) CMUO, MUG, MUO, MUR, SALI, SPD, UMU, WMUG, and WMUO
18 Districts and DTR Districts. All Uses shall be Principally Permitted in Historic Buildings, except:

19 Exceptions by Use: Use controls for the District shall remain
20 unchanged by this Section 202.11 for the following Uses: Cannabis Retail, Hotel, and
21 Industrial Uses; provided that, Agricultural and Beverage Processing 1 and Light Manufacturing shall
22 be Principally Permitted.

23 (B) RED and RED-MX Districts. Uses are permitted in Historic Buildings as
24 follows:

25 (i) Principally Permitted Uses. Arts Activities, Community Facility,

1 Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and
2 Trade School Uses are Principally Permitted.

3 (ii) Conditionally Permitted Uses. Retail Sales and Services Uses and
4 Office Uses are Conditionally Permitted pursuant to Planning Code Section 303, except; that the
5 zoning controls for

6 Exceptions by Use: Use controls for the District shall remain
7 unchanged by this Section 202.11 for the following Uses: Adult Business, and Adult Sex Venue,
8 Cannabis Retail, and Hotel Uses. Uses as set forth in the controls for the District shall
9 continue to apply.

10 (3) Neighborhood Commercial Districts. Any Use that is Conditionally Permitted in the
11 Neighborhood Commercial District in which the property is located shall be Principally Permitted in a
12 Historic Building, except Industrial Uses; provided that, Agricultural and Beverage Processing
13 1 and Light Manufacturing shall be Principally Permitted, and Any Use that is not permitted in
14 the Neighborhood Commercial District in which a property is located shall be Conditionally Permitted
15 in a Historic Building, except as provided in subsections (A) and (B).

16 (A) Exceptions by Use: Use controls for the District shall remain
17 unchanged by this Section 202.11 for the following Uses: Cannabis Retail, Hotel, and
18 Industrial Uses; provided that, Agricultural and Beverage Processing 1, and Light Manufacturing shall
19 be Conditionally Permitted.

20 (B) Exceptions by Use and District: In the 24th Street - Mission NCT
21 and Mission Street NCT, and in the portions of the NC-1, NC-2, and NCT-3 Districts that are
22 located both in the area bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets and
23 in the Calle 24 Special Use District, Use controls for the District shall remain unchanged by
24 this Section 202.11 for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and
25 Foot Massage, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service,

1 Gym, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime
2 Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia
3 Establishment.

4 (4) Commercial and Residential-Commercial Districts. In C-2, C-3, and RC Districts,
5 all Uses shall be Principally Permitted in Historic Buildings, except:

6 Exceptions by Use: Use controls for the District shall remain unchanged
7 by this Section 202.11 for the following Uses: Cannabis Retail, Hotel, and Industrial Uses;
8 provided that Agricultural and Beverage Processing 1 and Light Manufacturing shall be Principally
9 Permitted.

10 (5) PDR and all other Districts. In PDR Districts and any other District not
11 specifically listed in subsections (d)(1)-(4):

12 (A) Principally Permitted Uses. Any Use that is Conditionally Permitted in the
13 District in which the property is located shall be Principally Permitted in a Historic Building, except
14 Industrial Uses; provided that, Agricultural and Beverage Processing 1 and Light
15 Manufacturing shall be Principally Permitted, as provided in subsection (C).

16 (B) Conditionally Permitted Uses. Any Use that is not permitted in the District
17 in which a property is located shall be Conditionally Permitted in a Historic Building, except as
18 provided in subsection (C).

19 (C) Exceptions:

20 (i) Exceptions by Use: Use controls for the District shall remain
21 unchanged by this Section 202.11 for the following Uses: Cannabis Retail, Hotel, and
22 Industrial Uses; provided that, Agricultural and Beverage Processing 1 and Light Manufacturing shall
23 be Principally Permitted under (5)(A) or Conditionally Permitted under (5)(B).

24 (ii) Exceptions by Use and District: In the portion of the
25 PDR-1-G District that is located in the area bounded by Valencia, 13th, Harrison, and Cesar

1 Chavez Streets, Use controls for the District shall remain unchanged by this Section 202.11
 2 for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage,
 3 Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym,
 4 Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment,
 5 Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment.

6
 7 **SEC. 205.8. TEMPORARY USES: HISTORIC BUILDINGS**

8 (a) Temporary Uses may be authorized by the Planning Director for Historic Buildings in
 9 accordance with Section 202.11 and this Section 205.8.

10 (b) Initial Period. The Planning Director may authorize any Retail Sales and Service or
 11 Entertainment, Arts and Recreation Use as a temporary use under Section 205 et seq., within any
 12 vacant Non-Residential space in a Historic Building. Such temporary use shall be limited to an initial
 13 term of six years.

14 (c) Extension. Upon the Planning Director’s written determination that permits for the
 15 Historic Building are being and have been diligently pursued, and that the temporary use has been
 16 consistent with public convenience, necessity, or the general welfare of the City, the Planning Director
 17 is authorized to permit the temporary use to exceed the Initial Period for an additional period of up to
 18 six years. This extension shall require a separate determination of the Planning Director, and the
 19 authorization of the temporary use may not exceed a total duration of 12 years.

20
 21 **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

22 * * * *

23 **Table 209.1**

24 **ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning	§	RH-	RH-1	RH-1(S)	RH-2	RH-3
---------------	----------	------------	-------------	----------------	-------------	-------------

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

Category	References	1(D)				
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
* * * *						
Group Housing Density	§ 208	NP (3) (10)	NP (3) (10)	NP (3) (10)	P, up to one bedroom for every 415 square feet of lot area.	P, up to one bedroom for every 275 square feet of lot area.
* * * *						
NON-RESIDENTIAL STANDARDS AND USES						
Development Standards						
* * * *						
Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. <i>Limited Commercial Uses may be conditionally permitted in historic buildings subject to § 186.3.</i>				
* * * *						
<u><i>Non-Residential Uses</i></u>						
<u><i>Uses in Historic Buildings</i></u>						
<u><i>Historic Buildings</i></u>	§§ <u>202.11;</u> <u>710</u>	<u><i>In Historic Buildings, any Use listed as NP below is C, if it is C or P on the ground floor in the NC-1 District, except for certain Uses and areas, as specified in § 202.11 (8).</i></u>				

Agricultural Use Category
* * * *

* * * *

(3) ~~{Note Deleted}~~ C pursuant to Sections 202.11 and 710.

* * * *

(8) ~~{Note expired.}~~ The controls for Historic Buildings modified by Section 202.11 do not apply in portions of the RH-2 and RH-3 Districts that are located both in the area bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets and in the Calle 24 Special Use District, for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

* * * *

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

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					

Development Standards		
* * * *		
Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. <i>Limited Commercial Uses may be conditionally permitted in historic buildings subject to § 186.3.</i>
* * * *		
<u>Non-Residential Uses</u>		
<u>Uses in Historic Buildings</u>		
<u>Historic Buildings</u>	§§ 202.11; 710	<u>In Historic Buildings, any Use listed as NP below is C, if it is C or P on the ground floor in the NC-1 District, except for certain Uses and areas, as specified in § 202.11 (3).</u>
Agricultural Use Category		
* * * *		

* * * *

(3) ~~[Note Deleted]~~ The controls for Historic Buildings modified by Section 202.11 do not apply in portions of the RM-1, RM-2, and RM-3 Districts that are located both in the area bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets and in the Calle 24 Special Use District, for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

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

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

* * * *

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
* * * *			
<u><i>Non-Residential Uses</i></u>			
<u><i>Uses in Historic Buildings</i></u>			
<u><i>Historic Buildings</i></u>	<u><i>§ 202.11</i></u>	<u><i>In Historic Buildings, all Uses are P except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</i></u>	
Agricultural Use Category			
* * * *			

* * * *

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

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO-1	RTO-M	RTO-C
* * * *				

NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	<u>§§ 202.11; 710</u>	<u><i>In Historic Buildings, any Use listed as NP below is C, if it is C or P on the ground floor in the NC-1 District, except for certain Uses and areas, as specified in § 202.11 (12).</i></u>
Agricultural Use Category		
* * * *		

* * * *

(12) The controls for Historic Buildings modified by Section 202.11 do not apply in the RTO-M District for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.

* * * *

**Table 210.1
ZONING CONTROL TABLE FOR C-2 DISTRICTS**

Zoning Category	§ References	C-2
* * * *		

NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	<u>§§ 202.11</u>	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</i></u>
Agricultural Use Category		
* * * *		

SEC. 210.2. C-3 DISTRICTS: DOWNTOWN COMMERCIAL.

* * * *

Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G	C-3-S
* * * *						
NON-RESIDENTIAL STANDARDS AND USES						
* * * *						
<u><i>Non-Residential Uses</i></u>						
<u><i>Uses in Historic Buildings</i></u>						
<u><i>Historic Buildings</i></u>	<u>§§ 202.11</u>	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</i></u>				
Agricultural Use Category						
* * * *						

* * * *

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
Development Standards					
* * * *					
<u>Non-Residential Uses</u>					
<u>Uses in Historic Buildings</u>					
<u>Historic Buildings</u>	<u>§§ 202.11: 710</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except for certain Uses and areas, as specified in § 202.11 (19).</u>			
Agricultural Use Category					
* * * *					

* * * *

(19) The controls for Historic Buildings modified by Section 202.11 do not apply in the portion of the PDR-1-G District that is located in the area bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets, for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store,

1 Massage Establishment, Nighttime Entertainment, Office, Private Community Facility,
2 Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use
3 category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

4 * * * *

5
6 **SEC. 303.1. FORMULA RETAIL USES.**

7 * * * *

8 (e) **Conditional Use Authorization Required.** Conditional Use authorization shall be
9 required for a Formula Retail use in the zoning districts listed in this subsection (e) unless
10 explicitly exempted, except for those uses not permitted pursuant to subsection (f).

11 * * * *

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

14 * * * *

15
16 ~~**SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10.**~~

17 ~~*Notwithstanding any other provision of this Code, the procedures set forth in this Article 3*~~
18 ~~*(Sections 301 through 309 of this Code) shall not apply to Article 10, Preservation of Historical,*~~
19 ~~*Architectural and Aesthetic Landmarks; the procedures applicable to Article 10 are included therein.*~~

20
21 ~~**SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM**~~
22 ~~**STREET NCT AND RCD DISTRICTS.**~~

23 ~~*The following controls are intended to support the economic viability of buildings of historic*~~
24 ~~*importance within the Folsom NCT and RCD Districts.*~~

25 ~~*—(a) **Applicability.** This Section 703.9 applies only to buildings that are a designated*~~

1 ~~landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant~~
2 ~~to Article 11 of this Code and located within the Extended Preservation District, or a building listed in~~
3 ~~or determined individually eligible for or contributory to a district listed on the National Register of~~
4 ~~Historic Places or the California Register of Historical Resources by the State Office of Historic~~
5 ~~Preservation.~~

6 ~~—(b) **Permitted uses.** Non-Retail Professional Service, Retail Professional Service, Community~~
7 ~~Facility, Private Community Facility, Social Service and Philanthropic Facility, Financial Service,~~
8 ~~Gym, Limited Financial Service, Health Service, Personal Service, and Instructional Service uses as~~
9 ~~defined in Section 102, are Principally Permitted. In the RCD-District only, in addition to the above~~
10 ~~uses, Nighttime Entertainment uses as defined in Section 102 require Conditional Use authorization on~~
11 ~~the third floor and above, except that Nighttime Entertainment uses are Principally Permitted in Article~~
12 ~~10 Landmark Building No. 120 (St. Joseph’s Church at 1401 Howard Street). For all uses listed above,~~
13 ~~prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the~~
14 ~~Historic Preservation Commission, shall determine that allowing the use will enhance the feasibility of~~
15 ~~preserving the building. The project sponsor must also submit a Preservation, Rehabilitation, and~~
16 ~~Maintenance Plan that describes any proposed preservation and rehabilitation work and that~~
17 ~~guarantees the maintenance and upkeep of the historic resource for approval by the Department. This~~
18 ~~Plan shall include:~~

19 ~~—(i) a plan for the ongoing maintenance of the subject property;~~

20 ~~—(ii) information regarding the nature and cost of any rehabilitation, restoration, or~~
21 ~~preservation work to be conducted at the subject property, including information about any required~~
22 ~~seismic, life safety, or disability access work;~~

23 ~~—(iii) a construction schedule; and~~

24 ~~—(iv) such other information as the Department may require in order to determine~~
25 ~~compliance with this subsection 703.9(b).~~

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

4
 5 **SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

6 * * * *

Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
* * * *				
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd +
<u>Uses in Historic Buildings</u>				
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except Cannabis Retail, Hotel, certain Industrial Uses, as specified in § 202.11 (7).</u>		
Agricultural Use Category				
* * * *				

22 * * * *

23 (7) ~~[Note deleted.]~~ The controls for Historic Buildings modified by Section 202.11 do
 24 not apply in portions of the NC-1 District that are located both in the area bounded by
 25 Valencia, 13th, Harrison, and Cesar Chavez Streets and in the Calle 24 Special Use District.

1 for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage,
 2 Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service,
 3 Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime
 4 Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia
 5 Establishment, and all Uses within the Industrial Use category other than Agricultural and
 6 Beverage Processing 1 and Light Manufacturing.

7 * * * *

8

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

10 * * * *

Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd +
<u>Uses in Historic Buildings</u>				
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11 (3).</u>		
<i>Agricultural Use Category</i>				
* * * *				

25 * * * *

(3) ~~[Note deleted.]~~ The controls for Historic Buildings modified by Section 202.11 do not apply in portions of the NC-1 District that are located both in the area bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets and in the Calle 24 Special Use District, for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§ 102	NP (3) (11)	P	P
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
* * * *		Controls by Story		
		1st	2nd	3rd +

<u>Uses in Historic Buildings</u>		
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</u>
* * * *		

* * * *

(3) ~~[Note deleted.]~~ C in Historic Buildings pursuant to Section 202.11.

* * * *

SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
		Controls by Story		
		1st	2nd	3rd +
<u>Uses in Historic Buildings</u>				
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except for certain Uses and areas as specified in § 202.11 (13).</u>		

Agricultural Use Category

* * * *

* * * *

(13) The controls for Historic Buildings modified by Section 202.11 do not apply in portions of the NC-1 District that are located both in the area bounded by Valencia, 13th, Harrison, and Cesar Chavez Streets and in the Calle 24 Special Use District, for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
		Controls by Story		
		1st	2nd	3rd +
<u>Uses in Historic Buildings</u>				
<u>Historic</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed</u>		

<u>Buildings</u>		<u>below as NP are C and Uses listed below as C are P, except for certain Uses and areas, as specified in § 202.11 (11).</u>
<i>Agricultural Use Category</i>		
* * * *		

* * * *

(11) The controls for Historic Buildings modified by Section 202.11 do not apply in this District for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other than Agricultural and Beverage Processing 1 and Light Manufacturing.

SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§ 102	P	P	P

1	(except for Group				
2	Housing, see				
3	below)				
4	Group Housing	§§ 102, 208	C(1)(Z)	C	C
5	* * * *				
6	NON-RESIDENTIAL STANDARDS AND USES				
7	* * * *				
8	* * * *		Controls by Story		
9			1st	2nd	3rd +
10	<u>Uses in Historic Buildings</u>				
11	<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP</u>		
12			<u>are C and Uses listed below as C are P, except</u>		
13			<u>Cannabis Retail, Hotel, and certain Industrial</u>		
14			<u>Uses, as specified in § 202.11.</u>		
15	* * * *				

* * * *

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

* * * *

(7) ~~[Note deleted.]~~ P in Historic Buildings pursuant to Section 202.11.

* * * *

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

* * * *

Zoning Category	§ References	Controls
------------------------	---------------------	-----------------

* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses (except for Group Housing, see below)	§ 102	P	P	P
* * * *				
Group Housing	§§ 102, 208	C(1) <u>(7)</u>	C	C
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
* * * *		Controls by Story		
		1st	2nd	3rd +
<u>Uses in Historic Buildings</u>				
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</u>		
* * * *				

* * * *

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

* * * *

(7) ~~{Note deleted.}~~ P in Historic Buildings pursuant to Section 202.11.

* * * *

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

DISTRICT.

* * * *

Zoning Category	§ References	Controls		
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
		Controls by Story		
		1st	2nd	3rd +
<u>Uses in Historic Buildings</u>				
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP are C and Uses listed below as C are P, except for certain Uses and areas, as specified in § 202.11 (11).</u>		
<u>Agricultural Use Category</u>				
* * * *				

* * * *

(11) The controls for Historic Buildings modified by Section 202.11 do not apply in this District for the following Uses: Adult Business, Adult Sex Venue, Bar, Chair and Foot

1 Massage, Cannabis Retail, Electric Vehicle Charging Location, Fleet Charging, Fringe
2 Financial Service, Gym, Hotel, Laboratory, Life Science, Liquor Store, Massage
3 Establishment, Nighttime Entertainment, Office, Private Community Facility, Restaurant, and
4 Tobacco Paraphernalia Establishment, and all Uses within the Industrial Use category other
5 than Agricultural and Beverage Processing 1 and Light Manufacturing.
6

7 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**
8 **DISTRICTS.**

9 * * * *

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

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

17 * * * *

18 (D) **Temporary Uses.** Temporary uses not otherwise permitted are
19 permitted in Eastern Neighborhoods Mixed Use Districts to the extent authorized by Sections
20 202.11 and 205 through 205.58 of this Code.

21 * * * *

22
23 **SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.**

24 (a) **Housing Requirement in the Mixed Use-Residential (MUR) District.** In new
25 construction in the MUR District, three square feet of Gross Floor Area for Residential Use is

1 required for every one gross square foot of permitted Non-Residential Use.

2 ~~—(b) **Preservation of Historic Buildings within Certain Mixed Use Districts.** The following~~
3 ~~controls are intended to support the economic viability of buildings of historic importance within~~
4 ~~certain Mixed Use Districts.~~

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

10 ~~—(A) All uses are principally permitted, provided that:~~

11 ~~—(i) The project does not contain any Nighttime Entertainment use.~~

12 ~~—(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the~~
13 ~~advice of the Historic Preservation Commission, determines that allowing the use will enhance the~~
14 ~~feasibility of preserving the building.~~

15 ~~—(iii) Residential uses meet the affordability requirements of the Residential~~
16 ~~Inclusionary Affordable Housing Program set forth in Section 415 through 415.9.~~

17 ~~—(B) The Historic Preservation Commission shall review the proposed project for~~
18 ~~compliance with the Secretary of the Interior’s Standards, (36 C.F.R. § 67.7 (2001)) and any~~
19 ~~applicable provisions of the Planning Code.~~

20 ~~—(2) **RED and RED-MX Districts.** This subsection (b)(2) applies only to buildings in RED~~
21 ~~and RED-MX Districts that are a designated landmark building per Article 10 of the Planning Code,~~
22 ~~buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the~~
23 ~~Extended Preservation District, or a building listed in or determined individually eligible for the~~
24 ~~National Register of Historic Places or the California Register of Historical Resources by the State~~
25 ~~Office of Historic Preservation.~~

1 ~~——(A) Arts Activities, Community Facility, Private Community Facility, Public Facility,~~
2 ~~School, Social Service or Philanthropic Facility, and Trade School uses are principally permitted, and~~
3 ~~Retail Sales and Services uses and Office Uses as defined in Section 102, are permitted only with~~
4 ~~Conditional Use authorization, pursuant to Planning Code Section 303, provided that:~~

5 ~~——(i) The project does not contain any Adult Business or Nighttime Entertainment use.~~

6 ~~——(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the~~
7 ~~advice of the Historic Preservation Commission, determines that allowing the use will enhance the~~
8 ~~feasibility of preserving the building.~~

9 ~~——(B) The Historic Preservation Commission shall review the proposed project for~~
10 ~~compliance with the Secretary of the Interior’s Standards, (36 C.F.R. § 67.7 (2001)) and any~~
11 ~~applicable provisions of the Planning Code.~~

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

17 ~~——(A) Office uses, as defined in Planning Code Section 102, are principally permitted,~~
18 ~~provided that:~~

19 ~~——(i) Prior to the issuance of any necessary permits, the Zoning Administrator, with the~~
20 ~~advice of the Historic Preservation Commission, determines that allowing the use will enhance the~~
21 ~~feasibility of preserving the building.~~

22 ~~——(B) The Historic Preservation Commission shall review the proposed project for~~
23 ~~compliance with the Secretary of the Interior’s Standards, (36 C.F.R. § 67.7 (2001)) and any~~
24 ~~applicable provisions of the Planning Code.~~

25 ~~——(4) **RH-DTR Districts.** This subsection (b)(4) applies only to buildings in RHDTR Districts~~

1 *that are designated landmark buildings or contributory buildings within a designated historic district*
2 *pursuant to Article 10 of the Planning Code, or buildings listed on or determined eligible for the*
3 *California Register of Historical Resources by the State Office of Historic Preservation.*

4 *—— (A) All uses are principally permitted, provided that prior to the issuance of any*
5 *necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission,*
6 *determines that allowing the use will enhance the feasibility of preserving the building.*

7 *—— (B) The Historic Preservation Commission shall review the proposed project for*
8 *compliance with the Secretary of the Interior's Standards. (36 C.F.R. § 67.7 (2001)) and any applicable*
9 *provisions of the Planning Code.*

10 *~~—(c) Preservation of Historic Buildings within and UMU Districts. The following rules are~~*
11 *~~intended to support the economic viability of buildings of historic importance within the UMU District.~~*

12 *~~—— (1) This subsection applies only to buildings that are a designated landmark building, or a~~*
13 *~~building listed on or determined eligible for the California Register of Historical Resources by the State~~*
14 *~~Office of Historic Preservation.~~*

15 *~~—— (2) All uses are permitted as of right, provided that:~~*

16 *~~—— (A) The project does not contain nighttime entertainment.~~*

17 *~~—— (B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the~~*
18 *~~advice of the Historic Preservation Commission, determines that allowing the use will enhance the~~*
19 *~~feasibility of preserving the building.~~*

20 *~~—— (C) Residential uses meet the affordability requirements of the Residential Inclusionary~~*
21 *~~Affordable Housing Program set forth in Section 415 et seq.~~*

22 *~~—— (3) The Historic Preservation Commission shall review the proposed project for~~*
23 *~~compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any~~*
24 *~~applicable provisions of the Planning Code.~~*

25 **(bd) Legal and Government Office Uses in the Vicinity of the Hall of Justice.**

1 Within an approximately 300-foot radius of the 800 Bryant Street entrance to the Hall of
2 Justice, and Assessor’s Block 3780, Lots 1 and 2, as shown on Sectional Map 8SU of the
3 Zoning Map, the offices of attorneys, bail and services, government agencies, union halls, and
4 other criminal justice activities and services directly related to the criminal justice functions of
5 the Hall of Justice shall be permitted as a principal use. There shall be a Notice of Special
6 Restriction placed on the property limiting office activities to uses permitted by this subsection
7 (b).

8 (ce) **Vertical Controls for Office Uses.**

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

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

17 (3) **Controls.**

18 * * * *

19 (B) **Designated Office Story or Stories.** Office Uses are not permitted on the
20 ground floor, except as specified in Section ~~840~~ 839 for MUG Districts and Section ~~843~~ 838 for
21 UMU Districts. Office Uses may be permitted on stories above the ground floor if they are
22 designated as office stories. On any designated office story, Office Uses are permitted,
23 subject to any applicable use size limitations. On any story not designated as an office story,
24 Office Uses are not permitted. When an Office Use is permitted on the ground floor per
25 Sections ~~840 and 843~~ 838 and 839, it shall not be considered a designated office story for the

1 purposes of subsection ~~803.9(e)(4)(c)(3)~~(E) below.

2 * * * *

3 (E) **Maximum Number of Designated Stories.** The maximum number of
4 designated office stories shall correspond to the total number of stories in a given building, as
5 set forth in the table below. The designation of a particular story shall apply to the total floor
6 area of that story and no partial designation, split designation, or other such subdivision of
7 designated floors shall be permitted. For the purposes of the following table, the total number
8 of stories in a given building shall be counted from grade level at curb and shall exclude any
9 basements or below-grade stories.

10 **Table 803.9(ec)**

11 * * * *

12 (~~df~~) **Retail Controls in the MUG, MUO, CMUO, and UMU Districts.** In the MUG,
13 MUO, CMUO, and UMU Districts, up to 25,000 gross square feet of Retail Sales and Services
14 use is permitted per lot. Above 25,000 gross square feet, three gross square feet of other
15 uses permitted in that District are required for every one gross square foot of retail. In the
16 UMU District, Gym uses are exempt from this requirement. In the CMUO District, Hotel uses
17 are exempt from this requirement.

18
19 **SEC. 825. DTR – DOWNTOWN RESIDENTIAL DISTRICTS.**

20 * * * *

21 (c) **Use.** ~~A use is the specified purpose for which a property or building is used, occupied,~~
22 ~~maintained, or leased. Uses in Downtown Residential Districts are either permitted, conditional,~~
23 ~~accessory, temporary or are not permitted.~~ If there are two or more Uses in a structure, any
24 Use not classified in Section 825(c)(1)(C) below as accessory will be considered separately
25 as an independent permitted, conditional, temporary or not permitted Use.

1 (1) **Permitted Uses.**

2 (A) **Principal Uses.** All #Uses are permitted as Principal Uses as of right in a
 3 Downtown Residential District unless otherwise indicated as a Conditional Use or Not
 4 Permitted in this Section 825 ~~of this Code~~ or any other Section governing an individual DTR
 5 District; provided that additional Uses may be Principally Permitted pursuant to Section 202.11.
 6 Additional requirements and conditions may be placed on particular #Uses as provided
 7 pursuant to Section 803.5 and other applicable provisions of this Code.

8 * * * *

9
 10 **SEC. 830. CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT.**

11 * * * *

Zoning Category	§ References	Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u>Non-Residential Uses</u>		
<u>Uses in Historic Buildings</u>		
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel Uses, and certain Industrial Uses, as specified in § 202.11.</u>
Agricultural Use Category		
* * * *		

21 * * * *

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

23 * * * *

1 **SEC. 831. MUG – MIXED USE-GENERAL DISTRICT.**

2 * * * *

3 **MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

4 * * * *

Zoning Category	§ References	Mixed Use-General District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	<u>§ 202.11</u>	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel and certain Industrial Uses, as specified in § 202.11.</i></u>
Agricultural Use Category		
Agricultural Uses	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	P
Ambulance Service	§ 102	C(5)
Automobile Sale or Rental	§ 102	P if in an enclosed building; otherwise, NP.
Private Parking Garage	§ 102	C(H)
Private Parking Lot	§ 102	NP
Public Parking Garage	§ 102	C(H)
Public Parking Lot	§ 102	NP
Service, Motor Vehicle Tow	§ 102	C(H)
Service, Parcel Delivery	§§ 102, 303(cc)	C
Vehicle Storage Garage	§ 102	C(H)
Vehicle Storage Lot	§ 102	NP
Entertainment, Arts and Recreation Use Category		

1	Entertainment, Arts and Recreation Uses*	§§ 102, 181(f), 803.9(b)	NP(1)(4)
2	Arts Activities	§ 102	P
3	Entertainment, General	§ 102	NP(8)
4	Movie Theater	§ 102	P up to three screens.
5	Open Recreation Area	§ 102	P
6	Industrial Use Category		
7	Industrial Uses*	§ 102	NP(1)
8	Light Manufacturing	§ 102	P
9	Institutional Use Category		
10	Institutional Uses*	§§ 102, 202.2(e), 803.9(b)	P
11	Hospital	§ 102	NP(1)
12	Medical Cannabis Dispensary	§§ 102, 202.2(e)	P(4)
13	Post-Secondary Educational Institution	§ 102	C(1)
14	Sales and Service Category		
15	Retail Sales and Service Uses*	§§ 102	P(5)
16	Adult Business	§ 102	NP(1)
17	Adult Sex Venue	§§ 102, 249.78	P(5)(7)
18	Bar	§§ 102, 202.2(a), 803.9(b)	C(1)(5)
19	Cannabis Retail	§§ 102, 202.2(a), 803.9(b)	C(1)(5)
20	Hotel	§ 102	C(1)
21	Kennel	§ 102	NP(1)
22	Liquor Store	§§ 102, 202.2(a)	C(1)(5)
23	Massage Establishment	§ 102	P on 1st floor, C on 2nd floor, and NP on 3rd floor and above (6)
24	Mortuary	§ 102	NP(1)
25	Self Storage	§ 102	NP(1)
26	Non-Retail Sales and Service*	§ 102	P
27	Life Science	§ 102	NP(1)
28	Utility and Infrastructure Use Category		

1	Utility and Infrastructure uses*	§ 102	NP(+)
2	Public Transportation Facility	§ 102	P
3	Wireless Telecommunications Services Facility	§ 102	C(3)

4 * * * *

5 (1) [Note Deleted] P in historic buildings as set forth in § 803.9(b).

6 * * * *

7
8
9 **SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.**

10 * * * *

Zoning Category	§ References	Mixed Use-Office District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u>Non-Residential Uses</u>		
<u>Uses in Historic Buildings</u>		
<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</u>
Agricultural Use Category		
Agricultural Uses	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	P
Ambulance Service	§ 102	C(+)
Automobile Sale or Rental	§ 102	P if in an enclosed building; otherwise NP.
Motor Vehicle Tow Service	§ 102	C(+)
Private Parking Garage	§ 102	C(+)

1	Private Parking Lot	§ 102	NP
2	Public Parking Garage	§ 102	C(+)
3	Public Parking Lot	§ 102	NP
4	Service, Parcel Delivery	§§ 102, 303(cc)	C
5	Vehicle Storage Garage	§ 102	C(+)
6	Vehicle Storage Lot	§ 102	NP
7	Entertainment, Arts and Recreation Use Category		
8	Entertainment, Arts and Recreation Uses*	§ 102; 803.9(b)	P
9	Entertainment, Nighttime	§ 102	C
10	Livery Stables	§ 102	NP(+)
11	Movie Theater	§ 102	P up to three screens
12	Sports Stadium	§ 102	NP(+)
13	Industrial Use Category		
14	Industrial Uses	§ 102	NP(+)
15	Light Manufacturing	§ 102	P
16	Institutional Use Category		
17	Institutional Uses	§§ 202.2(e); 803.9(b)	P
18	Sales and Service Category		
19	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(4) (6)
20	Adult Business	§ 102	NP(+)
21	Adult Sex Venue	§ 102	C(+)
22	Hotel	§ 102	C(5)(+)
23	Massage Establishment	§ 102	NP(+)
24	Mortuary	§ 102	NP(+)
25	Self Storage	§ 102	NP(+)

1	Non-Retail Sales and Service	§ 102	P
2	Utility and Infrastructure Use Category		
3	Utility and Infrastructure uses*	§ 102	NP(+)
4	Public Transportation Facility	§ 102	P
5	Wireless Telecommunications Services Facility	§ 102	C(+)(2)
6			
7			
8			

* * * *

(1) *[Note Deleted] P in historic buildings as set forth in § 803.9(b).*

* * * *

SEC. 833. MUR – MIXED USE-RESIDENTIAL DISTRICT.

* * * *

Zoning Category	§ References	Mixed Use-Residential District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	§ 202.11	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel and certain Industrial Uses, as specified in § 202.11.</i></u>
Agricultural Use Category		
Agricultural Uses*	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	P
Ambulance Service	§ 102	C(+)

1	Automobile Sale or Rental	§ 102	P if in an enclosed building; otherwise, NP.
2	Motor Vehicle Tow Service	§ 102	C(+)
3	Private Parking Garage	§ 102	C(+)
4	Private Parking Lot	§ 102	NP(+)
5	Public Parking Garage	§ 102	C(+)
6	Public Parking Lot	§ 102	NP
7	Service, Parcel Delivery	§§ 102, 303(cc)	C
8	Vehicle Storage Garage	§ 102	C(+)
9	Vehicle Storage Lot	§ 102	NP
10	Entertainment, Arts and Recreation Use Category		
11	Entertainment, Arts and Recreation Uses*	§§ 102, 181(f), 249.78, 803.9(b)	NP(+)(3)
12	Arts Activities	§ 102	P
13	Entertainment, General	§ 102	NP(7) (8)
14	Entertainment, Nighttime	§§ 102, 181(f)	NP(8)
15	Movie Theater	§ 102	P up to three screens.
16	Open Recreation Area	§ 102	P
17	Industrial Use Category		
18	Industrial Uses	§ 102	NP(+)
19	Manufacturing, Light	§ 102	P
20	Institutional Use Category		
21	Institutional Uses*	§§ 202.2(e); 803.9(b)	P
22	Hospital	§ 102	NP(+)
23	Medical Cannabis Dispensary	§ 202.2(e)	P(3)
24			
25			

1	Post-Secondary Educational Institution	§ 102	C(1)
2	Sales and Service Category		
3	Retail Sales and Service Uses*	§ 102	P
4	Adult Business	§ 102	NP(1)
5	Adult Sex Venue	§§ 102, 249.78	C(6)
6	Cannabis Retail	§ 202.2(a); 803.9(b)	P(3)
7	Hotel	§ 102	NP(1)
8	Massage Establishment	§ 102	P on 1st floor, C on 2nd floor, and NP on 3rd floor and above (5)
9	Mortuary	§ 102	NP(1)
10	Self Storage	§ 102	NP(1)
11	Non-Retail Sales and Service*	§ 102	P
12	Life Science	§ 102	NP(1)
13	Storage, Wholesale	§ 102	NP(1)
14	Utility and Infrastructure Use Category		
15	Utility and Infrastructure uses*	§ 102	NP(1)
16	Public Transportation Facility	§ 102	P
17	Wireless Telecommunications Services Facility	§ 102	C(1)(2)

20 * * * *

21 (1) *[Note Deleted] P in historic buildings per § 803.9(b).*

22 * * * *

23 (5) P on all floors if accessory to a Hotel, Personal Service, or Health Service, *or if located within a historic building per § 803.9(b).*

24 * * * *

25

1 **SEC. 834. RED – RESIDENTIAL ENCLAVE DISTRICT.**

2 * * * *

Zoning Category	§ References	Residential Enclave District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u>Non-Residential Uses</u>		
<u>Uses in Historic Buildings</u>		
<u>Historic Buildings</u>	§ 202.11	<u>In Historic Buildings, all additional Uses are P; Office Uses and certain Retail Sales and Service Uses are C, except certain Industrial Uses, as specified in § 202.11.</u>
Agricultural Use Category		
Agricultural Uses*	§§ 102, 202.2(c)	NP
Agriculture, Neighborhood	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses	§ 102	NP
Entertainment, Arts and Recreation Use Category		
Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	NP
Arts Activities, except Theater	§§ 102, 803.9(b)	C(I)
Open Recreation Area	§ 102	P
Industrial Use Category		
Industrial Uses	§ 102	NP
Institutional Use Category		
Institutional Uses*	§§ 102, 202.2(e)	NP
Child Care Facility	§ 102	P
Community Facility	§ 102, 803.9(b)	NP(I)

1	Community Facility, Private	§ 102, 803.9(b)	NP(1)
2	Public Facility	§§ 102, 803.9(b)	C(1)
3	Residential Care Facility	§ 102	P
4	School	§§ 102, 803.9(b)	NP(1)
5	Social Service and Philanthropic Facility	§§ 102, 202.2(e)(2); 803.9(b)	NP(1)
6	Sales and Service Category		
7	Retail Sales and Service Uses*	§§ 102, 202.2(a); 803.9(b)	NP(2)
8	Service, Personal	§ 102	NP(3)
9	Trade Shop	§ 102	NP(3)
10	Non-Retail Sales and Service*	§ 102	NP(1)
11	Catering	§ 102	NP(3)
12	Design Professional	§ 102	NP(3)
13	Office Uses	§ 102;	NP(2)
14	Trade Office	§ 102	NP(3)
15	Storage, Wholesale	§ 102	NP(3)
16	Wholesale Sales	§ 102	NP(3)
17	Utility and Infrastructure Use Category		
18	Utility and Infrastructure uses*	§ 102	NP
19	Wireless Telecommunications Services Facility	§ 102	NP(4)

* Not listed below

(1) *[Note Deleted] P in historic buildings as set forth in § 803.9(b)*

(2) *[Note Deleted] C in historic buildings as set forth in § 803.9(b)*

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

2 * * * *

Zoning Category	§ References	Residential Enclave-Mixed District Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Conversion	§ 317	NP (5)
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	§ 202.11	<u><i>In Historic Buildings, all additional Uses are P; Office Uses and certain Retail Sales and Service Uses are C, except certain Industrial Uses, as specified in § 202.11.</i></u>
Agricultural Use Category		
Agricultural Uses	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	NP
Automotive Repair	§ 102	P(3)
Private Parking Garage	§ 102	C
Vehicle Storage Lot	§ 102	C
Vehicle Storage Garage	§ 102	C
Entertainment, Arts and Recreation Use Category		
Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	NP

1	Arts Activities	§ 102	P(3)
2	Open Recreation Area	§ 102	P
3	Industrial Use Category		
4	Industrial Uses*	§ 102	NP
5	Light Manufacturing	§ 102	P(3)
6	Institutional Use Category		
7	Institutional Uses*	§§ 102, 202.2(e), 803.9(b)	P
8	Hospital	§ 102	NP
9	Medical Cannabis Dispensary	§ 102	NP
10	Post-Secondary Educational Institution	§ 102	C
11	School	§ 102	C
12	Sales and Service Category		
13	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(3)
14	Adult Business	§ 102	NP
15	Bar	§ 102	NP
16	Hotel	§ 102	NP
17	Massage Establishment	§ 102	NP
18	Mortuary	§ 102	NP
19	Self Storage	§ 102	NP
20	Service, Financial	§ 102	NP
21	Service, Fringe Financial	§ 102	NP
22	Non-Retail Sales and Service*	§ 102	P(3)
23	Laboratory	§ 102	NP
24	Life Science	§ 102	NP
25	Office Uses	§ 102	NP
	Utility and Infrastructure Use Category		

1	Utility and Infrastructure uses*	§ 102	NP
2	Public Transportation Facility	§ 102	C
3	Wireless Telecommunications Services Facility	§ 102	C(1)

* * * *

(5) [Note Deleted] ~~C in Article 10 Landmark Buildings~~

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

* * * *

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u>Non-Residential Uses</u>		
<u>Uses in Historic Buildings</u>		
<u>Historic Buildings</u>	§ 202.11	<u>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</u>
Agricultural Use Category		
Agricultural Uses	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	P
Ambulance Service	§ 102	C(6)
Automobile Sale or Rental	§ 102	P(5)
Private Parking Garage	§ 102	C
Private Parking Lot	§ 102	NP

1	Public Parking Garage	§ 102	C
2	Public Parking Lot	§ 102	NP
3	Service, Parcel Delivery	§§ 102, 303(cc)	C
4	Vehicle Storage Garage	§ 102	C
5	Vehicle Storage Lot	§ 102	NP
6	Entertainment, Arts and Recreation Use Category		
7	Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	P
8	Movie Theater	§ 102	P up to three screens.
9	Outdoor Entertainment	§ 102	NP
10	Sports Stadium	§ 102	NP
11	Industrial Use Category		
12	Industrial Uses	§ 102	NP
13	Light Manufacturing	§ 102	P
14	Institutional Use Category		
15	Institutional Uses	§§ 102, 202.2(e); 803.9(b)	P
16	Hospital	§ 102	NP
17	Medical Cannabis Dispensary	§§ 102, 202.2(e)	P(8)
18	Post-Secondary Educational Institution	§ 102	NP
19	Residential Care	§ 102	NP
20	School	§ 102	NP
21	Sales and Service Category		
22	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(5)(8)
23	Adult Business	§ 102	NP
24	Animal Hospital	§ 102	P
25			

1	Cat Boarding	§ 102	P
2	Hotel	§ 102	NP
3	Kennel	§ 102	P
4	Massage Establishment	§ 102	C
5	Mortuary	§ 102	P
6	Self Storage	§ 102	NP
7	Trade Shop	§ 102	P
8	Non-Retail Sales and Service*	§ 102	P
9	Life Science	§ 102	NP
10	Office Uses	§ 102	NP(9)
Utility and Infrastructure Use Category			
11	Utility and Infrastructure uses*	§ 102	P
12	Wireless Telecommunications Services Facility	§ 102	C(1)

14 * * * *

15 (9) Office Uses related to the Hall of Justice are P in Special Use District, pursuant to §
 16 803.9(ec).

17 **SEC. 837. SPD – SOUTH PARK DISTRICT.**

18 * * * *

19	Zoning Category	§ References	South Park District Controls
20	* * * *		
21	NON-RESIDENTIAL STANDARDS AND USES		
22	* * * *		
23	<u><i>Non-Residential Uses</i></u>		
24	<u><i>Uses in Historic Buildings</i></u>		
25	<u><i>Historic Buildings</i></u>	<u>§ 202.11</u>	<u><i>In Historic Buildings, all Uses are P, except</i></u>

		<u>Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</u>
Agricultural Use Category		
Agricultural Uses*	§§ 102, 202.2(c)	P
Agriculture, Industrial	§§ 102, 202.2(c)	NP
Automotive Use Category		
Automotive Uses	§ 102	NP
Entertainment, Arts and Recreation Use Category		
Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	NP(+)
Arts Activities, except Theater	§ 102	P
Entertainment, General	§ 102	C
Open Recreation Area	§ 102	P
Industrial Use Category		
Industrial Uses*	§ 102	NP
Light Manufacturing	§ 102	P
Institutional Use Category		
Institutional Uses*	§§ 102, 202.2(e), 803.9(b)	NP(+)
Child Care Facility	§ 102	P
Community Facility	§ 102	C(+)
Community Facility, Private	§ 102, 803.9(b)	C(+)
Medical Cannabis Dispensary	§§ 102, 202.2(e)	P
Public Facility	§§ 102, 803.9(b)	P
Residential Care Facility	§ 102	P

1	Religious Facility	§§ 102, 803.9(b)	C(1)
2	Social Service and	§§ 102,	P
3	Philanthropic Facility	202.2(e)(2); 803.9(b)	
4	Sales and Service Category		
5	Retail Sales and Service Uses*	§ 102	P(5)(6)
6	Adult Sex Venue	§ 102	NP
7	Bar	§§ 102, 202.2(a); 803.9(b)	C(1)(5)
8	Cannabis Retail	§§ 102, 202.2(a); 803.9(b)	C(1)(5)
9	Kennel	§ 102	NP(1)
10	Liquor Store	§ 102, 202.2(a)	C(1)(5)
11	Mortuary	§ 102	NP(1)
12	Self Storage	§ 102	NP(1)
13	Service, Fringe Financial	§ 102	NP(2)
14	Non-Retail Sales and Service*	§ 102	P
15	Laboratory	§ 102	NP(1)
16	Storage, Wholesale	§ 102	NP(1)
17	Utility and Infrastructure Use Category		
18	Utility and Infrastructure uses*	§ 102	NP
19	Wireless Telecommunications Services Facility	§ 102	C(3)

* * * *

(1) *[Note Deleted] P in historic buildings per § 803.9(b).*

* * * *

1 **SEC. 838. UMU – URBAN MIXED USE DISTRICT.**

2 * * * *

Zoning Category	§ References	Urban Mixed Use District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	<u>§ 202.11</u>	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</i></u>
Agricultural Use Category		
Agricultural Uses	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	P
Ambulance Service	§ 102	C(5)
Automobile Sale or Rental	§ 102	P if in an enclosed building; otherwise NP(2)
Automotive Wash	§ 102	C(5)
Motor Vehicle Tow Service	§ 102	C(5)
Private Parking Garage	§ 102	C(5)
Private Parking Lot	§ 102	NP
Public Parking Garage	§ 102	C(5)
Public Parking Lot	§ 102	NP
Service, Parcel Delivery	§§ 102, 303(cc)	C
Vehicle Storage Garage	§ 102	C(5)
Vehicle Storage Lot	§ 102	NP

1	Entertainment, Arts and Recreation Use Category		
2	Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	P
3	Movie Theater	§ 102	P, up to three screens
4	Livery Stable	§ 102	NP (5)
5	Outdoor Entertainment	§ 102	NP
6	Sports Stadium	§ 102	NP (5)
6	Industrial Use Category		
7	Industrial Uses	§ 102	NP (5)
8	Light Manufacturing	§ 102	P
9	Institutional Use Category		
10	Institutional Uses	§§ 202.2(e), 803.9(b)	P
11	Hospital	§ 102	NP (5)
12	Post-Secondary Educational Institution	§ 102	C (5)
13	Sales and Service Category		
14	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(2)
15	Adult Business	§ 102	C (5)
16	Adult Sex Venue	§ 102	C
17	Gym	§§ 102; 803.9(g <u>d</u>)	P(3)
18	Hotel	§ 102	NP (5)
19	Massage Establishment	§ 102	NP (5)
20	Mortuary	§ 102	NP (5)
21	Self Storage	§ 102	NP (5)
22	Trade Shop	§ 102	P
23	Non-Retail Sales and Service*	§ 102	P
24	Life Science	§ 102	NP (5)
25	Office Uses	§§ 102; 803.9(e <u>c</u>)	P(4)

1	Professional Services, Non-Retail	§§ 102	P(4)
2	Utility and Infrastructure Use Category		
3	Utility and Infrastructure uses*	§ 102	NP(5)
4	Public Transportation Facility	§ 102	P
5	Wireless Telecommunications Services Facility	§ 102	C(5)

8 * * * *

9 (4) *Unless located within a historic building per §803.9(c), ~~u~~Uses subject to vertical control of §*
10 *803.9(~~e~~c).*

11 (5) *[Note Deleted] P in historic buildings per § 803.9(b).*

12 * * * *

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

14 * * * *

15	Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
16	* * * *		
17	NON-RESIDENTIAL STANDARDS AND USES		
18	* * * *		
19	<u><i>Non-Residential Uses</i></u>		
20	<u><i>Uses in Historic Buildings</i></u>		
21	<u><i>Historic Buildings</i></u>	<u>§ 202.11</u>	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</i></u>
22	Agricultural Use Category		
23	Agricultural Uses*	§§ 102, 202.2(c)	P

Automotive Use Category		
Automotive Uses*	§ 102	P(4)
Ambulance Service	§ 102	C(4)(5)(4)
Automobile Sale or Rental	§ 102	P if in an enclosed building; otherwise, NP.
Motor Vehicle Tow Service	§ 102	C(4)(4)
Private Parking Garage	§ 102	C(4)
Private Parking Lot	§ 102	NP
Public Parking Garage	§ 102	C(4)
Public Parking Lot	§ 102	NP
Service, Parcel Delivery	§§ 102, 303(cc)	C
Vehicle Storage Garage	§ 102	C(4)
Vehicle Storage Lot	§ 102	C
Entertainment, Arts and Recreation Use Category		
Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	C(4)
Arts Activities	§ 102	P
Entertainment, General	§ 102	C(8)
Movie Theater	§ 102	NP(4)
Nighttime Entertainment	§ 102	NP(8)
Open Recreation Area	§ 102	P
Industrial Use Category		
Industrial Uses	§ 102	NP(4)
Light Manufacturing	§ 102	P
Institutional Use Category		
Institutional Uses	§§ 102, 202.2(e);	P

	803.9(b)	
Hospital	§ 102	NP(1)
Post-Secondary Educational Institution	§ 102	C(1)
Sales and Service Category		
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(5)
Adult Business	§ 102	NP(1)
Adult Sex Venue	§ 102	P(7)
Hotel	§ 102	NP(1)
Massage Establishment	§ 102	C(1)
Mortuary	§ 102	NP(1)
Self Storage	§ 102	NP(1)
Trade Shop	§ 102	P
Non-Retail Sales and Service*	§ 102	P
Laboratory	§ 102	NP(1)
Life Science	§ 102	NP(1)
Office Uses	§ 102	NP(1)
Wholesale Storage	§ 102	C(1)
Utility and Infrastructure Use Category		
Utility and Infrastructure uses*	§ 102	NP(1)
Public Transportation Facility	§ 102	P
Wireless Telecommunications Services Facility	§ 102	C(1)(2)

* * * *

(1) *[Note Deleted] P in historic buildings per § 803.9(b).*

* * * *

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

2 * * * *

Zoning Category	§ References	Western SoMa Mixed Use-Office District Controls
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
<u><i>Non-Residential Uses</i></u>		
<u><i>Uses in Historic Buildings</i></u>		
<u><i>Historic Buildings</i></u>	§ 202.11	<u><i>In Historic Buildings, all Uses are P, except Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</i></u>
Agricultural Use Category		
Agricultural Uses	§§ 102, 202.2(c)	P
Automotive Use Category		
Automotive Uses*	§ 102	P(8)
Ambulance Service	§ 102	C(7)
Automobile Sale or Rental	§ 102	P(6)(8)
Motor Vehicle Tow Service	§ 102	C
Private Parking Garage	§ 102	C
Private Parking Lot	§ 102	NP
Public Parking Garage	§ 102	C
Public Parking Lot	§ 102	NP
Service, Parcel Delivery	§§ 102, 303(cc)	C
Vehicle Storage Garage	§ 102	C
Vehicle Storage Lot	§ 102	NP

1	Entertainment, Arts and Recreation Use Category		
2	Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	P
3	Movie Theater	§ 102	P, up to three screens
4	Outdoor Entertainment	§ 102	NP
5	Sports Stadium	§ 102	NP
6	Industrial Use Category		
7	Industrial Uses	§ 102	NP
8	Light Manufacturing	§ 102	P
9	Institutional Use Category		
10	Institutional Uses	§§ 102, 202.2(e), 803.9(b)	P
11	Hospital	§ 102	NP
12	Post-Secondary Educational Institution	§ 102	C
13	Residential Care	§ 102	NP
14	School	§ 102	C
15	Sales and Service Category		
16	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(6)(7)
17	Adult Business	§ 102	NP
18	Adult Sex Venue	§ 102	P
19	Hotel	§ 102	P up to 75 rooms.
20	Massage Establishment	§ 102	NP
21	Mortuary	§ 102	NP(±)
22	Self Storage	§ 102	NP(±)
23	Trade Shop	§ 102	P
24	Non-Retail Sales and Service*	§ 102	P
25	Utility and Infrastructure Use Category		

1	Utility and Infrastructure uses*	§ 102	NP
2	Internet Services Exchange	§ 102	C
3	Public Transportation Facility	§ 102	P
4	Wireless Telecommunications Services Facility	§ 102	C(2)

7 * * * *

8 (1) *[Note Deleted] P in historic buildings per § 803.9(b).*

9 * * * *

10
 11 Section 34 . Article 7 of the Planning Code is hereby amended by revising the Zoning
 12 Control Tables for Sections ~~710-721, 723-746, 750-756, and 759-764,~~ 712, 713, 714, 715,
 13 716, 717, 718, 719, 720, 721, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734,
 14 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 750, 751, 753, 755, 756, 759,
 15 760, 761, 762, and 764, also listed below, to add two rows regarding Uses in Historic
 16 Buildings, as further shown in the Sample Zoning Control Table below:

18	Zoning Category	§ References	Controls		
19	* * * *				
20	NON-RESIDENTIAL STANDARDS AND USES				
21	* * * *				
22	* * * *		Controls by Story		
23			1st	2nd	3rd +
24	<u>Uses in Historic Buildings</u>				
25	<u>Historic Buildings</u>	<u>§ 202.11</u>	<u>In Historic Buildings, Uses listed below as NP</u>		

	<p><i>are C and Uses listed below as C are P, except <u>Cannabis Retail, Hotel, and certain Industrial Uses, as specified in § 202.11.</u></i></p>
<p>Agricultural Use Category</p>	
<p>* * * *</p>	

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

- ~~SEC. 710. NC-1 – Neighborhood Commercial Cluster District.~~
- ~~SEC. 711. NC-2 – Small-Scale Neighborhood Commercial District.~~
- SEC. 712. NC-3 – Moderate-Scale Neighborhood Commercial District.
- SEC. 713. NC-S – Neighborhood Commercial Shopping Center District.
- SEC. 714. Broadway Neighborhood Commercial District.
- SEC. 715. Castro Street Neighborhood Commercial District.
- SEC. 716. Inner Clement Street Neighborhood Commercial District.
- SEC. 717. Outer Clement Street Neighborhood Commercial District.
- SEC. 718. Upper Fillmore Street Neighborhood Commercial District.
- SEC. 719. Haight Street Neighborhood Commercial District.
- SEC. 720. Excelsior Outer Mission Neighborhood Commercial District.
- SEC. 721. Japantown Neighborhood Commercial District.
- SEC. 723. Polk Street Neighborhood Commercial District.
- SEC. 724. Sacramento Street Neighborhood Commercial District.
- SEC. 725. Union Street Neighborhood Commercial District.
- SEC. 726. Pacific Avenue Neighborhood Commercial District.
- SEC. 727. Lakeside Village Neighborhood Commercial District.
- SEC. 728. 24th Street – Noe Valley Neighborhood Commercial District.
- SEC. 729. West Portal Avenue Neighborhood Commercial District.

- 1 SEC. 730. Inner Sunset Neighborhood Commercial District.
- 2 SEC. 731. Noriega Street Neighborhood Commercial District.
- 3 SEC. 732. Irving Street Neighborhood Commercial District.
- 4 SEC. 733. Taraval Street Neighborhood Commercial District.
- 5 SEC. 734. Judah Street Neighborhood Commercial District.
- 6 SEC. 735. Inner Balboa Street Neighborhood Commercial District.
- 7 SEC. 736. Outer Balboa Street Neighborhood Commercial District.
- 8 SEC. 737. Bayview Neighborhood Commercial District.
- 9 SEC. 738. Cortland Avenue Neighborhood Commercial District.
- 10 SEC. 739. Geary Boulevard Neighborhood Commercial District.
- 11 SEC. 740. Mission Bernal Neighborhood Commercial District.
- 12 SEC. 741. San Bruno Avenue Neighborhood Commercial District.
- 13 SEC. 742. Cole Valley Neighborhood Commercial District.
- 14 SEC. 743. Lower Haight Street Neighborhood Commercial District.
- 15 SEC. 744. Lower Polk Street Neighborhood Commercial District.
- 16 SEC. 745. Inner Taraval Street Neighborhood Commercial District.
- 17 SEC. 746. Leland Avenue Commercial District.
- 18 SEC. 750. NCT-1 – Neighborhood Commercial Transit Cluster District.
- 19 SEC. 751. NCT-2 – Small-Scale Neighborhood Commercial Transit District.
- 20 ~~SEC. 752. NCT-3 – Moderate Scale Neighborhood Commercial Transit District.~~
- 21 SEC. 753. Soma Neighborhood Commercial Transit District.
- 22 ~~SEC. 754. Mission Street Neighborhood Commercial Transit District.~~
- 23 SEC. 755. Ocean Avenue Neighborhood Commercial Transit District.
- 24 SEC. 756. Glen Park Neighborhood Commercial Transit District.
- 25 SEC. 759. Divisadero Street Neighborhood Commercial Transit District.

- 1 SEC. 760. Fillmore Street Neighborhood Commercial Transit District.
- 2 SEC. 761. Hayes-Gough Neighborhood Commercial Transit District.
- 3 SEC. 762. Valencia Street Neighborhood Commercial Transit District.
- 4 ~~SEC. 763. 24th Street — Mission Neighborhood Commercial Transit District.~~
- 5 SEC. 764. Upper Market Street Neighborhood Commercial Transit District.

6

7 Section ~~4.5~~. Article 2 of the Planning Code is hereby amended by revising Section
 8 202.8, to read as follows:

9 **SEC. 202.8. LIMITATION ON CONVERSION OF PRODUCTION, DISTRIBUTION,**
 10 **AND REPAIR USE, INSTITUTIONAL COMMUNITY USE, AND ARTS ACTIVITIES USE.**

11 * * * *

12 (f) **Exemptions.** The following shall be exempt from the requirements of this Section
 13 202.8:

14 * * * *

15 (9) Any project that proposes to convert ~~no more than 50% of the property's~~ no
 16 more than 50% of the property's PDR, Institutional Community, or Arts Activities space ~~that is~~
 17 ~~within a Historic Building, provided that such space is located within a landmark designated under~~
 18 ~~Article 10 of the Planning Code or individually listed on the National Register of Historic Places as of~~
 19 ~~July 1, 2016 and that no more than 49,999 square feet is converted to office use. Additionally, any such~~
 20 ~~project that is also subject to a contract or agreement meeting the requirements of California Civil~~
 21 ~~Code Section 1954.28(d), which, as part of the terms of such contract or agreement, rents, leases, or~~
 22 ~~sells at 50% below market rate the property's remaining PDR, Institutional Community, or Arts~~
 23 ~~Activities space, may convert an additional 25% of the property's PDR, Institutional Community, or~~
 24 ~~Arts Activities space exempt from the requirements of this Section 202.8, for a total of 75% exempted~~
 25 ~~conversion. The City department negotiating the contract or agreement shall determine the market rate~~

1 ~~using accepted best practices for this purpose. Such below market rate rental, lease, or sale shall be for~~
2 ~~a period of not less than 55 years and subject to a deed restriction. The exemptions set forth in this~~
3 ~~subsection 202.8(f)(9) may be approved through multiple project applications so long as no more than~~
4 ~~a total of 50% (or 75% if restricting the commercial rent of the property as set forth herein) of the~~
5 ~~property's PDR, Institutional Community, or Arts Activities space is converted under this exemption.~~
6 provided that such space is located within a landmark designated under Article 10 of the
7 Planning Code or individually listed on the National Register of Historic Places as of July 1,
8 2016 and that no more than 49,999 square feet is converted to office use. Additionally, any
9 such project that is also subject to a contract or agreement meeting the requirements of
10 California Civil Code Section 1954.28(d), which, as part of the terms of such contract or
11 agreement, rents, leases, or sells at 50% below market rate the property's remaining PDR,
12 Institutional Community, or Arts Activities space, may convert an additional 25% of the
13 property's PDR, Institutional Community, or Arts Activities space exempt from the
14 requirements of this Section 202.8, for a total of 75% exempted conversion. The City
15 department negotiating the contract or agreement shall determine the market rate using
16 accepted best practices for this purpose. Such below market rate rental, lease, or sale shall
17 be for a period of not less than 55 years and subject to a deed restriction. The exemptions set
18 forth in this subsection 202.8(f)(9) may be approved through multiple project applications so
19 long as no more than a total of 50% (or 75% if restricting the commercial rent of the property
20 as set forth herein) of the property's PDR, Institutional Community, or Arts Activities space is
21 converted under this exemption.

22 * * * *

23
24
25

1 Section 56. ~~Proposition X, Planning Code Section 202.8, and Two-Thirds Vote~~
2 ~~Approval Requirement.~~

3 Section 4 of this ordinance amends Planning Code Section 202.8. In November 2016,
4 the voters of San Francisco approved Proposition X, which added Section 202.8 to the
5 Planning Code, regarding conversion of PDR, Institutional Community, and Arts Activities
6 uses in certain districts. Subsection 202.8(i) provides that the Board of Supervisors “by
7 ordinance and by at least a two-thirds vote of all its members” may amend Section 202.8.

8 The amendments shown in Section 5 of this ordinance result in no change to the
9 existing text of Planning Code Section 202.8. Portions of Section 202.8 previously marked for
10 deletion in the version of the ordinance originally introduced (ordinance version 1) were
11 restored by Land Use and Transportation Committee amendments (ordinance version 2).
12 Accordingly, the two-thirds vote requirement in Proposition X (2016) does not apply to this
13 ordinance.

14
15 Section 7. Formatting of Ordinance; Explanation of Fonts.

16 (a) This ordinance was introduced at the Board of Supervisors on September 2, 2025,
17 in Board File No. 250886, and was amended by the Land Use and Transportation Committee
18 on February 23, 2026.

19 (b) As the ordinance in File No. 250886 proceeded through the legislative process,
20 other ordinances addressing some of the same Planning Code sections amended in this
21 ordinance were enacted and considered by the Board of Supervisors, including the
22 ordinances in Board File Nos. 250701 and 251099 (the “Recent Ordinances”).

23 (c) To clearly understand the proposed amendments to existing law, the ordinance
24 shows in "existing text" font (plain Arial) the law currently in effect, as amended by the Recent
25 Ordinances, that became effective after this ordinance in Board File No. 250886 was first

1 introduced. Code text that was deleted by the Recent Ordinances has been omitted from this
2 ordinance. This ordinance shows in “Board amendment” font all amendments to existing law
3 (as enacted by the Recent Ordinances) made after the ordinance was introduced.

4
5 Section 68. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
6 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
7 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
8 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
9 additions, and Board amendment deletions in accordance with the “Note” that appears under
10 the official title of the ordinance. An exception to this general principle is Section 34 of this
11 ordinance, which in a different manner provides for amendment of the Planning Code.

12
13 Section 79. Effective Date. This ordinance shall become effective at 12:00 a.m. on the
14 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
15 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
16 or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

17
18 APPROVED AS TO FORM:
19 DAVID CHIU, City Attorney

20 By: /s/ HEATHER GOODMAN
21 HEATHER GOODMAN
22 Deputy City Attorney

23 4916-0805-5696, v. 1
24
25