

1 [Require all retail uses in C-2, C-M, M-1, M-2, RSD, SLR, SLI, SSO, and SPD zoning districts
 2 which are 50,000 square feet or larger to obtain conditional use authorization, adding
 3 additional criteria for the Planning Commission's review of any conditional use application for
 4 such a proposed retail use, and providing that these provisions shall apply only to building
 5 permit applications received after the date of introduction of this ordinance.]

6 **Ordinance adding section 121.5 of the Planning Code and amending sections 218,**
 7 **814.31, 815.31, 816.31, 817.31, and 818.31 of the Planning Code to require that all retail**
 8 **uses, for which permit applications are submitted after the effective date of this**
 9 **ordinance, in C-2, C-M, M-1, M-2, RSD, SLR, SLI, SSO, and SPD zoning districts which**
 10 **are 50,000 square feet or larger may only be permitted as a conditional use, providing**
 11 **additional criteria for the Planning Commission's review of such conditional use**
 12 **applications, providing that these provisions shall apply only to building permit**
 13 **applications received after the date of introduction of this ordinance, and making**
 14 **findings of consistency with the priority policies of Planning Code Section 101.1 and**
 15 **the General Plan.**

16 Note: Additions are single-underline italics Times New Roman;
 17 deletions are ~~strikethrough italics Times New Roman~~.
 Board amendment additions are double underlined.
 Board amendment deletions are ~~strikethrough normal~~.

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

19 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
 20 hereby finds and determines that:

21 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
 22 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
 23 Planning Commission Resolution No. _____ recommending approval of this Planning Code
 24 Amendment, and incorporates such reasons by this reference thereto. A copy of said
 25 resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

1 (b) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
 2 ordinance is in consistent with the Priority Policies of Section 101.1(b) of the Planning Code
 3 and, when effective, with the General Plan as proposed to be amended and hereby adopts
 4 the findings of the Planning Commission, as set forth in Planning Commission Resolution No.
 5 _____, and incorporates said findings by this reference thereto.

6 Section 2. The San Francisco Planning Code is hereby amended by adding Section
 7 121.5, to read as follows:

8 **SEC. 121.5. RETAIL USE SIZE LIMITS IN MIXED USE DISTRICTS, COMMERCIAL**
 9 **DISTRICTS, AND INDUSTRIAL DISTRICTS**

10 (a) In order to protect and maintain a scale of development appropriate to each district,
 11 retail uses, as defined in sections 218(b), 814.31, 815.31, 816.31, 817.31, and 818.31 of the Planning
 12 Code, of the same size or larger than the square footage stated in the table below may be permitted
 13 only as conditional uses subject to the provisions set forth in section 303 of this Code. The use area
 14 shall be measured as the gross floor area for each individual retail use.

<u>District</u>	<u>Use Size Limits</u>
<u>C-2 - Community Business District</u>	<u>50,000 square feet</u>
<u>C-M - Heavy Commercial District</u>	
<u>M-1 - Light Industrial District</u>	
<u>M-2 - Heavy Industrial District</u>	
<u>RSD – Residential Service District</u>	

1	<u>SLR – Service/Light</u>	
2	<u>Industrial/Residential District</u>	
3	<u>SLI – Service/Light Industrial</u>	
4	<u>District</u>	
5	<u>SSO – Service/Secondary Office</u>	
6	<u>District</u>	
7	<u>SPD – South Park District</u>	

8 (b) In addition to the criteria of Section 303(c) of this Code, the Commission shall
9 consider the following additional criteria:

10 (1) the market demand for the proposed use and the extent to which the proposed use may
11 result in the displacement or closure of similar retail uses in neighborhood commercial districts and
12 elsewhere in the City

13 (2) the shift in traffic patterns that may result from drawing traffic to the location of the
14 proposed use; and,

15 (3) the impact that the employees at the proposed use will have on the demand in
16 the City for housing, public transit, childcare, and other social services.

17 (c) This Section shall apply only to building permit applications received after the date of
18 introduction of this ordinance.

20 Section 3. The San Francisco Planning Code is hereby amended by amending Section
21 218, to read as follows:

22 **Section 218 RETAIL SALES AND PERSONAL SERVICES**

23 The uses specified in this Section shall not include any use first specifically listed in a
24 subsequent Section of this Code.

25	C-1	C-2	C-3-0	C-3-R	C-3-G	C-3-	C-M	M-1	M-1
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P	NA	NA	NA	NA	NA	NA	NA	NA
	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>	P	P	P	P	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>	P, <u>C,</u> <u>50,000</u> <u>square</u> <u>feet</u> <u>and</u> <u>above</u> <u>§121.5</u>

(a) Retail business or personal service establishment, of a type which supplies new commodities or offers personal services primarily to residents in the immediate vicinity.

(b) Retail business or personal service establishment not limited to sales or services primarily for residents in the immediate vicinity, and not restricted to sale of new commodities.

Section 4. The San Francisco Planning Code is hereby amended by amending Section 814.31, to read as follows:

SEC. 814. SPD - SOUTH PARK DISTRICT.

South Park is an attractive affordable mixed-use neighborhood. The South Park District (SPD) is intended to preserve the scale, density and mix of commercial and residential activities within this unique neighborhood. The district is characterized by small-scale, continuous-frontage warehouse, retail and residential structures built in a ring around an oval-shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix of uses and in-fill development which contributes positively to the neighborhood scale and use mix.

1 Most retail, general commercial, office, service/ light industrial, arts, live/work and
 2 residential activities are permitted. Group housing, social ser-vices, and other institutional
 3 uses are conditional uses. Hotels, motels, movie theaters, adult entertainment and nighttime
 4 entertainment are not permitted. (Added by Ord. 115-90, App. 4/6/90)

5 **Table 814**

6 **SPD — SOUTH PARK DISTRICT ZONING CONTROL TABLE**

			South Park District
No.	Zoning Category	§ References	Controls
814.01	Height		See Sectional Zoning Map 1
814.02	Bulk	§270	See Sectional Zoning Map 1
814.03	Residential Density Limit	§§124, 207.5,208	1:600 for dwelling units; 1 bedroom for each 210 sq. ft. of lot area for group housing
814.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally 1.8 to 1 floor area ratio
814.05	Usable Open Space for Dwelling Units and Group Housing	§135	80 sq. ft. per unit, if private, 106 sq. ft. if common
814.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
814.07	Usable Open Space for	§135.3	Varies by use

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	Other Uses		
814.09	Outdoor Activity Area	§890.71	P
814.10	Walk-up Facility, except Automated Bank Teller Machine	§890.140	P
814.11	Automated Bank Teller Machine	§803.5(d)	NP
814.12	Residential Conversion	§803.5(b)	C
814.13	Residential Demolition	§803.5(b)	C
Residential Use			
814.14	Dwelling Units	§102.7	P
814.15	Group Housing	§890.88(b)	C
814.16	SRO Units	§890.88(c)	P
Institutions			
814.17	Hospital, Medical Centers	§890.44	NP
814.18	Residential Care	§890.50(e)	C
814.19	Educational Services	§890.50(c)	NP
Institutions			
814.20	Religious Facility	§890.50(d)	C
814.21	Assembly and Social Service, except Open Recreation and	§890.50(a)	C

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	Horticulture		
814.22	Child Care	§890.50(b)	P
Vehicle Parking			
814.25	Automobile Parking Lot, Community Residential	§890.7	P
814.26	Automobile Parking Garage, Community Residential	§890.8	C
814.27	Automobile Parking Lot, Community Commercial	§890.9	P
814.28	Automobile Parking Garage, Community Commercial	§890.10	C
814.29	Automobile Parking Lot, Public	§890.11	P
814.30	Automobile Parking Garage, Public	§890.12	C
Retail Sales and Services			
814.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out food	§890.104	P, <i>C, 50,000 square feet and above</i> <u>§121.5</u>

1		services, and personal		
2		services		
3	Assembly, Recreation, Arts and Entertainment			
4	814.37	Nighttime Entertainment	§102.17	NP
5	814.38	Meeting Hall	§221(c)	C
6	814.39	Recreation Building, not	§221(e)	C
7		falling		
8		within category 814.21		
9	814.40	Pool Hall, Card Club, not	§§221(f),	NP
10		falling	803.4	
11		within Category 814.21		
12	814.41	Theater, falling within	§§221(d),	NP
13		§221(d),	890.64	
14		except Movie Theater		
15				
16	Home and Business Service			
17	814.42	Trade Shop	§890.124	P
18	814.43	Catering Services	§890.25	P
19	814.45	Business Goods and	§890.23	P
20		Equipment		
21		Repair Service		
22	814.46	Arts Activities, other than	§102.2	P
23		Theaters		
24	814.47	Business Services	§890.111	P
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1	Office			
2	814.49	Work Space of Design	§890.28	P
3		Professionals		
4	814.50	All Office Uses	§890.70	P
5	Live/Work Units			
6	814.55	All types of Live/Work Units	§§102.2,	P
7			102.13,	
8			209.9(f), (g)	
9	Automotive			
10				
11	814.57	Vehicle Storage—Open Lot	§890.131	NP
12	814.58	Vehicle Storage—Enclosed	§890.132	NP
13		Lot or Structure		
14	814.59	Motor Vehicle Service	§§ 890.18,	NP
15		Station, Automotive	890.20	
16		Washing		
17	814.60	Motor Vehicle Repair	§890.15	NP
18	814.61	Motor Vehicle Tow Service	§890.19	NP
19	814.62	Non-Auto Vehicle Sales or	§890.69	P
20		Rental		
21	814.63	Public Transportation	§890.80	NP
22		Facilities		
23	Industrial			
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814.64	Wholesale Sales	§890.54(b)	P
814.65	Light Manufacturing	§890.54(a)	P
814.66	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, and Manufacturing and Processing Uses	§§225, 226	NP
814.67	Storage	§890.54(c)	P
Other Uses			
814.68	Animal Services	§224	NP
814.69	Open Air Sales	§§803.5(f), 890.38	P
814.70	Ambulance Service	§890.2	NP
814.71	Open Recreation and Horticulture	§209.5	P
814.72	Public Use, except Public Transportation Facility	§890.80	C
814.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§227(h)	C

1	814.75	Mortuary Establishment	§227(c)	NP
2	814.75	General Advertising Sign	§ 607.2(b) &	NP
3			(e)	
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5 Section 5. The San Francisco Planning Code is hereby amended by amending Section
6 815.31, to read as follows:

7 **SEC. 815. RSD - RESIDENTIAL/SERVICE MIXED USE DISTRICT.**

8 The Residential/Service Mixed Use District (RSD) serves as a buffer between the
9 higher-density, predominantly commercial area of Yerba Buena Center to the east and the
10 low-scale, predominantly service/industrial area west of Sixth Street. The RSD serves as a
11 major housing opportunity area within the South of Market District. The district controls are
12 intended to facilitate the development of high-density, mid-rise housing, including residential
13 hotels and live/work units, while also encouraging the expansion of retail, business service
14 and commercial and cultural arts activities.

15 Residential hotels are subject to flexible standards for parking, rear yard/open space
16 and density. Continuous ground floor commercial frontage with pedestrian-oriented retail
17 activities along major thoroughfares is encouraged.

18 General office, hotels, nighttime entertainment, adult entertainment, massage
19 establishment, movie theaters and heavy industrial uses are not permitted.

20 **Table 815**

21 **RSD — RESIDENTIAL/SERVICE MIXED USE DISTRICT ZONING CONTROL TABLE**

			Residential/Service Mixed Use District
No.	Zoning Category	§ References	Controls

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815.01	Height		Map, generally ranges from 40 to 85 feet See Sectional Zoning Map 1
815.02	Bulk	§270	See Sectional Zoning Map 1
815.03	Residential Density Limit	§§124(b), 207.5, 208	1:200 for dwellings in projects below 40ft., above 40 ft. density to be determined as part of Conditional Useprocess; 1 bedroom for each 70 sq.ft. of lot area for group housing
815.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally, 1.8 to 1 floor area ratiosubject to §803.5(j)
815.05	Usable Open Space for Dwelling Units and Group Housing	§135	36 sq. ft. per unit if private, 48 sq. ft. if common
815.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
815.07	Usable Open Space for	§135.3	Varies by use

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	Other Uses		
815.09	Outdoor Activity Area	§890.71	P
815.10	Walk-up Facility, except Automated Bank Teller Machine	§890.140	P
815.11	Automated Bank Teller Machine	§803.5(d)	P
815.12	Residential Conversion	§803.5(b)	C
815.13	Residential Demolition	§803.5(b)	C
Residential Use			
815.14	Dwelling Units	§102.7	P
815.15	Group Housing	§890.88(b)	C
815.16	SRO Units	§890.88(c)	P
Institutions			
815.17	Hospital, Medical Centers	§890.44	NP
815.18	Residential Care	§890.50(e)	C
815.19	Educational Services	§890.50(c)	P
815.20	Religious Facility	§890.50(d)	C

1	815.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
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5	812.22	Child Care	§890.5(b)	P
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7	Vehicle Parking			
8	815.25	Automobile Parking Lot, Community Residential	§890.7	P
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11	815.26	Automobile Parking Garage, Community Residential	§890.8	C, pursuant to §803.5(i)
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14	815.27	Automobile Parking Lot, Community Commercial	§890.9	P
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18	815.28	Automobile Parking Garage, Community Commercial	§890.10	C, pursuant to §803.5(i)
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20				
21	815.30	Automobile Parking Garage, Public	§890.12	C, pursuant to §803.5(i)
22				
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24	Retail Sales and Services			
25	815.31	All Retail Sales and	§890.104	P, pursuant to §803.5(i);

1		Services which are not		<u>C, 50,000 square feet and</u>
2		Office Uses or		<u>above §121.5</u>
3		prohibited by §803.4,		
4		including bars, full		
5		service and fast food		
6		restaurants, take out		
7		food services, and		
8		personal services		
9	Assembly, Recreation, Arts and Entertainment			
10	815.37	Nighttime	§§102.17, 181(f)	NP
11		Entertainment		
12	815.38	Meeting Hall, not falling	§221(c)	C, pursuant to §803.5(i)
13		within Category 815.21		
14	815.39	Recreation Building,	§221(e)	C, pursuant to §803.5(i)
15		not falling within		
16		Category 815.21		
17	815.40	Pool Hall, Card Club,	§§221(f), 803.4	P, pursuant to §803.5(i)
18		not falling within		
19		Category 815.21		
20	815.41	Theater, falling within	§§221(d), 890.64	P, pursuant to §803.5(i)
21		§221(d), except Movie		
22		Theater		
23				
24	Home and Business Service			
25	815.42	Trade Shop	§890.124	P, pursuant to §803.5(i)

1	815.43	Catering Services	§890.25	P, pursuant to §803.5(i)
2	815.45	Business Goods and	§890.23	P, pursuant to §803.5(i)
3		Equipment Repair		
4		Service		
5	815.46	Arts Activities, other	§102.2	P, pursuant to §803.5(i)
6		than Theaters		
7	815.47	Business Services	§890.111	P, pursuant to §803.5(i)
8	Office			
9	815.48	Office Uses in	§803.5(c)	C
10		Landmark Buildings or		
11		Contributory Buildings		
12		in Historic Districts		
13	815.49	Work Space of Design	§§890.28, 803.5(k)	P, subject to §803.5(k)
14		Professionals		
15	815.50	All Other Office Uses	§890.70	NP
16	Live/Work Units			
17	815.51	Live/Work Units where	§§102.2, 102.13,	P
18		the work activity is an	209.9(f) and (g),	
19		Arts Activity	233	
20	815.52	Live/Work Units where	§§102.13, 233	P
21		all the work activity is		
22		otherwise permitted as		
23		a Principal Use		
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815.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§233	C
815.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C
815.55	All other Live/Work Units		NP
Motor Vehicle Services			
815.57	Vehicle Storage— Open Lot	§890.131	NP
815.58	Vehicle Storage— Enclosed Lot or Structure	§890.132	P
815.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P, pursuant to §803.5(i)
815.60	Motor Vehicle Repair	§890.15	P, pursuant to §803.5(i)
815.61	Motor Vehicle Tow Service	§890.19	C, §803.5(i)
815.62	Non-Auto Vehicle Sales or Rental	§890.69	P, §803.5(i)

1	815.63	Public Transportation Facilities	§890.80	C, pursuant to §803.5(i)
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3	Industrial			
4	815.64	Wholesale Sales	§890.54(b)	P, pursuant to §803.5(i)
5	815.65	Light Manufacturing	§890.54(a)	P, pursuant to §803.5(i)
6	815.66	Storage	§890.54(c)	P
7	815.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§225	P
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11				
12	Other Uses			
13	815.68	Animal Services	§224	NP
14	815.69	Open Air Sales	§§803.5(e), 890.38	P
15	815.70	Ambulance Service	§890.2	NP
16	815.71	Open Recreation and Horticulture	§209.5	P
17	815.72	Public Use, except Public Transportation Facility	§890.80	C
18				
19	815.73	Commercial Wireless Transmitting, Receiving or Relay	§227(h)	C
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	Facility		
815.74	Greenhouse or Plant Nursery	§227(a)	NP
815.75	Mortuary Establishment	§227(c)	NP
815.76	General Advertising Sign	§607.2(b) & (e)	NP

Section 6. The San Francisco Planning Code is hereby amended by amending Section 816.31, to read as follows:

SEC. 816. SLR - SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE DISTRICT.

The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/ exhibition activities, live/work use, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing and live/ work space at a scale and density compatible with the existing neighborhood.

Housing and live/work units are encouraged over ground floor commercial/service/light industrial activity. New residential or mixed use developments are encouraged to provide as much mixed-income rental housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review.

1 General office, hotels, nighttime entertainment, movie theaters, adult entertainment and
 2 heavy industrial uses are not permitted.

3 **SLR — SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED DISTRICT**
 4 **ZONING CONTROL TABLE**

			Service/Light Industrial/ Residential Mixed Use District
No.	Zoning Category	§ References	Controls
816.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 40 to 65 feet
816.02	Bulk Limit Designation	See Zoning Map, §270	As shown on Sectional Maps 1 and 7 of the Zoning Map
816.03	Residential Density Limit	§§124, 207.5,208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
816.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
816.05	Usable Open Space for	§135	60 sq. ft. per unit if

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	Dwelling Units and Group Housing		private, 80 sq. ft. if common
816.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
816.07	Usable Open Space for Other Uses	§135.3	Varies by use
816.09	Outdoor Activity Area	§890.71	P
816.10	Walk-up Facility, including Automated Bank Teller Machine	§§890.140, 803.5(d)	P
816.12	Residential Conversion	§803.5(b)	C
816.13	Residential Demolition	§803.5(b)	C
Residential Use			
816.14	Dwelling Units	§102.7	P
816.15	Group Housing	§890.88(b)	C
816.16	SRO Units	§890.88(c)	P
Institutions			
816.17	Hospital, Medical Centers	§890.44	NP
816.18	Residential Care	§890.50(e)	C
816.19	Educational Services	§890.50(c)	P
816.20	Religious Facility	§890.50(d)	P

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816.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
816.22	Child Care	§890.50(b)	P
Vehicle Parking			
816.25	Automobile Parking Lot, Community Residential	§890.7	P
816.26	Automobile Parking Garage, Community Residential	§890.8	P
816.27	Automobile Parking Lot, Community Commercial	§890.9	P
816.29	Automobile Parking Lot, Public	§890.11	P
816.30	Automobile Parking Garage, Public	§890.12	C
Retail Sales and Services			
816.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out food services, and personal	§890.104	P, <u>C, 50,000 square feet and above §121.5</u>

	services		
Assembly, Recreation, Arts and Entertainment			
816.36	Arts Activity, other than Theater	§102.2	P
816.37	Nighttime Entertainment	§§102.17, 181(f)	NP
816.38	Meeting Hall, not falling within Category 816.21	§221(c)	C
816.39	Recreation Building, not falling within Category 816.21	§221(e)	C
816.40	Pool Hall, Card Club, not falling within Category 816.21	§§221(f), 803.4	P
816.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	P
Home and Business Service			
816.42	Trade Shop	§890.124	P
816.43	Catering Service	§890.25	P
816.45	Business Goods and Equipment Repair Service	§890.23	P
816.47	Business Service	§890.111	P
Office			

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816.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C
816.49	Work Space of Design Professionals	§§890.28, 803.5(k)	P, subject to §803.5(k)
816.50	All Other Office Uses	§890.70	NP
Live/Work Units			
816.51	Live/Work Units where the work activity is an Arts Activity	§§102.2, 102.13, 209.9(f) and (g), 233	P
816.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§102.13, 233	P
816.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§233	C
816.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§803.5(c)	C

1	816.55	All Other Live/Work Units		NP
2	Motor Vehicle Services			
3	816.57	Vehicle Storage—Open Lot	§890.131	NP
4	816.58	Vehicle Storage—Enclosed Lot or Structure	§890.132	P
5				
6	816.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P
7				
8	816.60	Motor Vehicle Repair	§890.15	P
9				
10	816.61	Automobile Tow Service	§890.19	C
11	816.62	Non-Auto Vehicle Sales or Rental	§890.69	P
12				
13	816.63	Public Transportation Facilities	§ 890.80	P
14				
15	Industrial			
16	816.64	Wholesale Sales	§890.54(b)	P
17	816.65	Light Manufacturing	§890.54(a)	P
18	816.66	Storage	§890.54(c)	P
19	816.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§255	P
20				
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22				
23	Other Uses			
24	816.68	Animal Services	§224	NP
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1	816.69	Open Air Sales	§§803.5(e), 890.38	P
2	816.70	Ambulance Service	§890.2	NP
3	816.71	Open Recreation and	§209.5	P
4		Horticulture		
5	816.72	Public Use, except Public	§890.80	C
6		Transportation Facility		
7	816.73	Commercial Wireless	§227(h)	C
8		Transmitting, Receiving or		
9		Relay Facility		
10	816.74	Greenhouse or Plant	§227(a)	NP
11		Nursery		
12	816.75	Mortuary Establishment	§227(c)	NP
13	816.76	General Advertising Sign	§607.2(b) & (e)	P in South of Market General Advertising Special Sign District, Otherwise NP
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18
19 Section 7. The San Francisco Planning Code is hereby amended by amending Section
20 817.31, to read as follows:

21 **SEC. 817. SLI - SERVICE/LIGHT INDUSTRIAL DISTRICT.**

22 The Service/Light Industrial (SLI) District is designed to protect and facilitate the
23 expansion of existing general commercial, manufacturing, home and business service,
24 live/work use, arts uses, light industrial activities and small design professional office firms.
25 Existing group housing and dwelling units are protected from demolition or conversion to

1 nonresidential use and development of group housing and low-income affordable dwelling
 2 units are permitted as a conditional use. General office, hotels, movie theaters, nighttime
 3 entertainment and adult entertainment uses are not permitted.

4 **Table 817**

5 **SLI — SERVICE/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE**

			Service/Light Industrial District
No.	Zoning Category	§ References	Controls
817.01	Height		As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 30 to 65 feet; See Zoning Sectional Maps 1 and 7
817.02	Bulk	§270	See Zoning Sectional Maps 1 and 7
817.03	Residential Density Limit	§208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
817.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
817.05	Usable Open Space for Dwelling	§135	36 sq. ft. per unit

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	Units and Group Housing		
817.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
817.07	Usable Open Space for Other Uses	§135.3	Varies by use
817.09	Outdoor Activity Area	§890.71	P
817.10	Walk-up Facility, including Automated Bank Teller Machine	§§890.140, 803.5(d)	P
817.12	Residential Conversion	§803.5(b)	C
817.13	Residential Demolition	§803.5(b)	C
Residential Use			
817.14	Dwelling Units	§§102.7, 803.5(f)	C, if low-income pursuant to §803.5(f); otherwise NP
817.15	Group Housing	§890.88(b)	C
817.16	SRO Units	§890.88(c)	C
Institutions			
817.17	Hospital, Medical Centers	§890.44	NP
817.18	Residential Care	§890.50(e)	C
817.19	Educational Services	§890.50(c)	P
817.20	Religious Facility	§890.50(d)	P

1	817.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
2				
3				
4	817.22	Child Care	§890.50(b)	P
5	Vehicle Parking			
6	817.25	Automobile Parking Lot Community Residential	§890.7	P
7				
8	817.26	Automobile Parking Garage, Community Residential	§890.8	P
9				
10	817.27	Automobile Parking Lot, Community Commercial	§890.9	P
11				
12	817.28	Automobile Parking Garage, Community Commercial	§890.10	P
13				
14	817.29	Automobile Parking Lot, Public	§890.11	P
15				
16	817.30	Automobile Parking Garage, Public	§890.12	C
17				
18				
19	Retail Sales and Services			
20	817.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out	§890.104	P, <i><u>C, 50,000 square feet and above §121.5</u></i>
21				
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1		food services, and personal		
2		services		
3	Assembly, Recreation, Arts and Entertainment			
4	817.37	Nighttime Entertainment	§102.17	NP
5	817.38	Meeting Hall	§221(c)	C
6	817.39	Recreation Building	§221(e)	C
7	817.40	Pool Hall, Card Club, not	§§221(f), 803.4	P
8		falling within Category 817.21		
9	817.41	Theater, falling within §221(d),	§§221(d),	P
10		except Movie Theater	890.64	
11	Home and Business Service			
12	817.42	Trade Shop	§890.124	P
13	817.43	Catering Service	§890.25	P
14	817.45	Business Goods and	§890.23	P
15		Equipment Repair Service		
16	817.46	Arts Activities, other than	§102.2	P
17		Theaters		
18	817.47	Business Services	§890.111	P
19	Office			
20	817.48	Office Uses in Landmark	§803.5(c)	C
21		Buildings or Contributory		
22		Buildings in Historic Districts		
23	817.49	Work Space of Design	§§890.28,	P, subject to §803.5(k)
24				
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1		Professionals	803.5(k)	
2	817.50	Office Uses Related to the	§§803.5(j), 822	P in Special Use District,
3		Hall of Justice		pursuant to §803.5(j)
4	817.51	All Other Office Uses	§890.70	NP
5	Live/Work Units			
6	817.51	Live/Work Units where the	§§102.2,	P
7		work activity is an Arts Activity	102.13,	
8			209.9(f) and	
9			(g), 233	
10	817.52	Live/Work Units where all the	§§102.13, 233	P
11		work activity is otherwise		
12		permitted as a Principal Use		
13	817.53	Live/Work Units where the	§233	C
14		work activity is otherwise		
15		permitted as a Conditional		
16		Use		
17	817.54	Live/Work Units in Landmark	§803.5(c)	C
18		Buildings or Contributory		
19		Buildings in Historic Districts		
20	817.55	All Other Live/Work Units		NP
21	Automotive Services			
22	817.57	Vehicle Storage—Open Lot	§890.131	P
23	817.58	Vehicle Storage—Enclosed	§890.132	P
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	Lot or Structure		
817.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P
817.60	Motor Vehicle Repair	§890.15	P
817.61	Motor Vehicle Tow Service	§890.19	C
817.62	Non-Auto Vehicle Sale or Rental	§890.69	P
817.63	Public Transportation Facilities	§890.80	P
Industrial			
817.64	Wholesale Sales	§890.54(b)	P
817.65	Light Manufacturing	§890.54(a)	P
817.66	Storage	§890.54(c)	P
817.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§255	P
Other Uses			
817.68	Animal Services	§224	P
817.69	Open Air Sales	§§803.5(e), 890.38	P
817.70	Ambulance Service	§890.2	P
817.71	Open Recreation and	§209.5	P

1		Horticulture		
2	817.72	Public Use, except Public	§890.80	P
3		Transportation Facility		
4	817.73	Commercial Wireless	§227(h)	C
5		Transmitting,		
6		Receiving or Relay Facility		
7	817.74	Greenhouse or Plant Nursery	§227(a)	P
8	817.75	Mortuary Establishment	§227(c)	NP
9	817.76	General Advertising Sign	§607.2(b) & (e)	P in South of Market
10				General Advertising
11				Special Sign District,
12				Otherwise NP
13	817.77	Internet Services Exchange	§209.6(c)	C
14				

15 Section 8. The San Francisco Planning Code is hereby amended by amending Section
16 818.31, to read as follows

17 **SEC. 818. SSO - SERVICE/SECONDARY OFFICE DISTRICT.**

18 The Service/Secondary Office District (SSO) is designed to accommodate small-scale
19 light industrial, home and business services, arts activities, live/work units, and small-scale,
20 professional office space and large-floor-plate “back office space for sales and clerical work
21 forces. Nighttime entertainment is permitted as a conditional use. Dwelling units and group
22 housing are permitted as conditional uses. Demolition or conversion of existing group housing
23 or dwelling units requires conditional use authorization.

1 Office, general commercial, most retail, service and light industrial uses are principal
 2 permitted uses. Hotel, movie theater, adult entertainment and heavy industrial uses are not
 3 permitted.

4 **Table 818**

5 **SSO — SERVICE/SECONDARY OFFICE DISTRICT ZONING CONTROL TABLE**

			Service/Secondary Office District
No.	Zoning Category	§ References	Controls
818.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranging from 40 to 130 feet
818.02	Bulk Limit Designation	See Zoning Map, §270	As shown on Sectional Maps 1 and 7 of the Zoning Map
818.03	Residential Density	§§124(b), 207.5, 208	1:200 for dwellings; 1 bedroom for each 70 sq. ft. of lot area for group housing
818.04	Non-Residential Density Limit	§§102.9, 123, 124, 127	3.0 to 1 floor area ratio in 40 or 50 foot height districts; 4.0 to 1 in 65 or 80 foot height

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			districts, and 4.5 to 1 in 130 foot height districts
818.05	Usable Open Space for Dwelling Units and Group Housing	§135	36 sq. ft. per unit
818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§135.2	36 sq. ft. per unit
818.07	Usable Open Space for Other Uses	§135.3	Varies by use
818.09	Outdoor Activity Area	§890.71	P
818.10	Walk-up Facility, including Automated Bank Teller Machine	§§890.140, 803.5(d)	P
818.11	Residential Conversion	§803.5(b)	C
818.12	Residential Demolition	§803.5(b)	C
Residential Us			
818.14	Dwelling Units	§102.7	C
818.15	Group Housing	§890.88(b)	C
818.16	SRO Units	§890.88(c)	P
Institutions			
818.17	Hospital, Medical Centers	§890.44	P
818.18	Residential Care	§890.50(c)	C
818.19	Educational Services	§890.50(c)	P

1	818.20	Religious Facility	§890.50(d)	P
2	818.21	Assembly and Social Service, except Open Recreation and Horticulture	§890.50(a)	C
3				
4				
5	818.22	Child Care	§890.50(b)	P
6	Vehicle Parking			
7	818.25	Automobile Parking Lot, Community Residential	§890.7	P
8				
9	818.26	Automobile Parking Garage, Community Residential	§890.8	P
10				
11	818.27	Automobile Parking Lot, Community Commercial	§890.9	P
12				
13	818.28	Automobile Parking Garage, Community Commercial	§890.10	P
14				
15	818.29	Automobile Parking Lot, Public	§890.11	P
16				
17	818.30	Automobile Parking Garage, Public	§890.12	C
18				
19	Retail Sales and Service			
20	818.31	All Retail Sales and Services which are not Office Uses or prohibited by §803.4, including bars, full service and fast food restaurants, take out food	§890.104	P, <i>C, 50,000 square feet and above §121.5</i>
21				
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	services, and personal services		
Assembly, Recreation, Arts and Entertainment			
818.37	Nighttime Entertainment	§§102.17, 803.5(a)	C
818.38	Meeting Hall, not falling within Category 818.21	§221(c)	P
818.39	Recreation Building, not falling within Category 818.21	§221(e)	P
818.40	Pool Hall, Card Club, not falling within Category 818.21	§§221(f), 803.4	P
818.41	Theater, falling within §221(d), except Movie Theater	§§221(d), 890.64	P
Home and Business Service			
818.42	Trade Shop	§890.124	P
818.43	Catering Service	§890.25	P
818.45	Business Goods and Equipment Repair Service	§890.23	P
818.46	Arts Activities, other than Theaters	§102.2	P
818.47	Business Services	§890.111	P
Office			
818.48	All Office Uses including Work Space of Design	§890.70	P

1		Professionals		
2	Live/Work Units			
3	818.54	Live/Work Units where the work activity is an Arts Activity	§§102.2, 102.13, 209.9(f), (g),233	P
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7	818.55	Live/Work Units where all the work activity is otherwise permitted	§§102.13, 233	P
8				
9				
10	Automobile Services			
11	818.57	Vehicle Storage—Open Lot	§890.131	NP
12				
13	818.58	Vehicle Storage—Enclosed Lot or Structure	§890.132	P
14				
15	818.59	Motor Vehicle Service Station, Automotive Wash	§§890.18, 890.20	P
16				
17	818.60	Motor Vehicle Repair	§890.15	P
18	818.61	Motor Vehicle Tow Service	§890.19	C
19	818.62	Non-Auto Vehicle Sale or Rental	§890.69	P
20	818.63	Public Transportation Facilities	§890.80	P
21	Industrial			
22	818.64	Wholesale Sales	§890.54(b)	P
23	818.65	Light Manufacturing	§890.54(a)	P
24	818.66	Storage	§890.54(c)	P
25				

1	818.67	All Other Wholesaling, Storage	§255	P
2		Distribution and Open Air		
3		Handling of Materials and		
4		Equipment		
5	Other Uses			
6	818.68	Animal Services	§224	P
7	818.69	Open Air Sales	§§803.5(e),	P
8			890.38	
9	818.70	Ambulance Service	§890.2	P
10	818.71	Open Recreation and	§209.5	P
11		Horticulture		
12	818.72	Public Use, except Public	§890.80	P
13		Transportation Facility		
14	818.74	Greenhouse or Plant Nursery	§227(a)	P
15	818.74	Greenhouse or Plant Nursery	§227(c)	NP
16	818.75	Mortuary Establishment	§227(c)	NP
17	818.76	General Advertising Sign	§607.2(b) & (e)	NP
18	818.76	Internet Services Exchange	§209.6(c)	C

21
22 APPROVED AS TO FORM:
23 DENNIS J. HERRERA, City Attorney

24 By: _____
25 Sarah Ellen Owsowitz
Deputy City Attorney