

1 [Bayview Rezoning.]
2

3 **Ordinance amending the Planning Code by adding Sections 121.5, 121.7, 210.7, 210.8,**
4 **210.9, 230 and 249.32 and amending Sections 204.3, 204.4, 210, 210.6, and 213 through**
5 **227 to create a new Design and Development Special Use District and modify the**
6 **existing M (Industrial) Districts to establish PDR-1 (Light Industrial Buffer) and PDR-2**
7 **(Production, Distribution and Repair) Districts and specify the use controls for**
8 **activities in the PDR Districts, which generally will principally permit light**
9 **manufacturing, wholesale and repair activities, prohibit or require a conditional use**
10 **permit for heavy industry, prohibit housing, limit the size of retail and office uses, place**
11 **controls on subdivision of large lots, provide accessory use guidelines and regulate**
12 **the demolition of industrial buildings.**

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

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

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

20 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
21 Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
22 Planning Commission Resolution No. 17494 and incorporates said Resolution
23 herein by reference. A copy of said resolution is on file with the Clerk of the Board of
24 Supervisors in File No. 080339.

25 (b) This Board of Supervisors finds that this Ordinance is consistent with the General
Plan and Priority Policies of Section 101.1(b) of the Planning Code for the reasons set forth in

1 the Planning Commission Resolution No. 17494 and incorporates said Resolution
2 herein by reference. A copy of said resolution is on file with the Clerk of the Board of
3 Supervisors in File No. 080339.

4 (c) Environmental Findings. The Planning Department has determined that the actions
5 contemplated in this Ordinance are in compliance with the California Environmental Quality
6 Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file
7 with the Clerk of the Board of Supervisors in File No. 080339 and is incorporated
8 herein by reference.

9 Section 2. The San Francisco Planning Code is hereby amended by adding Sections
10 121.5, 121.7, 230 and 249.32 to read as follows:

11 **SEC. 121.5. USE SIZE LIMITS (NON-RESIDENTIAL), PDR DISTRICTS.**

12 *In order to preserve land and building space for light industrial activities, non-accessory retail*
13 *and office uses that exceed the square footage stated in the table below shall not be permitted in PDR*
14 *Districts. The use area shall be measured as the occupied floor area of all retail or offices activities on*
15 *a lot, as defined in the land use controls for PDR Districts in Section 218 (Retail Sales and Personal*
16 *Services) and Section 219 (Offices) of this Code. Additionally, a cumulative use size maximum applies*
17 *in PDR Districts, such that the combined floor area of any and all uses permitted by Sections 218 and*
18 *219 may not exceed the limits stated in the table below for any given lot.*

19 *These use size maximum limits shall not apply to accessory uses, as defined in Section 204.3 of*
20 *this Code.*

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<u>District</u>	<u>Cumulative Use Size Limit, All Uses per Section 218</u>	<u>Cumulative Use Size Limit, All Uses per Section 219</u>	<u>Total Size Maximum, All Uses per Sections 218 and 219 Combined</u>
<u>PDR-1</u>	<u>2,500 sq. ft.</u>	<u>5,000 sq. ft.</u>	<u>7,500 sq. ft.</u>
<u>PDR-2</u>	<u>2,500 sq. ft.</u>	<u>5,000 sq. ft.</u>	<u>5,000 sq. ft.</u>

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1 **SEC. 121.7. SUBDIVISION OF LARGE LOTS, PDR DISTRICTS.**

2 In order to promote, protect, and maintain viable space for a wide range of light
3 industrial uses in PDR Districts, in furtherance of Objective 4 of the Commerce and Industry Element
4 and Policies 1.5 and 8.1 of the Bayview Hunters Point Area Plan, any proposal to subdivide,
5 resubdivide, or perform a lot line adjustment to a parcel that is equal to or greater than 10,000 square
6 feet, into one or more smaller parcels, shall be permitted only with conditional use approval.

7 Additionally, all proposals for the subdivision, resubdivision, or lot line adjustments of parcels
8 in PDR Districts shall be evaluated in consideration of the following criteria in order to further
9 Objective 4 of the Commerce and Industry Element and Policies 1.5 and 8.1 of the Bayview Hunters
10 Point Area Plan:

11 (1) The proposed parcelization will support light industrial activities in the district.

12 (2) If the resulting parcelization will require demolition of a structure, the demolition of the
13 structure complies with the replacement requirement per Section 230.

14 (3) The uses proposed for the parcels, if any, comply with the cumulative use size limits per
15 Section 121.5, and other requirements of this Code.

16 **SEC. 230. DEMOLITION OF INDUSTRIAL BUILDINGS IN PDR DISTRICTS,**
17 **REPLACEMENT REQUIREMENTS.**

18 In order to preserve the existing stock of buildings suitable for industrial activities and to create
19 new viable space for industrial operations in PDR Districts, proposals to demolish industrial buildings
20 are subject to the following replacement requirements.

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	<u>Demolition</u>	<u>Replacement requirement</u>	<u>Ratio applied (3)</u>
<u>Unsound Structure (1)</u>	<u>P</u>	<u>Yes</u>	<u>None Applicable</u>
<u>Sound Structure</u>	<u>P</u> <u>if primary</u> <u>proposed use is</u> <u>industrial (2)</u>	<u>Yes</u>	<u>If all buildings</u> <u>proposed for</u> <u>demolition represent</u> <u>greater than 0 .3</u>

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			<u>FAR, then 1:1</u>
			<u>For lots less than, or equal to, 0.4 FAR then 2:1</u>

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4 (1) If the cost of rehabilitation exceeds 50% of the replacement cost of a comparable structure.

5 (2) A principally permitted use per Sections 220, or 222-227 of this Code.

6 (3) Ratio given refers to the square footage of building space required in the replacement project
7 versus the square footage of the demolished structures.

8 **SECTION 249.32. SOUTH BASIN DESIGN AND DEVELOPMENT SPECIAL USE DISTRICT**

9 In recognition of existing large parcels where a limitation on office square footage per lot
10 would be proportionally inappropriate, to accommodate office space for activities that require space
11 outside of downtown, to provide affordable office space to small firms and organizations which may be
12 engaged in incubator businesses and microenterprises, and to accommodate office space in relation to
13 the agglomeration of internet, telecommunications and related utility uses in the immediate area, there
14 shall be a Design and Development Special Use District applied to certain portions of the South Basin
15 area west of Third Street, and to parcels on Third Street near the intersections of Cargo Way, Custer
16 Avenue, Davidson Avenue, Evans Avenue, and Egbert Avenue, as shown on Sectional Map 10 SU of the
17 Zoning Map. The following provisions shall apply within such special use district:

18 (a) Except as described below, the specific use definitions and controls for PDR-1 and PDR-2
19 Districts, as detailed in Sections 213-277 of this Code, shall apply to lots within this Design and
20 Development SUD, including the accessory use provisions contained in Section 204.3.

21 (b) Any office use is permitted, limited to a floor area ratio of 0.25 of gross floor area to 1
22 square foot of lot area notwithstanding the office use size limitations of the PDR-2 District. In no case
23 shall office use be limited to less than the size allowed in a PDR-2 District under Planning Code
24 Section 219; nor shall it exceed a total of 50,000 square feet of gross floor area per lot.

1 (c) An office use above the amount permitted in Section 249.32(b) is permitted provided that
2 it shall be limited to the following activities:

3 (1) design activities, including but not limited to architectural, graphic, interior, product, and
4 industrial design;

5 (2) business service as defined in Planning Code Section 890.111;

6 (3) ancillary office activities related to internet, telecommunications, electronic networking
7 or data storage service and maintenance;

8 (4) digital media and arts.

9 (d) For all office use square footage greater than the amount permitted under 249.32(b), a
10 Notice of Special Restriction shall be executed by the Zoning Administrator and recorded in the Office
11 of the County Recorder, specifying that the office activities are limited to the uses permitted under
12 Planning Code Section 249.32(c).

13 (e) For all office use square footage greater than the amount permitted under 249.32(b), each
14 individual business shall be limited to 5,000 square feet of gross floor area.

15 (f) Off-street parking spaces shall be provided in the minimum amounts as follows:

16 (1) for office uses permitted under Section 249.32(b), according to Table 151 of this Code;

17 (2) for office uses permitted under Section 249.32(c), 1 space for every 2,500 square feet of
18 occupied floor area.

19 Section 3. The San Francisco Planning Code is hereby amended by amending
20 Sections 204.3, 204.4, 210, and 210.6 to read as follows:

21 **SEC. 204.3. ACCESSORY USES IN C, ~~AND M~~, AND PDR DISTRICTS.**

22 (a) No use shall be permitted as an accessory use to a lawful principal or
23 conditional use in any C-1 or C-2 District which involves or requires any of the following:

24 (1) The total employment for such accessory use of more than five persons in a C-1
25 District, or more than 10 persons in a C-2 District;

1 (2) The use of any single machine of more than one horsepower in a C-1 District, or
2 more than 2 1/2 horsepower in a C-2 District;

3 (3) The use of machines in any one establishment in an aggregate of more than five
4 horsepower in a C-1 District, or more than 10 horsepower in a C-2 District;

5 (4) The use of more than 1/4 of the total floor area occupied by such use and the
6 principal or conditional use to which it is accessory, except in the case of accessory off-street
7 parking or loading; or

8 (5) The production of goods not intended primarily for retail sale or use on the
9 premises.

10 (b) No use shall be permitted as an accessory use to a lawful principal or
11 conditional use in any C-3 District which involves or requires the use of any single machine of
12 more than five horsepower; or the use of more than 1/4 of the total floor area occupied by
13 such use and the principal or conditional use to which it is accessory, except in the case of
14 accessory off-street parking and loading. These limitations shall not apply to equipment or
15 machines pertaining integrally to the lawful principal use itself.

16 (c) Notwithstanding the provisions of Sections 227(h) and (i) and 260(b)(2)(I) and
17 (M) of this Code, an accessory use to a lawful principal or conditional use in any C or M
18 District which involves or requires the installation of a tower or antenna solely for the reception
19 of radio and television broadcasts for the exclusive benefit of the residents or occupants in the
20 building on which the antenna is placed shall be permitted without regard to the height of such
21 tower or antenna and without regard to the proximity of such tower or antenna to any R
22 District.

23 (d) No use shall be permitted as an accessory use to a lawful principal or conditional use in
24 any PDR District which involves or requires the use of more than one-third (1/3) of the total floor area

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1 occupied by such use and the principal or conditional use to which it is accessory, except in the case of
2 accessory off-street parking and loading.

3 **SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.**

4 (a) In any R, NC, or C District, one dwelling unit to serve as the residence of a
5 manager and the manager's family shall be permitted as an accessory use for any permitted
6 hotel, motel or group housing structure, without any such structure being classified as a
7 dwelling for purposes of this Code due to the presence of such dwelling unit.

8 (b) In any NC, C, ~~or M~~, or PDR District, dwelling units which are integrated with the
9 working space of artists, artisans and other craftspersons shall be permitted as an accessory
10 use to such working space, when such dwelling units are occupied by a group of persons
11 including no more than four adults, and where the occupancy meets all applicable provisions
12 of the Building Code and Housing Code.

13 (1) In PDR Districts, dwelling units permitted by Section 204.4(b) may not represent more
14 than one-fourth (1/4) of the total floor area occupied by such use and the principal use to which it is
15 accessory.

16 (c) In any M or PDR District, one dwelling unit or other form of habitation to serve as
17 the residence of a caretaker and the caretaker's family shall be permitted as an accessory use
18 for any permitted principal or conditional use in such district, where the operation of such use
19 necessitates location of such residence in such district.

20 **SEC. 210. DESCRIPTION AND PURPOSE OF COMMERCIAL, ~~AND~~ INDUSTRIAL,**
21 **AND PRODUCTION/DISTRIBUTION/REPAIR DISTRICTS.**

22 The following statements of description and purpose outline the main functions of the C
23 (Commercial), ~~and~~ M (Industrial), and PDR (Production, Distribution, and Repair) Districts in the
24 zoning plan for San Francisco, supplementing the statements of purpose contained in Section
25 101 of this Code. The emphasis, in the case of these districts, is upon the allocation of

1 adequate areas in proper locations for the carrying on of business and industry to serve City,
2 regional and national needs and provide San Francisco with a sound and growing economic
3 base.

4 The description and purpose statement for Neighborhood Commercial Districts are
5 listed in Article 7, Sections 710.1 through 728.1. The description and purpose statements for
6 South of Market Districts are listed in Article 8, Sections 813 through 818 of this Code.

7 **SEC. 210.6. M-2 DISTRICTS: HEAVY INDUSTRIAL.**

8 These districts are the least restricted as to use and are located at the eastern edge of
9 the City, separated from residential and commercial areas. The heavier industries are
10 permitted, with fewer requirements as to screening and enclosure than in M-1 Districts, but
11 many of these uses are permitted only as conditional uses or at a considerable distance from
12 Residential Districts. Most of the land zoned M-2 is controlled by the Port of San Francisco.

13 Section 4. The San Francisco Planning Code is hereby amended by adding Sections
14 210.7, 210.8 and 210.9 to read as follows:

15 **SEC. 210.7. PDR DISTRICTS: PURPOSE.**

16 These districts provide space for a wide variety of PDR (production, distribution and repair)
17 and other non-residential activities in districts where these uses are free from inherent economic and
18 operational competition and conflicts with housing, large office developments, and large-scale retail,
19 which are not permitted in these districts. Other uses that share operational characteristics with PDR
20 uses are permitted in these districts, as they require large flexible spaces and prefer separation from
21 intensive housing districts. PDR-zoned land is also an important reservoir of space in San Francisco
22 for new and evolving industry and activity types that cannot be foreseen today and cannot practically
23 function or compete for space in a typical downtown office or neighborhood commercial environment.
24 Businesses and activities allowed in PDR districts generally share a need for flexible operating space
25 that features large open interior spaces, high ceilings, freight loading docks and elevators, floors

1 capable of bearing heavy loads, and large (often uncovered exterior) storage areas. These uses are
2 often not ideally compatible with housing for operational reasons, including the need for significant
3 trucking and delivery activities, 24-hour operation, and emission of noise, odors and vibrations.
4 Importantly, PDR uses are limited in the amount of rent they can afford relative to office, retail, and
5 residential uses, yet are important sectors of the City's economy.

6 **SEC. 210.8 PDR-1 DISTRICTS: LIGHT INDUSTRIAL BUFFER.**

7 These districts are intended to create a buffer area between residential neighborhoods and light
8 industrial areas, primarily in the Bayview Hunters Point neighborhood. This zone allows for less
9 intensive PDR activities that will not compromise the quality of life of nearby residents. These uses
10 generate less external noise, odors, and vibrations and engage in fewer trucking activities than those
11 permitted in PDR-2 districts. Uses in this district are generally conducted completely within enclosed
12 structures. Small-scale retail and office uses are permitted, as are other activities that may serve well
13 to buffer existing residential neighborhoods from areas of concentrated industrial operations.

14 **SEC. 210.9. PDR-2 DISTRICTS: PRODUCTION, DISTRIBUTION, AND REPAIR.**

15 These districts encourage the introduction, intensification, and protection of a wide range of
16 light and contemporary industrial activities, while prohibiting new housing, large office developments,
17 large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of
18 existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial,
19 non-residential uses, including small-scale retail and office, entertainment, certain institutions, and
20 similar uses that would not create conflicts with the primary industrial uses or are compatible with the
21 operational characteristics of businesses in the area. Light industrial uses in these districts may be
22 conducted entirely within an enclosed structure, partly within enclosed structures, or some functions
23 may occur entirely in open areas. These uses may require trucking activity multiple times per day,
24 including trucks with up to 18 wheels or more, and occurring at any time of the day or night. As part of
25 their daily operations, PDR activities in these areas may emit noises, vibrations, odors, and other

1 emissions, as permitted by law. Within the requirements of local, state, and federal health and safety
2 regulations, and within the stipulation of this code, which may impose additional use size maximums
3 and minimum distance requirements on certain activities, raw materials used for production,
4 manufacturing, repair, storage, research, and distribution may be stored on site and may include
5 chemical, biological, and other hazardous, explosive, or flammable materials.

6 Section 5. The San Francisco Planning Code is hereby amended by amending
7 Sections 213 through 227 to read as follows:

8 **SEC. 213. USES PERMITTED IN C, ~~AND M,~~ and PDR DISTRICTS.**

9 (a) The uses listed in Sections 215 through 227 are permitted in C, ~~and M,~~ and PDR
10 Districts as indicated by the following symbols in the respective columns for each district:

11 P: Permitted as a principal use in this district.

12 C: Subject to approval by the City Planning Commission as a conditional use in this
13 district as provided in Section 303 of this Code.

14 NA: This listing not applicable to this district, as the same use is listed subsequently
15 for the district with fewer restrictions.

16 Blank Space: Not permitted in this district.

17 (b) The Section titles are intended only as an aid to use of this Code and are not
18 binding as to interpretation of these Sections. In general, but not in all cases, uses that are
19 more widely permitted in C, ~~and M,~~ and PDR Districts are listed in earlier Sections. Uses listed
20 in an earlier Section shall not include any use first specifically listed in a later Section. Where
21 the same use is listed as permitted two or more times for the same district, with different
22 restrictions, the permitted listing with the fewest restrictions shall prevail for that district.

23 (c) Determinations as to the classification of uses not specifically listed shall be
24 made in the manner indicated in Sections 202 and 307(a) of this Code.

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1 (d) Reference should be made to Sections 204 through 204.5 for regulations
 2 pertaining to accessory uses permitted for principal and conditional uses listed in Sections
 3 215 through 227.

4 (e) Reference should also be made to the other Articles of this Code
 5 containing provisions relating to definitions, off-street parking and loading, dimensions, areas
 6 and open spaces, nonconforming uses, height and bulk districts, signs, historic preservation,
 7 and other factors affecting the development and alteration of properties in these use districts.

8 **SEC. 215. DWELLINGS.**

9 TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>		
												SEC. 215 DWELLINGS.
P	P	P	P	P	P	C	C	C				(a) Dwelling at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street there from, whichever permits the greater density; provided, that the maximum density ratio in a C-1, C-2, M-1 or M-2 District shall in no case be less than for an RM-1 District, the maximum density ratio in a C-3 or C-M District shall in no case be less than for an RM-4 District, and the maximum density ratio in a C-3 District shall in no case be less than one dwelling unit for each 125 square feet of lot area. The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code shall apply in C and M Districts, except that any remaining fraction of 1/2 or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of

												dwelling units.
		C	C	C	C							(b) Dwelling at a density ratio greater than that set forth in Subsection (a), to be determined by the City Planning Commission pursuant to Section 303(c) of this Code.
							C	C	C			(c) Mobile home park for house trailers, motor homes, campers and similar vehicles or structures used for dwelling purposes. Each vehicle or structure in any such park shall be regulated by this Code in the same manner as a dwelling unit.

SEC. 216. OTHER HOUSING.

TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
											SEC. 216 OTHER HOUSING.
P	P	P	P	P	P	P	C	C			(a) Group housing, providing lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by this Code as a dwelling unit. Such group housing shall include but not necessarily be limited to a boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent or ashram. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as such institution, which shall meet the applicable provisions of Section 304.5 of this Code concerning institutional master plans. The density limitations for all group housing described in this subsection shall be based in this subsection shall be based upon the density limitations for group housing in the nearest R District, following the same rules as those set forth in Section 215(a) of this Code for dwelling unit densities in C and M Districts.
											(b) Hotel, inn or hostel containing rooms or suites of rooms, none with individual cooking facilities, which are offered for compensation and are primarily for the

1												accommodation of transient overnight guests. A hotel, inn or hostel shall not include a motel as described in Subsection 216(c) below:
2	C	C	C	C	C	C	C	C	C			(i) 200 rooms or less;
3	C	C	C	C	C	C	C	C	C			(ii) More than 200 rooms.
4												(c) Motel, including an auto court, motor lodge, tourist court or other facility similarly identified, containing rooms or suites of rooms, none with individual cooking facilities, which are offered for compensation and are primarily for the accommodation of transient guests traveling by automobile, and where each sleeping unit is independently accessible from the outside; provided, that the entrance to such motel is within 200 feet of and immediately accessible from a major thoroughfare as designated in the Master Plan.
5	C	NA										
6												
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9		C			C	C	C	C	C			(d) Motel, as described in Subsection 216(c) above but without restrictions as to location of the entrance.

SEC. 217. INSTITUTIONS.

TABLE INSET:

14	C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
16												SEC. 217. INSTITUTIONS.
17												(a) Hospital, medical center or other medical institution which includes facilities for inpatient care and may also include medical offices, clinics, laboratories, and employee or student dormitories and other housing, operated by and affiliated with the institution, which institution has met the applicable provisions of Section 304.5 of this Code concerning institutional master plans.
19	C	C	C	C	C	C	C	C				
23												(b) Residential care facility providing lodging, board and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such facilities shall include but not
24	P	P	P	P	P	C	P	P				

1												necessarily be limited to a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases or psychological disorders.
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5	P	P	P	P	P	P	P	P	P	<u>P under 7,500 sf</u>	<u>P under 5,000 sf</u>	(c) Clinic primarily providing outpatient care in medical, psychiatric or other healing arts and not a part of a medical institution as specified in Subsection 217(a) above.
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7	P	P	P	P	P	P	P	P	P	<u>P under 5,000 sf</u>	<u>P under 5,000 sf</u>	(d) Social service or philanthropic facility providing assistance of a charitable or public service nature.
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10	P	P	P	P	P	C	P	P				(e) Child-care facility providing less than 24-hour care for children by licensed personnel and meeting the open-space and other requirements of the State of California and other authorities.
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13	P	P	P	P	P	P	P	P		<u>P under 20,000 sf if no housing</u>		(f) Elementary school, either public or private. Such institution may include employee or student dormitories and other housing operated by and affiliated with the institution.
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15												
16	P	P	P	P	P	P	P	P		<u>P under 20,000 sf if no housing</u>		(g) Secondary school, either public or private, other than a school having industrial arts as its primary course of study. Such institution may include employee or student dormitories and other housing operated by and affiliated with the institution.
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22	P	P	P	P	P	P	P	P		<u>P under 20,000 sf if no housing</u>		(h) Postsecondary educational institution for the purposes of academic, professional, business or fine-arts education, which institution has met the applicable provisions of Section 304.5 of this Code concerning institutional master plans. Such institution may include employee or student dormitories and other housing operated by and affiliated with the institution. Such institution shall not have industrial arts as its primary
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												course of study.
					P	P	P	P	<i>P under 20,000 sf if no housing</i>	<i>P under 20,000 sf if no housing</i>	(i) Secondary or postsecondary educational institution, other than as specified in Subsection 217(g) and (h) above.	
P	P	P	P	P	P	P	P	P	<i>P under 20,000 sf if no housing</i>	<i>P under 20,000 sf if no housing</i>	(j) Church or other religious institution. Such institution may include, on the same lot, the housing of persons who engage in supportive activity for the institution.	
											(k) Medical cannabis dispensary as defined by Section 3301(f) of the San Francisco Health Code provided that: (a) the medical cannabis dispensary has applied for a permit from the Department of Public Health pursuant to Section 3304 of the San Francisco Health Code; (b) if medical cannabis is smoked on the premises, the parcel containing the medical cannabis dispensary is located not less than 1,000 feet from the parcel containing the grounds of an elementary or secondary school, public or private, or a community clubhouse, or neighborhood center as defined in Section 221(e) of this Code, unless not required by State law, and, regardless of whether medical cannabis is smoked on the premises, if the dispensary was not in operation as of April 1, 2005, as defined in subsection (i), it is located not less than 1,000 feet from the parcel containing the grounds of an elementary or secondary school, public or private, or recreation buildings as defined in Section 221(e) of this Code; (c) if medical cannabis is smoked on the premises the dispensary shall provide adequate ventilation within the structure such that doors and/or windows are not left open for such purposes resulting in odor emission from the premises; (d) regardless of whether medical cannabis is smoked on the premises the parcel containing	
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												Medical cannabis dispensaries that were in operation as of April 1, 2005, and were not in continuous operation since then, but can demonstrate to the Planning Department, based on any criteria it may develop, that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, also have 18 months from the effective date of this legislation to obtain a permit or must cease operations at the end of that 18 month period, or upon denial of a permit application if it occurs before the end of that 18 month period. Notwithstanding the foregoing, in no case shall a dispensary that had or has a suspended or revoked permit be considered to be in continuous operation. Any dispensary operating in a Residential-House or Residential-Mixed district of the City or which began operation after April 1, 2005, must immediately cease operations; (j) any permit issued for a medical cannabis dispensary shall contain the following statement in bold-face type: "Issuance of this permit by the City and County of San Francisco is not intended to and does not authorize the violation of State or Federal law.
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SEC. 218. RETAIL SALES AND PERSONAL SERVICES.

TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
											SEC. 218. RETAIL SALES AND PERSONAL SERVICES.
											The uses specified in this Section shall not include any use first specifically listed in a subsequent Section of this Code.
P	NA	NA	NA	NA	NA	NA	NA	NA	<u>P</u> <u>under</u>	<u>P</u> <u>under</u>	(a) Retail business or personal service establishment, of a type which supplies new

									<u>2,500</u> <u>sf *#</u>	<u>2,500</u> <u>sf *#</u>	commodities or offers personal services primarily to residents in the immediate vicinity.
	P	P	P	P	P	P	P	P	<u>P</u> <u>under</u> <u>2,500</u> <u>sf *#</u>	<u>P</u> <u>under</u> <u>2,500</u> <u>sf *#</u>	(b) Retail business or personal service establishment not limited to sales or services primarily for residents in the immediate vicinity, and not restricted to sale of new commodities.
											<i>*Subject to the limitations of Section 121.5</i>
											<i>#Except practice studios, cat boarding, hardware stores and contractor supply operations, which are permitted in these districts without size restriction.</i>

SEC. 218.1. MESSAGE ESTABLISHMENTS.

TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
											SEC. 218.1. MESSAGE ESTABLISHMENTS.
P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	Massage establishments, as defined by Section 2700 of Part II, Chapter VIII of the San Francisco Municipal Code (Police Code), provided that: (a) the use is so located that the premises upon which it is conducted are not less than 1,000 feet from the premises of any other massage establishment; except that such proviso shall not apply where massage services are incidental to the institutional uses permitted in Sections 217(a) through (d) or to the use by an individual member of the facilities of a health club, gymnasium or other facility with a regular membership which health club, gymnasium or other facility is used primarily for instruction and training in body building, exercising, reducing, sports, dancing or similar physical activities; and further provided that: (b) the following standards and conditions are met: (1) the hours of operation of the massage activity shall be limited to from 7:00 a.m. to 12:00 a.m.; (2) signs announcing the massage activity shall be no more than a single sign affixed to the wall of the building and shall not exceed

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	P	P	P	P	P	P	NA	NA	<u>P under 2,500 sf</u>	<u>P</u>	(d) Dry-cleaning establishment, including pressing and other miscellaneous processing of clothes, where no portion of a building occupied by such use shall have any ventilating flue, exhaust pipe or other opening except fixed windows and exits required by law within 50 feet of any lot in any R District, and where:
											(1) The establishment has only a central cleaning unit with a rated load factor of no more than 60 pounds and operated by employees of the establishment; or
											(2) The dry cleaning is done by the customer using self-service cleaning units or equivalent equipment where the total number of units does not exceed 16 and their total aggregate capacity does not exceed 80 cubic feet; or
											(3) The establishment is a combination of the two foregoing types, with a central cleaning unit with a rated load factor of no more than 60 pounds, and no more than eight self-service units the aggregate capacity of which shall not exceed 40 cubic feet.
							P	P	<u>P under 2,500 sf</u>	<u>P</u>	(e) Steam laundry, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.
							P	P	<u>P under 2,500 sf</u>	<u>P</u>	(f) Cleaning or dyeing plant, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.
							P	P	<u>P under 2,500 sf</u>	<u>P</u>	(g) Bag, carpet or rug cleaning, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.

SEC. 221. ASSEMBLY AND ENTERTAINMENT.

TABLE INSET:

1	C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
2												
3												SEC. 221. ASSEMBLY AND ENTERTAINMENT.
4	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(a) Clubhouse.
5	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(b) Lodge building.
6	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(c) Meeting hall.
7		P	P	P	P	P	P	P	P	<u>P if no more than 3 screens</u>	<u>P if no more than 3 screens</u>	(d) Theater, except as specified under Subsection (k), below.
8												
9	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(e) Recreation building.
10												(f) Amusement enterprise, including billiard hall, dance hall, nightclub, other nighttime entertainment activities as defined in Section 102.17, bowling alley, skating rink, shooting gallery, when conducted within a completely enclosed building; provided, (1) that incidental noise is reasonably confined to the premises by adequate soundproofing or other device, and (2) that no portion of a building occupied by such use shall have any opening, other than fixed windows and exits required by law, within 50 feet of any R District.
11		P	P	P	P	P	P	P	P	<u>P under 5,000 sf</u>	<u>P</u>	
12												
13												
14												
15												
16												
17	P*	P*			P	P	P	P	P	<u>P</u>	<u>P</u>	(g) Private noncommercial recreational open use.
18												
19												(h) Amusement park, and related commercial amusement enterprises not conducted in completely enclosed buildings; provided, that the use lawfully existed at the effective date of this Code, or is so located that (1) the premises are not less than 200 feet from any R District, and (2) the aggregate area in the same or adjoining blocks occupied by existing amusement enterprises is in excess of five acres.
20		P*					NA	NA	NA		<u>P</u>	
21												
22												
23												
24						C	P	P	P		<u>C</u>	(i) Commercial open-air sports stadium
25												

1											or arena, if conducted on premises not less than 200 feet from any R District.
2											(j) Circus, carnival, or other amusement enterprise not conducted within a building, if conducted on premises not less than 200 feet from any R District.
3						C	P	P	P	<u>P</u>	
4											
5											(k) Adult entertainment enterprise, so specified in (i), (ii) and (iii) below, provided that the use is so located that the premises upon which it is conducted are not less than 1,000 feet from the premises of any other adult entertainment enterprise:
6	P	P	P	P	P	P	P	P	P	<u>P</u>	
7											
8											
9											(i) Adult bookstore, as defined by Section 791 of Part II, Chapter VIII of the San Francisco Municipal Code (Police Code);
10											
11											(ii) Adult theater, as defined by Section 791 of Part II, Chapter VIII of the San Francisco Municipal Code (Police Code);
12											
13											(iii) Encounter studios, as defined by Section 1072.1 of Part II, Chapter VIII of the San Francisco Municipal Code (Police Code).
14											
15											*[See Section 212(a).]
16											

SEC. 221.1. LIMITATION ON CHANGE IN USE OR DEMOLITION OF MOVIE THEATER USE.

Notwithstanding any other provision of this Article, a change in use or demolition of a movie theater use, as set forth in Section 221(d), shall require conditional use authorization pursuant to Section 303. This Section shall not authorize a change in use if the new use or uses are otherwise prohibited.

SEC. 222. HOME AND BUSINESS SERVICES.

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C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
											SEC. 222. HOME AND BUSINESS SERVICES.
											The term "shop" as used in this section shall include only the establishments of artisans dealing at retail directly with the consumer and concerned primarily with custom trade.
	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(a) Household repair shop.
	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(b) Interior decorating shop.
	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(c) Upholstering shop.
	P			P	P	P	P	P	<u>P</u>	<u>P</u>	(d) Sign-painting shop.
	P			P	P	P	P	P	<u>P</u>	<u>P</u>	(e) Carpenter shop.
	P			P	P	P	P	P	<u>P</u>	<u>P</u>	(f) Office of a building, plumbing, electrical, painting, roofing, furnace or pest-control contractor, including storage of incidental equipment and supplies entirely within the same building, where provision is also made entirely within the structure for parking, loading and unloading of all vehicles used. (See also Section 225.)
	P	P	P	P	P	P	P	P	<u>P</u> <i>under</i> <u>5,000</u> <i>sf</i>	<u>P</u>	(g) Catering establishment
	P	P	P	P	P	P	P	P	<u>P</u> <i>under</i> <u>2,500</u> <i>sf</i>	<u>P</u>	(h) Printing shop.
	P	P	P	P	P	P	P	P	<u>P</u> <i>under</i> <u>2,500</u> <i>sf</i>	<u>P</u>	(i) Newspaper publication.
	P	P	P	P	P	P	P	P	<u>P</u> <i>under</i> <u>2,500</u> <i>sf</i>	<u>P</u>	(j) Blueprinting shop.

SEC. 223. AUTOMOTIVE.

TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	<u>PDR-1</u>	<u>PDR-2</u>	
											SEC. 223. AUTOMOTIVE.
	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(a) Sale or rental of new or used automobiles, when conducted entirely within an enclosed building.
	P			P	P	P	P	P	<u>P</u>	<u>P</u>	(b) Sale or rental of new or used trucks, when conducted entirely within an enclosed building.
	C*			C	C	P	P	P	<u>P</u>	<u>P</u>	(c) Lot for sale or rental of new or used automobiles.
	C*			C	C	P	P	P	<u>P</u>	<u>P</u>	(d) Lot for sale or rental of new or used trucks.
	C*			C	C	P	P	P	<u>P</u>	<u>P</u>	(e) Sale or rental of new or used automobile trailers.
P*	NA			NA	NA	NA	NA	NA	<u>P</u>	<u>P</u>	(f) Automobile service station for the sale and dispensing of gasoline, other motor fuels and lubricating oil directly into motor vehicles. The following activities shall be permitted at such a service station if normally conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any R District:
											(1) The sale and dispensing of greases and brake fluids, including motor vehicle lubrication; and the sale or installation of tires, batteries and other accessories;
											(2) Miscellaneous minor

1											servicing and adjusting, which may include brakes, electrical equipment, fan belt, headlamps, sparkplugs, air filter, distributor points, carburetor, and generator charging rate;
2											
3											
4											(3) Installation of lamp globes, sparkplugs, oil filter or filtering element, windshield wiper blades and motors, radiator hose (without removal of radiator or water pump), battery cables and fan belt;
5											
6											
7											
8											(4) The servicing and repairing of tires and batteries;
9											
10											(5) The installation and servicing of smog control devices; and
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12											(6) Automobile washing and polishing of an incidental nature, when performed primarily by hand and not including the use of any mechanical conveyor blower or steam-cleaning device.
13											
14											
15											(g) Automobile service station as described above, with the following minor automobile repairs permitted therewith if conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet on any R District:
16											
17		P*			P	P	P	P	P	<u>P</u>	<u>P</u>
18											
19											
20											(1) Tune-up, including the repair or replacement of distributors, sparkplugs and carburetors;
21											
22											(2) Brake repair;
23											(3) Shock absorber replacement;
24											
25											(4) Muffler exchange, with no open flame or torch;

1											required by law within 50 feet of any R District.
2											(1) Body and fender repair limited to replacement of parts and spot paint spraying; and
3											
4											(2) Removal and replacement of engines, transmissions and differentials, with repairs to these components done elsewhere.
5											
6											
7											(i) Repair garage for the following major automobile repairs, if conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any R District:
8											
9											
10											
11											(1) Internal engine repair or rebuilding;
12											
13											(2) Repair or rebuilding of transmissions, differentials or radiators;
14											
15											(3) Reconditioning of badly worn or damaged motor vehicles or trailers;
16											
17											(4) Collision service, including body, frame or fender straightening or repair; and
18											
19											(5) Full body paint spraying.
20											
21											(j) Automobile wash, when providing on the premises a reservoir of vehicle storage and standing area, outside the washing facilities, equal to at least 1/4 the hourly capacity in vehicles of such facilities; provided,
22											
23											
24											(1) that incidental noise is reasonably confined to the premises by adequate soundproofing or other device,
25											

1											and	
2											(2) that complete enclosure within a building may be required as a condition of approval, notwithstanding any other provision of this Code; but the foregoing provisions shall not preclude the imposition of any additional conditions pursuant to Section 303 of this Code.	
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8						P	P	P	P		<u>P</u>	(k) Tire recapping, if conducted on premises not less than 200 feet from any R District.
9												
10	C*	P*				C	P	P	P	<u>C</u>	<u>C</u>	(l) Parking lot, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code.
11												
12												
13												
14	C	P	C	C	C	C	P	P	P	<u>C</u>	<u>C</u>	(m) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is not a public building requiring approval by the Board of Supervisors under other provisions of law and is completely enclosed.
15												
16												
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19	C*	C*	C	C	C	C	P	P	P	<u>C</u>	<u>C</u>	(n) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is not a public building requiring approval by the Board of Supervisors under other provisions of law and is not completely enclosed.
20												
21												
22												
23	P*	P*	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(o) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is a public
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											building requiring approval by the Board of Supervisors under other provisions of law.
C	P	C	C	C	C	P	P	P	<u>C</u>	<u>C</u>	(p) Major (nonaccessory) parking garage not open to the public, as defined in Section 158 and as regulated therein and in Sections 155 and 157 and other provisions of Article 1.5 of this Code.
	C	C	C	C	NA	NA	NA	NA		<u>P</u>	(q) Parcel delivery service, limited to facilities for the unloading, sorting and reloading of local retail merchandise for home deliveries, where the operation is conducted entirely within a completely enclosed building; including garage facilities for local delivery trucks, but excluding repair shop facilities.
					P	P	P	P		<u>P</u>	(r) Parcel delivery service, not subject to the above limitations.
	C			C	P	P	P	P		<u>P</u>	(s) Ambulance service.
				C	P	P	P	P		<u>P</u>	(t) Storage garage for commercial passenger vehicles and light delivery trucks.
					C	P	P	P		<u>P</u>	(u) Storage yard for commercial vehicles or trucks, if conducted within an area completely enclosed by a wall or concealing fence not less than six feet high.
							C	C		<u>P</u>	(v) Truck terminal facility, if located not less than 200 feet from any R District.
											[*See Section 212(a).]

SEC. 224. ANIMAL SERVICES.

TABLE INSET:

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1	C-1										
2	C-2										
3	C-3-O										
4	C-3-R										
5	C-3-G										
6	C-3-S										
7	C-M										
8	M-1										
9	M-2										
10	<u>PDR-1</u>										
11	<u>PDR-2</u>										
12											SEC. 224. ANIMAL SERVICES.
13											(a) Animal hospital or clinic, if conducted entirely within an enclosed building; not including a commercial kennel as specified below.
14	C				C	C	C	P	P	<u>P</u>	<u>P</u>
15								P	P	P	<u>P</u>
16											(b) Animal hospital or clinic, if conducted on premises not less than 200 feet from any R District.
17								P	P	P	<u>P</u>
18											(c) Commercial kennel, if conducted on premises not less than 200 feet from any R District. A "commercial kennel" shall mean any commercial or business premises or other premises where dogs are boarded for compensation, or are cared for or trained for hire, or are kept for sale or bred for sale, where the care, breeding or sale of the dogs is the principal means of livelihood of the occupants of the premises.
19								P	P	P	<u>P</u>
20											(d) Riding academy or livery stable, if conducted on premises not less than 200 feet from any R District.

SEC. 225. WHOLESALING, STORAGE, DISTRIBUTION AND OPEN-AIR HANDLING OF MATERIALS AND EQUIPMENT.

TABLE INSET:

21	C-1										
22	C-2										
23	C-3-O										
24	C-3-R										
25	C-3-G										
	C-3-S										
	C-M										
	M-1										
	M-2										
	<u>PDR-1</u>										
	<u>PDR-2</u>										
											SEC 225 WHOLESALING, STORAGE, DISTRIBUTION AND OPEN-AIR HANDLING OF

1											MATERIALS AND EQUIPMENT.		
2	C		C	C	P	P	P	P			(a) Storage building for household goods.		
3			P	P	P	P	P	P	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(b) Wholesale establishment when conducted entirely within an enclosed building, not including a storage warehouse.		
4									<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(c) Wholesale storage warehouse, except for storage of inflammables.		
5					P	P	P	P			(d) Bulk storage of inflammable or highly combustible materials, <i>if conducted not less than 500 feet from any R or NC District.</i>		
6											(e) Bulk storage of explosives, <i>if conducted not less than 500 feet from any R or NC District.</i>		
7											(f) Cold storage plant, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.		
8								P		<u>C</u>			
9													
10										C	<u>C</u>		
11													
12								P	P		<u>P</u>		
13													
14											<u>P</u>		
15											(g) Grain elevator.		
16											<u>P</u>		
17					C	C	NA	NA				(h) Dairy products distribution plant, where provision is made for off-street parking of all vehicles used and all operations including loading and unloading are conducted entirely within an enclosed building. (See also Section 226.)	
18													
19								P	P	P	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(i) Lot for sale of new or used merchandise, not including any use first specifically listed below.
20													
21								P	P	P	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(j) Service yard for public utility, or public use of a similar character, if conducted entirely within an area completely enclosed by a wall or concealing fence not less than six feet high.
22													
23								P	P		<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(k) Contractor's storage yard or yard for rental of contractors' equipment if conducted within an area enclosed by a wall or concealing fence not less than six
24													
25													

1									<i>sf</i>		feet high.
2							P	P	<u>P</u> <i>under</i> <u>5,000</u> <i>sf</i>	<u>P</u>	(l) Yard for storage or sale of building materials or lumber, livestock feed, or coal, if conducted within an area enclosed by a wall or concealing fence not less than six feet high.
3							P	P		<u>P</u>	(m) Stone or monument yard, if conducted within an area enclosed by a wall or a concealing fence not less than six feet high.
4							P	P		<u>P</u>	(n) Storage within a completely enclosed building of junk, waste, secondhand, discarded or salvaged materials, excluding automobile wrecking operations as defined in this Section 225; <i>and if conducted not less than 200 feet from any R or NC District. :- provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.</i>
5							P	P		<u>P</u>	(o) Junkyard, <i>if located not less than 200 feet from any R or NC District. which Junkyard</i> shall mean an outdoor space where junk, waste, discarded or salvaged materials are stored or handled, including house-wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; excluding automobile wrecking operations as defined in this Section 225 yards or establishments for the sale, purchase or storage of used cars or machinery in operable condition, and the processing of used, discarded or salvaged materials as part of a permitted manufacturing operation in the same premises.
6										<u>P</u>	(p) Automobile wrecking operation; provided, (1) that there shall be sufficient working space on the property to permit proper functioning of the operation without use of any public right-of-way for storage of inoperable vehicles or parts, <i>and</i> (2) that the operation shall be clearly separated from adjacent properties and public rights-of-way; <i>and</i> (3) <i>that the operation be conducted not less than 500 feet from any R or NC District.</i> No automobile wrecking operation lawfully existing at the effective date hereof shall be continued more than three years from said date unless a conditional use authorization for such operation has been granted pursuant to this Code;
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1											exits required by law, within 50 feet of any R District;
2											(2) That the mechanical equipment required for such uses, together with related floor space used primarily by the operators of such equipment, shall not in the aggregate occupy more than 1/4 of the gross floor area of the building in which the uses are located; and
3											(3) That no machine shall be used that has more than five horsepower capacity.
4											(b) Light manufacturing which occupies not more than 1/2 the ground story of the building and involves or requires no machine that has more than five horsepower capacity, if conducted entirely within an enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows and exits required by law, within 20 feet of any R District.
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1											fertilizer, glue or gelatine from fish or animal refuse.
2								C	<u>C</u>	(o) Production or refining of petroleum products.	
3							P	P	<u>C</u>	(p) Steam power plant.	
4								P	<u>C</u>	(q) Shipyard.	
5											
6							P	P	N/A	<u>C</u>	(r) Live storage, killing or dressing of poultry or rabbits for retail sale on the premises, if conducted on premises not less than 200 feet from any R District.
7											
8								P	<u>C</u>	(s) Live storage, killing or dressing of poultry or rabbits, if conducted on premises not less than 200 feet from any R District, without limitation as to nature of sale.	
9									C	(t) Stockyard, livestock feed yard, abattoir.	
10											
11								C	<u>C</u>	(u) Rendering or reduction of fat, bones or other animal material, where adequate provision is made for the control of odors through the use of surface condensers and direct-flame afterburners or equivalent equipment.	
12											
13							C	C	<u>C</u>	(v) Incineration of garbage, refuse, dead animals or parts thereof.	
14											
15											
16								C	<u>C</u>	(w) The following uses, when located conducted not less than 500 feet from any R <u>or NC</u> District:	
17											
18								P	<u>C</u>	(1) Manufacture, refining, distillation or treatment of any of the following: abrasives, acid (noncorrosive), alcohol, ammonia, asbestos, asphalt, bleaching powder, candles (from tallow), celluloid, chlorine, coal, coke, creosote, dextrine, disinfectant, dye, enamel, gas carbon or lampblack, gas (acetylene or other inflammable), glucose, insecticide, lacquer, linoleum, matches, oilcloth, oil paint, paper (or pulp), perfume, plastics, poison, potash, printing ink, refuse mash or refuse grain, rubber (including balata or gutta percha or crude or scrap rubber), shellac, shoe or stove	
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1											receiving or relay facility, as described in Subsection 227(h) above, where:
2											(1) Any portion of such facility exceeds a height of 25 feet above the roof line of the building on the premises or above the ground if there is no building, or 25 feet above the height limit applicable to the subject site under Article 2.5 of this Code, whichever is the lesser height; or
3											(2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or combination of C-3 and M Districts), includes a parabolic antenna with a diameter in excess of three meters or a composite diameter of antennae in excess of six meters. (See also Section 204.3.)
4											
5											(j) Sale or lease sign, as defined and regulated by Article 6 of this Code.
6											
7	P*	P*	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(k) General advertising sign, as defined and regulated by Article 6 of this Code.
8		P*	P	P	P	P	P	P			
9											(l) Access driveway to property in any C or M District.
10	P*	P*	P	P	P	P	P	P	<u>P</u>	<u>P</u>	
11											(m) Planned Unit Development, as defined and regulated by Section 304 and other applicable provisions of this Code.
12	C	C					C	C	C	<u>C#</u>	
13											(n) Any use that is permitted as a principal use in any other <u>C, or M, or PDR</u> District without limitation as to enclosure within a building, wall or fence.
14									P		
15	SEE SECTIONS 205 THROUGH 205.2										(o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code.
16											(p) Subject to Section 233(a), live/work units, provided that one or more arts activities as defined in Section 102.2 of this Code are the primary nonresidential use within the unit and that other nonresidential activities are limited to
17	P	P	P	P	P	P	P	P			
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												those otherwise permitted in the district or otherwise conditional in the district and specifically approved as a conditional use.
P	P	P	P	P	P	P	P	P				(q) Subject to Section 233(a), live/work units not included above but satisfying the conditions of Section 233(b) of this Code.
P	P	P	P	P	P	P	P	P	<u>P##</u>	<u>P##</u>		(r) Arts activities.
	P						P	P			<u>P</u>	(s) Waterborne commerce, navigation, fisheries and recreation, and industrial, commercial and other operations directly related to the conduct of waterborne commerce, navigation, fisheries or recreation on property subject to public trust.
C	C	C	C	C	C	C	C	C	<u>C</u>	<u>C</u>		(t) Internet Services Exchange as defined in Section 209.6(c).
<p><i>[#Dwellings are not permitted as part of any Planned Unit Development in these districts.]</i></p> <p><i>## For these districts, commercial production and post-production of video and digital films, including special effects production, is subject to the use size restrictions per Section 219 Offices.]</i></p> <p><i>[*See Section 212(a)]</i></p>												

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

By: _____
Elaine C. Warren
Deputy City Attorney