

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: December 20, 2023
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 230734 - SUBSTITUTED
Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan Planning Code, Section 101.1 Planning Code, Section 302

- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)

- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

1 [Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs]

2

3 **Ordinance amending the Planning Code to allow form-based density in Residential-**
4 **Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC),**
5 **and certain Named Neighborhood Commercial Districts (NCD), except for specified lots**
6 **located in the Priority Equity Geographies Special Use District; amending the Priority**
7 **Equity Geographies Special Use District; affirming the Planning Department’s**
8 **determination under the California Environmental Quality Act; and making public**
9 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
10 **findings of consistency with the General Plan, and the eight priority policies of**
11 **Planning Code, Section 101.1.**

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

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

20 Section 1. Environmental and Planning Code Findings

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

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

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

11
12 Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207,
13 208, 209.3, and 209.4 to read as follows:

14
15 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

16 (a) **Applicability.** The density of Dwelling Units permitted in the various Districts shall
17 be as set forth in the Zoning Control Table for the district in which the lot is located. The term
18 "Dwelling Unit" is defined in Section 102 of this Code. *There are two types of density districts:*

19 *(1) **Form-Based Density District:** Form-based density districts are ~~in~~ districts where*
20 *no density limit is specified, and where density ~~shall is not be~~ limited ~~by lot area but rather~~ by the*
21 *applicable requirements and limitations set forth elsewhere in this Code. Such requirements*
22 *and limitations include, but are not limited to, height, bulk, setbacks, open space, exposure*
23 *and unit mix as well as applicable design guidelines, elements and area plans of the General*
24 *Plan and design review by the Planning Department.*

1 (2) Numerical Density Limit Districts: These are districts that establish a maximum
2 number of Dwelling Units per lot or lot area.

3 (b) **Rules for Calculating Dwelling Unit Density in Numerical Density Limit Districts.**

4 In Numerical Density Limit Districts~~districts that establish a maximum dwelling unit density~~, the
5 following rules shall apply in the calculation of dwelling unit density under this Code:

6 (1) A remaining fraction of one-half or more of the minimum of lot area per
7 Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units.

8 (2) Where permitted by this Code, two or more of the dwelling and other
9 housing uses specified in the Code may be located on a single lot, either in one structure or in
10 separate structures, provided that the specified density limits are not exceeded by the total of
11 such combined uses. Where Dwelling Units and Group Housing are combined and located on a
12 lot that establishes a maximum dwelling unit density per lot area, the maximum permitted density
13 for Dwelling Units and for Group Housing shall be prorated to the total lot area according to
14 the quantities of these two uses that are combined on the lot.

15 (3) Where any portion of a lot is narrower than five feet, such a portion shall not
16 be counted as part of the lot area for purposes of calculating the permitted dwelling density.

17 (4) No private right-of-way used as the principal vehicular access to two or more
18 lots shall be counted as part of the lot area of any such lot for purposes of calculating the
19 permitted dwelling unit density.

20 (5) Where a lot is divided by a use district boundary line, the dwelling unit
21 density limit for each district shall be applied to the portion of the lot in that district, and none
22 of the Dwelling Units attributable to the district permitting the greater density shall be located
23 in the district permitting the lesser density.

24 (6) On lots in ~~H~~ Neighborhood Commercial Districts and Named Neighborhood
25 Commercial Districts controlled by numerical density limits, the dwelling unit density shall be at a

1 density ratio not exceeding the number of Dwelling Units permitted in the nearest R District,
2 provided that the maximum density ratio shall in no case be less than the amount set forth in
3 the Zoning Control Table for the district in which the lot is located. The distance to each R
4 District shall be measured either from the midpoint of the front lot line or from a point directly
5 across the street therefrom, whichever permits the greater density.

6 * * * *

7
8 **SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS**
9 **SHELTERS.**

10 The density limitations for Group Housing or Homeless Shelters, as described in
11 Sections 102 and 890.88(b) and (c) of this Code, shall be as ~~follows:~~ specified in the Zoning
12 Control Table for the District in which the Lot is located.

13 (a) For Group Housing on lots in districts where group housing is governed by numerical
14 density limits, the maximum number of Bedrooms on each Lot shall be as specified in the Zoning
15 Control Table for the District in which the Lot is located, except that in RTO, RTO-M, RCD, UMU,
16 MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT Districts the
17 density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the
18 group housing density shall not exceed the number of Bedrooms permitted in the nearest R
19 District provided that the maximum density not be less than the amount permitted by the ratio
20 specified for the ~~NC~~ District in which the lot is located. For Homeless Shelters in such districts,
21 the maximum number of beds on each lot shall be regulated pursuant to the requirements of
22 the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article
23 XIII, in addition to the applicable requirements of the Building Code and Fire Code.

24 (b) For purposes of calculating the maximum density for Group Housing as set forth in
25 this Section 208, the number of Bedrooms on a lot shall in no case be considered to be less

1 than one Bedroom for each two beds. Where the actual number of beds exceeds an average
2 of two beds for each Bedroom, each two beds shall be considered equivalent to one
3 Bedroom.

4 (c) The rules for calculating dwelling unit density set forth in Section 207 shall also
5 apply in calculating the density limits for Group Housing.

6 (d) ~~The group housing~~ Group Housing on lots in districts with form-based density in all RTO
7 ~~Districts and all NCT Districts, as listed in Section 702.1(b),~~ shall not be limited by lot area, but by
8 the applicable requirements and limitations elsewhere in this Code, including but not limited to
9 height, bulk, setbacks, open space, and exposure, as well as by the Residential Design
10 Guidelines in RTO Districts, other applicable design guidelines, applicable elements and area
11 plans of the General Plan, and design review by the Planning Department. For Homeless
12 Shelters in such districts, the maximum number of beds on each lot shall be regulated pursuant to the
13 requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20,
14 Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.

15 16 **SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.**

17 These Districts are intended to recognize, protect, conserve, and enhance areas
18 characterized by structures combining Residential uses with neighborhood-serving
19 Commercial uses. The predominant Residential uses are preserved, while provision is made
20 for supporting Commercial uses, usually in or below the ground story, that meet the frequent
21 needs of nearby residents without generating excessive vehicular traffic. The compact,
22 walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-
23 street parking requirements. The RC Districts are composed of two separate districts, as
24 follows:
25

1 RC-3 Districts: *Medium Density*. These Districts provide for Residential uses ~~a mixture of~~
 2 ~~medium-density Dwellings similar to those in RM-3 Districts~~, with supporting Commercial uses.
 3 Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that
 4 rear yards need not be at ground level and front setback areas are not required.

5 RC-4 Districts: *High Density*. These Districts provide for Residential uses ~~a mixture of high-~~
 6 ~~density Dwellings similar to those in RM-4 Districts~~ with supporting Commercial uses. Open
 7 spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear
 8 yards need not be at ground level and front setback areas are not required.

9
 10 **Table 209.3**
 11 **ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS**

Zoning Category	§ References	RC-3	RC-4
* * * * RESIDENTIAL STANDARDS AND USES * * * *			
Residential Uses			
<i>Residential Density, Dwelling Units (7)</i>	§ 207	3 units per lot or up to one unit per 400 square feet of lot area.	3 units per lot or up to one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)
<i>Residential Density, Dwelling Unit (7)</i>	§ 207	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. (8)	
<i>Senior Housing Density</i>	§§ 102, 202.2(f)	P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1).	

1		<i>C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>	
2		<i>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>	
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6	<i>Residential Density, Group Housing</i>	<i>§ 208</i>	<i>P up to one bedroom for every 140 square feet of lot area. (9)</i>
7			<i>P up to one bedroom for every 70 square feet of lot area (9).</i>
8	<i>Residential Density, Group Housing</i>	<i>§ 208</i>	<i>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. (9)</i>
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12	<i>* * * *</i>		

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(8) Except for lots also within the Van Ness Special Use District, in the Priority Equity Geography Special Use District established by Planning Code Section 249.97, P up to three units per lot or up to one unit per 400 square feet of lot area, whichever is higher, in RC-3 Districts; P up to three units per lot or up to one unit per 200 square feet of lot area, whichever is higher, in RC-4 Districts. For purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three quarters of a Dwelling Unit.

(9) Except for lots also within the Van Ness Special Use District, in the Priority Equity Geography Special Use District established by Planning Code Section 249.97, P up to one bedroom for every 140 square feet of lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot

1 area in RC-4 Districts; and C required if the Group Housing is affiliated with and operated by a
 2 Hospital or an Institutional Educational Use as defined in Section 102.

3 * * * *

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

6 These Districts are intended to recognize, protect, conserve, and enhance areas
 7 characterized by a mixture of houses and apartment buildings, covering a range of densities
 8 and building forms. RTO and RTO-M Districts are composed of multi-family *moderate-density*
 9 areas, primarily areas formerly designated RM and RH-3, and are well served within short
 10 walking distance, generally less than one-quarter mile, of transit and neighborhood
 11 commercial areas. Transit available on nearby streets is frequent and/or provides multiple
 12 lines serving different parts of the City or region. Limited small-scale neighborhood-oriented
 13 retail and services is common and permitted throughout the neighborhood on Corner Lots
 14 only to provide goods and services to residents within walking distance, but the districts are
 15 otherwise residential. Only retail compatible with housing, generally those permitted in NC-1
 16 Districts, is permitted and auto-oriented uses are not permitted. Hours of operation are
 17 restricted and off-street parking is not permitted for these very locally-oriented uses.

18 * * * *

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

Zoning Category	§ References	RTO	RTO-M
* * * * RESIDENTIAL STANDARDS AND USES * * * *			
Residential Uses			

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<p>Residential Density, Dwelling Units (7)</p>	<p>§ 207</p>	<p>P up to one unit per 600 square feet of lot area (8). C above, per criteria of § 207(a). <u>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u> <u>(8)</u></p>	<p>No density limit <u>by lot area</u>. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <u>lot parcel</u>, along with Residential Design Guidelines.</p>
<p>Senior Housing <u>Density</u></p>	<p>§§ 102, 202.2(f)</p>	<p>P up to twice the number of dwelling units otherwise permitted as a principal use in the district; C density not limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area. <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of</u></p>	<p>No density limit <u>by lot area</u>. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <u>lot parcel</u>, along with Residential Design Guidelines.</p>

		<i>this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>	
Residential Density, Group Housing	§ 208	No density limit <i>by lot area</i> . Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <i>lot parcel</i> , along with Residential Design Guidelines.	
* * * *			

* * * *

(8) In the Priority Equity Geography Special Use District established by Planning Code Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of Section 207(a).

With Conditional Use authorization, for purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

* * * *

Section 3. Article 2 of the Planning Code is hereby amended by revising Section 249.97 to read as follows:

SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

(a) **General.** A Special Use District entitled the Priority Equity Geographies Special Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco.

1 (b) **Purpose.** The Priority Equity Geographies SUD is comprised of areas or
2 neighborhoods with a higher density of vulnerable populations. The 2022 Update of the
3 Housing Element of the General Plan (2022 Housing Element) identifies several
4 neighborhoods in the City that qualify as Priority Equity Geographies, based on the
5 Department of Public Health’s Community Health Needs Assessment. The 2022 Housing
6 Element encourages targeted direct investment in these areas and identifies them as
7 requiring improved access to well-paid jobs and business ownership; where the City needs to
8 expand permanently affordable housing investment; where zoning changes must be tailored
9 to serve the specific needs of the communities that live there; and where programs that
10 stabilize communities and meet community needs need to be prioritized. The purpose of the
11 Priority Equity Geographies SUD is to help implement the goals and policies outlined in the
12 2022 Housing Element.

13 (c) **Controls.** Except as provided in this Section 249.97, and as set forth in Sections 311 and
14 317, ~~In addition to~~ all other applicable provisions of the Planning Code ~~shall apply, the specific~~
15 ~~controls applicable~~ in the Priority Equity Geographies SUD. ~~are set forth in Sections 311 and 317.~~

16 (d) **Density.** Within the Priority Equity Geographies SUD, maximum residential densities on
17 lots in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial
18 (NC), and Named Neighborhood Commercial Districts are governed by a maximum Dwelling Unit per
19 lot or lot area, as set forth in the control tables for those districts. This subsection (d) shall not apply to
20 Residential Transit Oriented-Mixed (RTO-M) districts and the following districts:

21 (1) The Excelsior Outer Mission Neighborhood Commercial District (Planning Code Section
22 720);

23 (2) the Polk Street Neighborhood Commercial District (Planning Code Section 723); or

24 (3) the Van Ness Special Use District (Planning Code Section 243).
25

1 Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,
2 710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 723, 724, 725, 726, 727, 728, 729, 730,
3 731, 732, 733, 734, 735, 736, 738, 739, 740, 742, 743, and 745 to read as follows:
4

5 **SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.**

6 The following classes of districts are established for Neighborhood Commercial
7 Districts.

8 **(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts.**

9 The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in
10 Section 201 of this Code, are established for the purpose of implementing the Commerce and
11 Industry element and other elements of the General Plan, according to the objective and
12 policies stated therein. Description and Purpose Statements outline the main functions of
13 each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning
14 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of
15 this Code.

16 The description and purpose statements and land use controls applicable to each of
17 the general and individual area districts are set forth in this Code for each district class. The
18 boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit
19 Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code,
20 subject to the provisions of that Section.

21 **(1) Neighborhood Commercial Districts.** Neighborhood Commercial Districts
22 are low to high density mixed-use neighborhoods of varying scale established around
23 historical neighborhood commercial centers. The Neighborhood Commercial Districts are
24 intended to support neighborhood-serving uses on the lower floors and housing above. These
25 Districts tend to be linear commercial corridors, but may also include small clusters of

1 commercial activity in Residential Districts. Individually named Neighborhood Commercial
2 Districts are intended to provide for more targeted residential and commercial controls to fit
3 the needs of their respective neighborhoods.

4 **(2) Neighborhood Commercial Transit Districts.** Neighborhood Commercial
5 Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of
6 varying scale concentrated near transit services. The Neighborhood Commercial Transit
7 Districts are mixed use districts that support neighborhood-serving commercial uses on lower
8 floors and housing above. These districts are well-served by public transit and aim to
9 maximize residential and commercial opportunities on or near major transit services. The
10 district’s form can be either linear along transit-priority corridors, concentric around transit
11 stations, or broader areas where transit services criss-cross the neighborhood. Housing
12 density is limited not by lot area, but by the regulations on the built envelope of buildings,
13 including height, bulk, setbacks, and lot coverage, and standards for Residential Uses,
14 including open space and exposure, and urban design guidelines. Residential parking is not
15 required and generally limited. Commercial establishments are discouraged or prohibited from
16 building accessory off-street parking in order to preserve the pedestrian-oriented character of
17 the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways,
18 garage entries) to off-street parking and loading on critical stretches of commercial and transit
19 streets to preserve and enhance the pedestrian-oriented character and transit function.

20 * * * *

21
22 **SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

23 * * * *

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

		NC-1
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1	Zoning Category	§ References	Controls	
2	* * * *			
3	RESIDENTIAL STANDARDS AND USES			
4	* * * *			
5	Residential Uses	Controls by Story		
6		1st	2nd	3rd+
7	* * * *			
8	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).	
9	Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(4)</u>	
10	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(4)</u>	
11	* * * *			
12	Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(4)</u>	
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* * * *

(4) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as

1 *by applicable design guidelines, applicable elements and area plans of the General Plan, and design*
 2 *review by the Planning Department.*

3 * * * *

4
 5 **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

6 * * * *

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

		NC-2		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(3)</u>		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(3)</u>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all		

		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (3)
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* * * *

(3) ~~{Note deleted.}~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

* * * *

SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3 ZONING CONTROL TABLE

		NC-3		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		

1 2 3 4 5 6 7 8 9 10 11	Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <i>(10)</i>
12 13 14 15 16 17 18 19 20 21 22 23 24 25	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R, whichever is greater. <i>(10)</i>
	* * * *		
	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <i>(10)</i>

* * * *

(10) ~~Note deleted.~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

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

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

		NC-S
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1	Zoning Category	§ References	Controls		
2	* * * *				
3	RESIDENTIAL STANDARDS AND USES				
4	* * * *				
5	Residential Uses		Controls by Story		
6			1st	2nd	3rd+
7	* * * *				
8	Dwelling Unit Density	§§ 102, 207	1 unit per 800 square feet lot area, or the density permitted in the nearest R District, whichever is greater.(1)(2)(4)		
9	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.(1) (2)		
10	* * * *				
11	* * * *				
12	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (2)		
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14	* * * *				
15	* * * *				
16	* * * *				
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(2) ~~{Note deleted.}~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

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

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3 **Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **ZONING CONTROL TABLE**

		Castro Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>	
Group Housing Density	§ 208	<i>Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable</i>	

		<i>controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

		Inner Clement Street		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other</i>		

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		<u>applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<u>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>

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2 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
3 **DISTRICT.**

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5 **Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
6 **DISTRICT**
7 **ZONING CONTROL TABLE**

		Outer Clement Street		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all</i>		

		<i>requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

		Upper Fillmore Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		

1	Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>
2			<i>Density restricted by physical envelope controls of height, bulk,</i>
3			<i>setbacks, open space, exposure and other applicable controls of this</i>
4			<i>and other Codes, as well as by applicable design guidelines,</i>
5	* * * *		<i>applicable elements and area plans of the General Plan, and design</i>
6			<i>review by the Planning Department.</i>
7	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a</i>
8			<i>Principal Use in the district and meeting all the requirements of §</i>
9			<i>202.2(f)(1). C up to twice the number of dwelling units otherwise</i>
10			<i>permitted as a Principal Use in the district and meeting all</i>
11			<i>requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related</i>
12	* * * *		<i>to location. No density limit by lot area. Density restricted by physical</i>
13			<i>envelope controls of height, bulk, setbacks, open space, exposure and</i>
14			<i>other applicable controls of this and other Codes, as well as by</i>
15			<i>applicable design guidelines, applicable elements and area plans of</i>
16			<i>the General Plan, and design review by the Planning Department.</i>

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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				

1 2 3 4	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
5 6 7 8	Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
9	* * * *		
10 11 12 13 14 15 16	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Excelsior Outer Mission NCD
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1	Zoning Category	§ References	Controls		
2	* * * *				
3	RESIDENTIAL STANDARDS AND USES				
4	* * * *				
5	Residential Uses		Controls By Story		
6			1st	2nd	3rd+
7	* * * *				
8	Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 600 square foot lot area. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
9					
10	Group Housing <u>Density</u>	§ 208	<i>1 bedroom per 210 square foot lot area. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
11					
12	* * * *				
13	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure</i>		
14					
15					
16					
17					
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		<i>and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Polk Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 400 square foot lot area; or the density permitted in the nearest R district, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>	
* * * *			
<i>Residential Density, Group Housing Density</i>	§208	<i>1 bedroom per 140 square foot lot area or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and</i>	

		<i>other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				

1 2 3 4	Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
5 6 7 8	Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
9	* * * *		
10 11 12 13 14 15	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

23		Union Street NCD
24	Zoning Category	§ References
25	* * * *	Controls

RESIDENTIAL STANDARDS AND USES

* * * *			
Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			
Dwelling Unit _s <u>Density</u>	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>	
Group Housing <u>Density</u>	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>	
* * * *			
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>	
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1 **SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		Pacific Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
* * * *				

1 2 3 4 5 6 7 8	Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 727.			
LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
		Lakeside Village NCD	
1	1	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this</i>	

		<i>and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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

Zoning Category	§ References	Controls
BUILDING STANDARDS		
* * * *		

1 RESIDENTIAL STANDARDS AND USES

2 * * * *

Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			

Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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Group Housing <i>Density</i>	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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1 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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3 **Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **ZONING CONTROL TABLE**

		West Portal Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
* * * *				
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as</i>		

		<i>well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit _s <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		

* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Noriega Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable</i>		

1			<i>design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
2			
3	Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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9	* * * *		
10	Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

		Irving Street NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses		Controls By Story
		1st 2nd 3rd+
* * * *		
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
* * * *		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical</i>

		<i>envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Taraval Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		

1			<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>
2	Group Housing Density	§208	
3			
4	* * * *		
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6			
7	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>
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SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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

Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>		
Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>		
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u></i>		
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SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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<p>Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE</p>
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		Inner Balboa Street NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses	Controls by Story	
	1st	2nd
* * * *		
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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3 **SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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5 **Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
6 **ZONING CONTROL TABLE**

		Outer Balboa Street NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses		Controls by Story
		1st 2nd 3rd+
* * * *		
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
* * * *		

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	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
		Cortland Avenue NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls by Story		
	1st	2nd	3rd+
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable</i>	

		<i>elements and area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

				Geary Boulevard NCD		
Zoning Category	§ References		Controls			
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses			Controls by Story			
			1st	2nd	3rd+	
* * * *						
Dwelling Unit Density	§§ 102, 207		<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>			
Group Housing Density	§208		<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>			
* * * *						
Senior Housing Density	§§ 102, 202.2(f), 207		<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>			
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SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Mission Bernal NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses		Controls by Story
		1st 2nd 3rd+
* * * *		
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing Density	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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3	Senior Housing Density	§§ 102, 202.2(f), 207
4		<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

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13 Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
14		Cole Valley NCD	
15 Zoning Category	§ References	Controls	
16 * * * *			
17 RESIDENTIAL STANDARDS AND USES			
18 * * * *			
19 Residential Uses		Controls by Story	
		1st	2nd
20 * * * *			
21 Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and</i>	
22			
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		<i>area plans of the General Plan, and design review by the Planning Department.</i>
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE		
		Lower Haight Street NCD

1	Zoning Category	§ References	Controls		
2	* * * *				
3	RESIDENTIAL STANDARDS AND USES				
4	* * * *				
5	Residential Uses		Controls by Story		
6	* * * *		1st	2nd	3rd+
7	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
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13	Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>		
14					
15					
16					
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18	* * * *				
19	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the</i>		
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		<u>General Plan, and design review by the Planning Department.</u>
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SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
		Inner Taraval Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses		Controls by Story	
		1st	2nd
		3rd+	
* * * *			
Dwelling Unit Density	§§ 102, 207	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>	
Group Housing Density	§208	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</u>	

* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>
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Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

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

1 Section 7. At the time of introduction of this ordinance, the ordinance in Board of
2 Supervisor’s File No. 230446 had been approved by the Board of Supervisors at two regularly
3 scheduled meetings of the Board, and had been presented to the Mayor for
4 signature. Section 3 of the ordinance in Board of Supervisor’s File No. 230446 added
5 Planning Code Section 249.97, the Priority Equity Geographies Special Use
6 District. Section 3 of this ordinance amends Section 249.97 and treats that section as existing
7 text in plain Arial font, with additions shown in single-underline italic Times New Roman font
8 and deletions in strikethrough italic Times New Roman font.

9
10 APPROVED AS TO FORM:
11 DAVID CHIU, City Attorney

12 By: /s/ Audrey Pearson
13 AUDREY PEARSON
14 Deputy City Attorney

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LEGISLATIVE DIGEST
(Substituted, 12/12/2023)

[Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs]

Ordinance amending the Planning Code to allow form-based density in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC), and certain Named Neighborhood Commercial Districts (NCD), except for specified lots located in the Priority Equity Geographies Special Use District; amending the Priority Equity Geographies Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Planning Code regulates the density of dwelling units, group housing, and senior housing by either (1) limiting the number of units per lot or per square foot of lot area – known as numerical density limits; or (2) by allowing as many units as may be constructed while complying with applicable requirements and limitations set forth elsewhere in the Code, such as height, bulk, setbacks, open space, exposure and unit mix – known as form-based density.

Most Residential-Commercial (RC), Residential Transit Oriented (RTO), and Neighborhood Commercial (NC) Districts, and certain Named Neighborhood Commercial Districts have numerical density limits.

Amendments to Current Law

This ordinance would change the density requirements for dwelling units, group housing and senior housing in RC, RTO, NC and certain Named NC District’s to form-based density. However, if a lot in an RC, RTO, NC, or certain Named NC District is within the Priority Equity Geographies Special Use District (Planning Code section 249.97), existing numerical density limits would continue to apply. Although also within the Priority Equity Geographies SUD, form-based density would control in the Excelsior Outer Mission Neighborhood Commercial District, the Polk Street Neighborhood Commercial District, and the Van Ness Special Use District.

Background

The 2022 Housing Element, adopted in January 2023, identifies several neighborhoods in the City that have been designated as Priority Equity Geographies, based on data from the Department of Public Health. Priority Equity Geographies are areas of the city that have a significant concentration of underserved populations, such as households with low incomes and communities of color.

This version of the ordinance was introduced as substitute legislation on December 12, 2023. At the time of introduction of this ordinance, the ordinance in Board of Supervisor's File No. 230446 (known as the Mayor's Constraints Ordinance) had been approved by the Board of Supervisors at two regularly scheduled meetings of the Board, and had been presented to the Mayor for signature, but was not yet effective. Section 3 of the Mayor's Constraints Ordinance added Planning Code Section 249.97, the Priority Equity Geographies Special Use District. Section 3 of this substitute ordinance amends Section 249.97 and treats that section as existing text, in plain Arial font, with additions in single-underline italic Times New Roman font and deletions in strikethrough italic Times New Roman font.

This substitute ordinance includes amendments to allow form based density in the Excelsior Outer Mission Neighborhood Commercial District, the Polk Street Neighborhood Commercial District, and the Van Ness Special Use Districts, which are also in the Priority Equity Geographies SUD; and deletes amendments to density controls in the Japantown and North Beach Neighborhood Commercial Districts. It also deletes amendments to the Zoning Map to reflect the Priority Equity Geographies SUD, which were included in the originally introduced ordinance, but instead were adopted through the Mayor's Constraints Ordinance, as noted above.

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