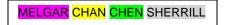
AMENDED IN COMMITTEE 11/17/2025

FILE NO. 250701



[Planning, Business and Tax Regulations Codes - Family Zoning Plan]

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1

Ordinance amending the Planning Code to: 1) create the Housing Choice-San Francisco Program to incent housing development through a local bonus program and by adopting a Housing Sustainability District, 2) modify height and bulk limits to provide for additional capacity in well-resourced neighborhoods, and to allow additional height and bulk for projects using the local bonus program, 3) require only buildings taller than 85 feet in certain Districts to reduce ground level wind currents, 4) make conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) District zoning tables to reflect the changes to density controls, and parking requirements made in this ordinance, 5) create the RTO-C (Residential Transit Oriented-Commercial) District, 6) implement the Metropolitan Transportation Commission's Transit-Oriented Communities Policy by making changes to parking requirements, minimum residential densities, and minimum office intensities, and requiring maximum dwelling unit sizes, 7) revise off-street parking and curb cut obligations citywide, 8) create the Non-contiguous San Francisco Municipal Transportation Agency Sites Special Use District, 9) permit businesses displaced by new construction to relocate without a conditional use authorization and waive development impact fees for those businesses, 10) make technical amendments to the Code to implement the above changes, 11) make conforming changes to zoning tables in various Districts, including the Neighborhood Commercial District and Mixed Use Districts, and 12) reduce usable open space and bicycle parking requirements for senior housing; amending the Business and Tax Regulations Code regarding the Board of Appeals' review of permits in the Housing Choice Program Housing

1	Sustainability District; also, amending the Local Coastal Program to implement the
2	Housing Choice-San Francisco Program and other associated changes in the City's
3	Coastal Zone, and directing the Planning Director to transmit the ordinance to the
4	Coastal Commission upon enactment; affirming the Planning Department's
5	determination under the California Environmental Quality Act; making findings of
6	consistency with the General Plan, and the eight priority policies of Planning Code,
7	Section 101.1; and making public necessity, convenience, and welfare findings under
8	Planning Code, Section 302.

NOTE: Unchanged Code text and uncodified text are in plain Arial font.

Additions to Codes are in single-underline italics Times New Roman font.

Deletions to Codes are in strikethrough italics Times New Roman font.

Board amendment additions are in double-underlined Arial font.

Board amendment deletions are in strikethrough Arial font.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental and Land Use Findings

- (a) On November 17, 2022, the Planning Commission, in Motion M-21206 certified the Final Environmental Impact Report (EIR) for the 2022 Housing Element of the San Francisco General Plan (Housing Element EIR), as in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq), the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. Copies of the Planning Commission Motion M-21206 and Housing Element EIR are on file with the Clerk of the Board of Supervisors in File No. 230001.
 - (b) On December 15, 2022, at a duly noticed public hearing, the Planning Commission

- adopted findings under CEQA regarding the 2022 Housing Element's environmental impacts, the disposition of mitigation measures, and project alternatives, as well as a statement of overriding considerations (CEQA Findings) and adopted a mitigation monitoring reporting program (MMRP), by Resolution 21220.
 - (c) The Planning Commission then adopted the proposed 2022 Housing Element in Resolution 21221, finding in accordance with Planning Code Section 340 that the public necessity, convenience, and general welfare required the proposed amendments to the General Plan.
 - (d) On January 31, 2023, in Ordinance 010-23, the Board of Supervisors, adopted the 2022 Housing Element. That ordinance confirmed the certification of the Housing Element EIR and made certain environmental findings, including adoption of the MMRP and a Statement of Overriding Considerations.
 - (e). On September 3, 2025, the Planning Department published an addendum to the Housing Element EIR, which concluded that no supplemental or subsequent environmental review is required for the Family Housing Rezoning Program, because the environmental impacts of these amendments were adequately identified and analyzed under CEQA in the Housing Element EIR, and the proposed amendments would not result in any new or more severe environmental impacts than were identified previously.
 - (f) The Board of Supervisors has reviewed and considered the Housing Element EIR and the Addendum, and concurs with the Planning Department's analysis and conclusions, finding that the addendum adequately identified and analyzed the environmental impacts of the Family Housing Rezoning Program, and that no additional environmental review is required under CEQA Section 21166 and CEQA Guideline Sections 15162-15164 for the following reasons:
 - (1) the Family Housing Rezoning Program would not involve new significant

- environmental effects or a substantial increase in the severity of significant effects previously identified in the Housing Element EIR;
 - (2) no substantial changes have occurred that would require major revisions to the Final EIR due to the involvement of new environmental effects or a substantial increase in the severity of effects identified in the Housing Element EIR; and
 - (3) no new information of substantial importance has become available which would indicate that (i) the Family Housing Rezoning Program will have significant effects not discussed in the Final EIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measure or alternatives found not feasible that would reduce one or more significant effects have become feasible, or (iv) mitigation measures or alternatives that are considerably different from those in the Housing Element EIR would substantially reduce one or more significant effects on the environment. The Addendum is on file with the Clerk of the Board of Supervisors in File No. 250701.
 - (g) The Planning Department has determined that the amendments to the Local Coastal Program are exempt from CEQA review under Public Resources Code Sections 21080.5 and 21080.9, and CEQA Guidelines Section 15265. Said determination is on file with the Clerk of the Board of Supervisors in File No. 250701. The Board affirms this determination and incorporates the determination by reference.
 - (h) On September 11, 2025, the Planning Commission, in Resolution No. 21810, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 250701, and is incorporated herein by reference.
 - (i) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set

forth in Planning Commission Resolution No. 21810, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 250701 and is incorporated herein by reference.

Section 2. Additional Findings.

- (a) This ordinance shall be known as the San Francisco Family Zoning Plan.
- (b) California faces a severe crisis of housing affordability and availability, which has prompted the Legislature to declare, in Section 65589.5 of the Government Code, that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of a chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives."
- (c) Numerous factors have contributed to the high cost of housing in most of California's coastal cities and suburbs, including the dwindling supply and high cost of available land, and zoning regulations that restrict residential density, limit efficient land use, and create and reinforce inequitable patterns of discrimination and segregation.
- (d) This crisis of housing affordability and availability is particularly severe in San Francisco. The City has seen dramatic increases in both rent prices and home sale prices over recent years.
- (e) Limits on residential density can also contribute to the housing crisis by restricting the number of units per lot. The origins of density limits in San Francisco date back to the Cubic Air Ordinance, an 1870 anti-Chinese ordinance requiring 500 cubic feet of space for every person residing in a lodging. The City's first zoning law was passed in 1921 and largely reproduced the City's existing development pattern, limiting density in areas of the City that

- were already low-density. In the 1960s, the City underwent a rezoning process, though the existing development patterns were largely maintained, with the exception of downtown and neighborhoods significantly impacted by City planning redevelopment plans.
- (f) Starting in 1980, the Board of Supervisors, the Planning Commission, and the Planning Department responded to community concerns about neighborhood character by establishing and refining a set of new districts covering many of the City's neighborhood commercial streets. These districts imposed highly-detailed controls tailored to the specific character of each neighborhood. The 1987 Neighborhood Commercial Districts were based on the then-relatively new idea that the City should be more selective in its pursuit of economic growth. All of these Neighborhood Commercial District plans included numerical density limits for residential development.
- (g) By removing these numerical density limits from Neighborhood Commercial Districts and replacing them with form-based density, which allows the density to be determined by the buildable area of a building, this ordinance aims to increase housing supply and reduce the factors that have contributed to the lack of housing in San Francisco.
- (h) Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units in the next eight years. Because San Francisco does not currently have sufficient capacity to accommodate the RHNA goals, it must rezone sites to meet these goals, and must do so by January 31, 2026. Additional capacity will be created through amendments to the Planning Code and Zoning Maps. This ordinance implements commitments made in the City's 2022 Housing Element Update. The ordinance modifies zoning policies primarily in the well-resourced neighborhoods, which are sometimes referred to as Housing Opportunity Areas, are neighborhoods or areas with existing infrastructure, transit, businesses, well-performing public schools and lower levels of environmental pollution. The ordinance also aims to

- increase capacity for multi-family housing. The ordinance satisfies the City's obligation to rezone and address the RHNA shortfall of 36,200 housing units.
- (i) This ordinance, in Section 3, creates the Housing Choice-San Francisco (HC-SF) program which includes a local residential bonus program (Local Program), and a Housing Sustainability District (HSD). The bonus program is similar to state law programs (such as the State Density Bonus law), in that it allows additional residential development opportunities in certain circumstances. The HC-SF Program offers certain benefits compared to State Density Bonus law projects, however, by including more diverse affordable housing types and more predictable urban form.
- (j) State law allows local jurisdictions to create HSDs to encourage housing production on infill sites near public transportation. Housing projects that are compliant with applicable general plan and zoning standards are eligible for streamlined approval by the City. There must be an approved Environmental Impact Report (EIR) in the area to establish an HSD, and HSD projects must adopt and implement any applicable mitigation measures. The City certified the 2022 Housing Element Update EIR on December 15, 2022. As of May 2025, the City has one HSD, the Central SoMa Housing Sustainability District, codified in Planning Code 343. This ordinance creates the Housing Choice-San Francisco (HC-SF) HSD that would work in conjunction with the HC-SF Program described above.
- (k) This ordinance, in Section 4, makes changes to San Francisco's height and bulk requirements in the well-resourced neighborhoods, located primarily on the north and west sides of the City, which will create capacity to meet the City's RHNA obligation. The ordinance also creates a new R-4 Height and Bulk District, which will provide for form-based density, and increased height limits for projects using the HC-SF Program. The R-4 Height and Bulk District would not include any Lot with an existing structure that is landmarked or designated as a contributor to a historic district pursuant to Article 10, as of the effective date

- of this ordinance, other than as may be included in the SFMTA SUD. The HC-SF HSD,
 mentioned above, would apply within the boundaries of the R-4 Height and Bulk District,
 except that it would not apply to any parcels zoned as Residential House (RH), or Residential
 Mixed (RM).
 - (I) This ordinance, in Section 5, modifies the Planning Code's wind reduction obligations by creating a new objective standard for projects greater than 85 feet in the C-3, Van Ness SUD, Folsom and Main Residential/Commercial SUD, Downtown Residential, and Central SoMa SUD.
 - (m) This ordinance, in Section 6, makes conforming changes to the RH (Residential, House), RM (Residential, Mixed), and RC (Residential-Commercial) Districts and Zoning Tables. The changes implement the changes reflected in other parts of this ordinance.
 - (n) This ordinance, in Section 7, makes changes to the Residential Transit Oriented (RTO) zoning districts. RTO districts are composed of multi-family moderate-density areas, primarily areas that are well served within short walking distance of transit and neighborhood commercial areas. The Planning Code currently identifies two types of RTO zoning districts: RTO and RTO-M (Mission) districts. This ordinance creates a third type of RTO district: RTO-C (Commercial), which is an RTO district where a greater number of ground floor non-residential uses are permitted to provide goods and services to residents and visitors, especially adjacent to existing NC districts and along transit corridors, though ground floor commercial uses are not required. In addition, the ordinance refers to the three types of RTO zoning districts individually as RTO-1, RTO-M, and RTO-C, and collectively, as RTO zoning districts.
 - (o) This ordinance, in Section 8, makes changes to implement the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy, and Housing Element law. The MTC endorsed the TOC Policy in MTC Resolution 4530 in

- September 2022, to support the region's transit investments by creating communities around transit stations and along transit corridors that not only enable transit ridership, but also are places where Bay Area residents of all abilities, income levels, and racial and ethnic backgrounds can live, work, and access services. The TOC Policy applies to the half-mile area around existing and planned fixed-guideway transit stops and stations (i.e., regional rail, commuter rail, light-rail transit, bus rapid transit, and ferries). MTC has indicated that subsequent One Bay Area Grant (OBAG) funding cycles will consider prioritizing investments in transit station areas that are subject to and compliant with the TOC Policy.
 - (p) The TOC Policy requirements consist of four elements: (1) minimum required and allowed residential and/or commercial office densities for new development; (2) policies focused on housing production, preservation and protection, and commercial anti-displacement and stabilization policies; (3) parking management; and (4) transit station access and circulation.
 - (q) Consistent with the TOC Policy, Planning Code Section 155.2 already requires one secure bike parking spot per Dwelling Unit, and one secure bike parking spot per 5,000 square feet of Occupied Floor Area for Office uses. This ordinance also creates minimum required and allowed residential densities and commercial development intensities for areas subject to the TOC Policy, and Housing Element law. Housing Element law (Government Code Section 65583.2(c) and (h)) requires cities to identify sites that were previously identified as appropriate for housing in prior Housing Element cycles, and sites that are appropriate to accommodate 100% of the City's allocation of lower-income housing. Lists of those sites are on file with the Clerk of the Board in File No. 250701. It also modifies the parking requirements be consistent with the TOC Policy.
 - (r) The ordinance also specifies that projects proposing the demolition, merger, or reduction in number of Dwelling Units are subject to a maximum Dwelling Unit size of 4,000

- square feet of Gross Floor Area, but allows projects to seek a conditional use authorization to exceed this objective standard.
 - (s) This ordinance, in Section 9, makes changes to off-street parking and curb cut requirements to clarify and simplify the requirements.
 - (t) This ordinance, in Section 10, creates the San Francisco Municipal Transportation Agency (SFMTA) Non-Contiguous Sites Special Use District (SUD) consistent with the SFMTA's Joint Development Program, approved by the SFMTA's Board of Directors on February 4, 2025 in Resolution No. 250204-010. The SUD is comprised of parcels owned by the SFMTA, most of which are currently used as parking lots. The SUD allows development of market-rate and affordable housing consistent with each parcel's surrounding zoning district, as well as other zoning modifications specific to the SUD.
 - (u) Increased residential development could result in displacement of existing businesses. The City's Legacy Business program, in Administrative Code Section 2A.242, offers certain benefits for qualifying businesses. This ordinance, in Section 11, makes changes to the Planning Code that permit Displaced Businesses to relocate within the City without having to obtain a conditional use authorization or pay development impact fees.
 - (v) This ordinance, in Section 12, includes miscellaneous definitional and other changes that are appurtenant to the rezoning program.
 - (w) This ordinance, in Section 13, amends the Neighborhood Commercial District and Mixed-Use District tables to conform to the amendments in Sections 3-12. Section 13 also implements other changes contemplated in the Housing Element, such as eliminating numeric density controls in zoning districts that are located in well-resourced areas.
 - (x) This ordinance, In Section 14, amends the Business and Tax Regulations Code to include the new HC-HSD streamlining requirements.
 - (y) The Board of Supervisors finds that the Planning Code amendments in this

1	ordinance constitute amendments to the City's Local Coastal Program ("LCP"). The Board of
2	Supervisors finds that the LCP amendment conforms with the applicable provisions of the
3	Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out
4	the provisions of the City's certified LCP Land Use Plan—the Western Shoreline Area Plan.
5	The Board further finds that the amendments will be implemented in full conformance with the
6	Coastal Act's provisions, and acknowledges that the amendments in the Western Shoreline
7	Area Plan are consistent with San Francisco's Housing Element's housing goals.
8	(z) The Board of Supervisors finds that promoting higher-density housing opportunities

in the Coastal Zone is consistent with the Coastal Act's goal of providing "new affordable housing opportunities for persons of low and moderate income in the coastal zone." (Cal. Pub. Resources Code, § 30604(g).) Further, providing these opportunities in the Coastal Zone is consistent with the Housing Element's goal of creating new housing in well-resourced neighborhoods. To that end, this ordinance amends the Implementation Program of the City's certified LCP, including updating the use and development controls in the RH, RM, RTO-C, NC-1, and NC-2 use districts that comprise the Coastal Zone. These amendments are necessary to ensure housing opportunities in the Coastal Zone, and the City's approval of these amendments satisfies California Government Code Section 65583.

Section 3. Housing Choice – San Francisco Program. Articles 2 and 3 of the Planning Code are hereby amended by adding Sections 206.10, 334, and 344, to read, as follows:

SEC. 206.10 HOUSING CHOICE-SAN FRANCISCO PROGRAM.

(a) Purpose. This Section 206.10 sets forth the Housing Choice-San Francisco Program

(HC-SF Program). The HC-SF Program provides additional residential development capacity,

additional options for complying with the Inclusionary Housing Ordinance, modifications to certain

Planning Code and design standards, and an administrative or discretionary review process for

1	eligible residential projects that comply with the program. Except as provided in this Section
2	206.10, all HC-SF projects shall comply with Article 4 of the Planning Code.
3	(b) Applicability. An HC-SF Project under this Section 206.10 shall be a project that
4	complies with all of the following requirements:
5	(1) consists of new construction, an addition to an existing structure, or a conversion of
6	an existing structure, and results in a net increase in the number of Dwelling Units or Group Housing
7	bedrooms;
8	(2) contains two or more Dwelling Units or Group Housing bedrooms. Accessory
9	Dwelling Units shall not count towards the minimum number of required Dwelling Units, but an HC-
10	SF Project may contain ADUs;
11	(3) is located on a Lot in the R-4 Height and Bulk District;
12	(4) does not demolish a building that is designated as a landmark under Article 10, is
13	listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory
14	Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the
15	National Register of Historic Places;
16	(5) does not receive any density or development bonuses or relief from applicable
17	Planning Code standards in any other State or local law or program, including but not limited to
18	California Government Code Sections 65915 et seq., Government Code sections 65912.113(e),
19	65912.114(f)(1), 65912.123(b), (c), (d), (e), (i), (j)(1), and (j)(3) and 65912.124(f), and Sections
20	65852.28(b)(2), 65913.4.5, and 66499.41, as may be updated from time to time; and Planning Code
21	Section 124(f), Section 202.2(f), Sections 206.3 to 206.9, inclusive, Section 207(c), Section 304, and
22	Section 328;
23	(6) complies with Objective Standards, except as otherwise modified by the HC-SF
24	Program in this Section 206.10, or through the modification process in Section 334;
25	(7) is a project in which at least two-thirds of the new or converted square footage is

1	designated for Residential Uses; or, a project with at least 50% new or converted square footage for
2	Residential Uses if the project converts an existing Non-Residential Use and does not expand that use
3	by more than 25%. Basements shall not count in the calculation of square footage. For additions to
4	existing structures or conversions of existing buildings, only the net new or converted space shall be
5	considered in the calculation of square footage; and,
6	(8) is not located in a Special Use District that implements a Development Agreement
7	adopted under California Government Code 65864 et seq and/or Administrative Code Chapter 56-;
8	and
9	(9) is not located on a site containing more than two residential units where the
10	project would require the demolition of residential uses that are subject to the rent increase
11	limitations set forth in Chapter 37 of the Administrative Code; and
12	(10) does not demolish or convert any portion of a Hotel.
13	(c) Inclusionary Housing Ordinance Alternatives. HC-SF Projects of 10 or more units shall
14	comply with Section 415 et seq., and if applicable Section 419 et seq., except as allowed by this
15	subsection (c). Projects that elect the off-site alternative in Section 415.5(g)(1)(B) or the Land
16	<u>Dedication Alternative in Section 419.5(a)(2) allowed in subsection (c)(2), shall provide the required</u>
17	units within the R-4 Height and Bulk District, or within one-half mile of the project. In addition to the
18	alternatives set forth in Section 415.3(g), HC-SF Projects may satisfy the requirements of Section 415
19	et seq. by choosing one of the following options:
20	(1) if the project is a Rental Project with 24 or fewer units, including any additional
21	units allowed by this Section 206.10, a project sponsor shall subject all units in the project to the San
22	Francisco Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) for
23	the Life of the Project; or
24	(2) applicants shall comply with the Land Dedication Alternative requirements of
25	Section 419.5(a)(2), regardless of project location.

1	(d) Modified Development Standards. Notwithstanding any contrary provisions found in the
2	Planning Code, including any provision in a Special Use District not implementing a Development
3	Agreement adopted under California Government Code 65864 et seq. and/or Administrative Code
4	Chapter 56, or in any adopted Design Standard, the following development standards apply to eligible
5	HC-SF Projects. Projects may also seek additional modifications under Section 334.
6	(1) Standards Applicable to All Projects: All HC-SF Projects shall receive the
7	following zoning modifications:
8	(A) Form-Based Residential Density. An HC-SF Project shall be subject to
9	Form-Based Density limits. Floor Area Ratio requirements or limitations shall not apply to the
10	Residential Uses in an HC-SF Project.
11	(B) Dwelling Unit Mix. Section 207.6 and Section 207.7 shall pot apply.
12	except that projects between four and nine units shall comply with the following:
13	(i) a project with four dwelling units shall contain at least one unit
14	with two or more bedrooms; and
15	(ii) for projects between five and nine dwelling units, at least 25
16	percent of units shall contain two or more bedrooms, including at least one unit with three or
17	more bedrooms, unless Section 207.6(c) requires a higher percentage of two- and three-
18	bedroom units. HC-SF Projects of four units or more shall comply with the following:
19	(i) a project with four dwelling units shall contain at least one unit
20	with two or more bedrooms;
21	(ii) for a project with between five and nine dwelling units,
22	inclusive, at least 25% of its units shall contain two or more bedrooms, including at least one
23	unit with three or more bedrooms; and
24	(iii) for a project with ten or more dwelling units, at least 25% of its
25	units shall contain two or more bedrooms, including at least 5% of its units containing three or

1	more bedrooms.
2	(iv) The Dwelling Unit mix requirement in this subsection (d)(1)(B)
3	shall not apply to 100% Affordable Housing projects or Residential Uses listed in Section
4	207.7(b)(2). The Dwelling Unit mix requirement may be modified pursuant to Section 334.
5	(C) Additional Height. The applicable height limit for an HC-SF Project shall
6	be the height pursuant to Section 263.19(b). Planning Code Section 261 shall not apply.
7	Notwithstanding any lower height limit in this Code, including Section 263.19, the height limit of an
8	HC-SF Project located on a Corner Lot or a Lot larger than 8,000 square feet shall be 65 feet, unless a
9	higher height limit is provided elsewhere in the Code.
10	(D) Ground Floor Setbacks on 19th Avenue. Projects on a lot with frontage on
11	19th Avenue may reduce the setback required under Section 131 and 132 if the proposed project
12	expands the publicly available sidewalk into the subject property and the resulting overall sidewalk
13	width is not less than 15 feet. In such cases, the setback and sidewalk shall have a minimum vertical
14	clearance of not less than 25 feet from grade, and the property owner shall record a Notice of Special
15	Restrictions allowing for public access to the expanded sidewalk for the life of the project.
16	(E) Rear Yard and Lot Coverage. The rear yard requirements of Section 134
17	may be modified as follows:
18	(i) Except for large lots subject to Section 134(d)(6), or lots in
19	Residential Districts other than the Residential Transit Oriented-Commercial (RTO-C) district, the reas
20	yard shall be equal to at least 18% of the total depth of the lot, or 15 feet, whichever is greater;
21	(ii) Except for large lots subject to the lot coverage limits of Section
22	134(d)(6), in Neighborhood Commercial, Named Neighborhood Commercial, Commercial Districts,
23	Residential-Commercial (RC) and Residential Transit Oriented-Commercial (RTO-C) Districts, no
24	rear yard is required at the ground floor;
25	(iii) On Corner Lots, or Lots at the intersection of a Street and an Alley

1	of at least 25 feet in width, where a rear yard can meet the requirements of Section 134(h), the area of
2	the required open area shall be equal to 18% of the depth of the lot and a minimum of 15 feet in every
3	horizontal direction.
4	(iv) In C districts, other than on large lots subject to Section 134(d)(6),
5	lot coverage is limited to 82% at all levels containing Residential Uses. All other provisions of Section
6	<u>134(d)(6) shall apply.</u>
7	(F) Open Space. The open space requirements of Section 135 shall not apply.
8	(G) Dwelling Unit Exposure. The dwelling unit exposure requirements of
9	Section 140 shall not apply.
10	(H) Non-Residential Use Size Limits. Non-Residential Uses may exceed the
11	non-residential use size limits in Section 121.2 without the need for a Conditional Use authorization.
12	(I) Height Limits for Vertical Non-Habitable Architectural Elements. Vertical
13	Non-Habitable Architectural Elements may exceed height limits consistent with the requirements in
14	<u>Section 263.21(c).</u>
15	(J) Development of Large Lots in Residential Transit Oriented Commercial
16	(RTO-C) Districts. Sections 121.1 and 303(r) shall not apply to HC-SF Projects on large lots in the
17	RTO-C Zoning District.
18	(K) Ground Floor Ceiling Heights For Nine-Story Projects. The ground floor
19	ceiling height requirements in Section 145.1(c)(4) shall not apply to HC-SF Projects proposing nine
20	stories in a district with a height limit of 85 feet.
21	(L) Maximum Dwelling Unit Size. Notwithstanding any other provision of this
22	Code, Section 207.10 shall apply.
23	(M) Reduction of Quantitative Objective Standards. Any quantitative Objective
24	Standard may be modified by up to 15% of the standard except for the following: standards set forth in
25	subsection $(d)(1)(A)$ through $(d)(1)(L)$ inclusive, standards set forth in subsection (e) , rear yard or lot

1	coverage standards, standards ineligible for Major Modifications under Section 334(d)(3), and
2	maximum average floor plate requirements in Section 270(i).
3	(2) Standards Applicable to 100% Affordable Projects.
4	(A) Definitions. A 100% Affordable HC-SF Housing Project shall be an eligible
5	HC-SF Project where all Residential Uses, except a manager's unit, are comprised solely of Dwelling
6	Units or Group Housing bedrooms that are restricted for the Life of the Project as "Affordable Units,"
7	as defined in Section 401, and meet the requirements in Section 406(b)(1)(A) and (C).
8	(B) Additional Planning Code Modifications. In addition to the modifications
9	in subsection (d)(1), 100% Affordable HC-SF Housing Projects are entitled to the following Planning
10	Code modifications:
11	(i) Ground-floor ceiling height. Ground floor ceiling height
12	requirements in Section 145.1(c)(4) shall not apply.
13	(ii) Active use requirement. Active use requirements in Section
14	145.1(c)(3) shall be reduced by 20% of all the required dimensions.
15	(iii) Curb cuts. Curb cut restrictions in Section 155(r) shall not apply.
16	However, where a site has two or more frontages, frontages with the fewest restrictions under Section
17	155(r) shall be prioritized for vehicular and loading access.
18	(iv) Height Limit. The height limit shall be 20 feet greater than the HC-
19	SF height limit set forth in Section 263.19(b), and in subsection (d)(1)(C), and maybe be supplemented
20	by any height bonus pursuant to subsection (e).
21	(3) Authorization. HC-SF Projects under this Section 206.10 shall be reviewed and
22	approved under the provisions set forth in Section 334, and any other required entitlement except for
23	Section 309 and Section 329. Approval procedures under Section 309 and Section 329 shall not apply.
24	(4) Exclusions. In no event shall this Section 206.10 be interpreted as
25	relieving a HC-SF project from complying with: Article 4 of the Planning Code other than as

1	specified in this subsection (d); Section 202.17; any tenant protections contained elsewhere in
2	the Planning Code, including Section 317 et seq.; or Chapter 37 of the Administrative Code.
3	(e) Additional Height, Square Footage, and Other Bonuses. HC-SF Projects that contain
4	certain uses, amenities, or other building features are eligible for additional bonuses and code
5	modifications, as described below.
6	(1) Micro-Retail and/or Community Benefit Uses. For projects that include, at or
7	above grade, (A) one or more Micro-Retail spaces, which shall mean space for a Retail Use measuring
8	no less than 100 gross square feet and no greater than 1,000 gross square feet; and/or (B) one or more
9	Community Benefit Uses, shall receive additional square footage and height as set forth below. For the
10	purposes of this subsection, Community Benefit Uses means: Child Care Facility, Community Facility,
11	Job Training, Public Facilities, Social Service or Philanthropic Facility, Laundromat, Trade School,
12	Grocery (General or Specialty), and/or any Displaced Business, as that term is defined in Section
13	202.17. Notwithstanding any other provision of this Code, all such Community Benefit Uses shall be
14	principally permitted without limit on use size. The following provisions apply to projects providing
15	Micro-Retail space(s) and/or on-site Community Benefit Use(s):
16	(A) For every square foot of Community Benefit Use(s), or every 1.5 square feet
17	of Micro-Retail, the Project shall be permitted to include an additional:
18	(i) up to two square feet for other project use(s); and
19	(ii) up to a maximum of 10 feet total above the permitted height limit to
20	accommodate the additional square footage.
21	(B) On-site Community Benefits Use(s) and Micro-Retail space(s) must be
22	included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and
23	the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Community
24	Benefits Use(s) is discontinued, it must be replaced with another Community Benefits Use(s). If the
25	Micro-Retail space(s) is reconfigured, the new resulting space(s) must meet the definition of a Micro-

1	Retail space and the cumulative square footage must not decrease in size.
2	(2) Warm Retail Shells. For the purposes of this subsection (e)(2), "Warm Retail
3	Shell" means a ground floor retail space in a "warm shell" condition suitable for food service use,
4	with the improvements described in this subsection (e)(2) as a Food Service Warm Shell or a
5	General Warm Shell. which space A Food Service Warm Shell shall contains all of the
6	following: a concrete floor slab, exterior walls, roof, stforefront, restroom(s) designed to meeting
7	ADA accessibility requirements, electrical panel with breakers and outlets, fire sprinklers and alarm
8	system that meet shell satisfy building code, HVAC unit, Type 1 grease exhaust hood with
9	appropriate ductwork, water meter(s), distribution piping for domestic water (hot/cold), and waste
10	water plumbing, including floor drains. A General Warm Shell shall contain all of the following: a
11	finished concrete floor, exterior walls, sheet rock on walls, roof, restroom(s) satisfying ADA
12	accessibility requirements, electrical panel with breakers and outlets, fire sprinklers and alarm
13	system that satisfy building code, and basic lighting. The following provisions apply to projects
14	providing Warm Retail Shells.
15	(A) For every square foot of Warm Retail Shell(s), the Project shall be permitted
16	to include an additional:
17	(i) up to three square feet for other project use(s) for a Food Service
18	Warm Shell; and
19	(ii) up to 2.5 square feet for other project use(s) for a General
20	Warm Shell; and
21	(iii) up to a maximum of 10 feet total above the permitted height limit to
22	accommodate the additional square footage.
23	(B) The Warm Retail Shell shall be included in the project for a minimum of 30
24	years, or the life of the project, whichever is shorter, and the requirement shall be recorded in a Notice
25	of Special Restrictions. If the space is modified within this period such that it no longer meets the

1	definition of a Warm Retail Shell, it must be replaced with a qualifying Community Benefit Use or a
2	Micro-Retail use per subsection (e)(1) above. No Temporary or Final Certificate of Occupancy shall be
3	issued unless the Planning Department, in consultation with the Department of Building Inspection,
4	determines that the requirements of this subsection (e)(2) have been completed.
5	(3) Family-Friendly Amenities. In Residential Districts, projects that provide certain
6	Family Friendly Amenities, as defined below, shall be permitted to include an additional:
7	(A) up to two square feet for project uses for each square foot of any one or more
8	Family Friendly Amenity; and
9	(B) horizontal addition to the permitted building volume to accommodate this
10	extra square footage through any combination of the following:
11	(i) reducing the required rear yard above the ground floor (Section 134)
12	to 25% or 20 feet, whichever is greater;
13	(ii) reducing the required ground floor rear yard (Section 134) to 18%
14	or 15 feet, whichever is greater;
15	(iii) reducing the required side yard (Section 133) to 0 feet, and/or
16	(iv) reducing the required upper-story setback to 10 feet for additions to
17	Historic Buildings.
18	(C) Family Friendly Amenities shall be defined as the following:
19	(i) an indoor common recreational room of not less than 150 square feet
20	that is directly accessible to an adjacent outdoor common open space of at least 150 square feet;
21	(ii) a common shared kitchen of not less than 150 square feet, equipped
22	at minimum with a refrigerator, oven, stovetop, sink, dishwasher, and countertops for food
23	preparation;
24	(iii) an overnight suite with a bedroom and bathroom, but that is not a
25	Dwelling Unit and has no cooking facilities, that is a common building amenity and reservable

1	exclusively by residents for overnight guests;
2	(iv) secured storage space for residents, that is external to individual
3	residential units, intended for large objects, and located on the ground floor or below or accessed from
4	within a garage or loading area;
5	(v) bicycle parking space or storage area intended to accommodate
6	cargo bicycles as shall be described in specifications published by the Zoning Administrator; and
7	(vi) an in-home childcare unit that meets the requirements of Section
8	414A.6(a)(2), (3), and (5). Projects that construct an in-home childcare unit shall receive a waiver of
9	the requirements of Section 414A.
10	(D) Family-Friendly Amenities shall be included in the project for a minimum of
11	30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be
12	recorded in a Notice of Special Restrictions. If the Family-Friendly Amenity is discontinued, it must be
13	replaced with another Family-Friendly Amenity.
14	(4) Units With Two Three or More Bedrooms. Projects that contain units with two three or
15	more bedrooms shall be permitted to include additional square footage, as set forth below:
16	(A) 250 square feet for every two-bedroom unit provided in excess of the
17	number of two-bedroom units required by subsection (d)(1)(B); and
18	(B) 250 square feet for every three-bedroom unit provided, including any three-
19	bedroom units required pursuant to subsection $(d)(1)(B)$; and
20	(BC) 400 square feet for every unit provided that contains four or more
21	bedrooms, including any such units required pursuant to subsection (d)(1)(B); and
22	(\underline{GD}) horizontal additions to accommodate the extra square footage described
23	in subsection $(e)(4)(A)-(B\underline{\mathbb{C}})$ through any combination of the following:
24	(i) reducing the required rear yard above the ground floor (Section 134)
25	to 25% or 20 feet, whichever is greater; and

1	(ii) reducing the required ground floor rear yard (Section 134) to 18%
2	or 15 feet, whichever is greater;
3	(iii) reducing the required side yard (Section 133) to zero feet, and/or
4	(iv) reducing the required upper-story setback to 10 feet for additions to
5	<u>Historic Buildings; and</u>
6	$(\underbrace{\Theta E})$ in all districts except Residential districts, vertical additions not to exceed
7	10 feet total above the Housing Choice-SF height limit (Section 263.19) to accommodate the extra
8	square footage described in subsections $(e)(4)(A)$ and $(B\underline{C})$.
9	(EF) The units containing two three or more bedrooms shall be included in the
10	project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space
11	requirement shall be recorded in a Notice of Special Restrictions.
12	(5) Replacement of Commercial Space. In districts other than Residential
13	districts, projects proposing the alteration or demolition of a building with existing Commercial
14	Uses shall be permitted to include additional square footage, as set forth below. For the
15	purposes of this subsection (e)(5), a "Replacement Commercial Space" shall satisfy all of the
16	following for each Commercial Use: (1) the space(s) contains between 90% to 110% of the
17	gross floor area of the existing Commercial Use(s); (2) the storefront(s) occupies between 90
18	to 110% of the length of the street frontage occupied by the existing Commercial Use(s).
19	except that if the street frontage for the existing Commercial Use is 50 feet or less, up to 10
20	feet of frontage can be used for a lobby; and if the street frontage for the existing Commercial
21	Use is greater than 50 feet, up to 15 feet of the frontage can be used for a lobby; and (3) the
22	space contains a Warm Retail Shell, as that term is defined in subsection (e)(2), provided that
23	if the existing Commercial Use involves food service, the project must provide a Food Service
24	Warm Shell.
25	(A) up to 1.5 square feet for project uses for each square foot of

1	Replacement Commercial Space; and
2	(B) up to a maximum of 10 feet total above the permitted height limit to
3	accommodate the additional square footage.
4	(C) A project providing Replacement Commercial Space is also eligible
5	for the Warm Retail Shell bonuses in subsection (e)(2).
6	(D) The Replacement Commercial Space shall be included in the project
7	for a minimum of 30 years, or the life of the project, whichever is shorter, and the use
8	requirement shall be recorded in a Notice of Special Restrictions.
9	(6) Preservation of Historic Buildings. In districts other than Residential districts, projects
10	proposing an alteration to a Historic Building and/or constructing new buildings on sites that contain a
11	Historic Building shall be permitted to include additional square footage, as provided below:
12	(A) up to 1.5 times the gross floor area foregone by retaining the Historic
13	Building and complying with Objective Standards pertaining to Historic Buildings, including through
14	setting back building additions and/or new construction in relation to the Historic Building. For the
15	purposes of this subsection (e)(56)(A), the foregone gross floor area shall be equal to the gross floor
16	area within the volume that would otherwise be permitted under the Planning Code and all applicable
17	Objective Standards, inclusive of modifications allowed pursuant to this Section 206.10, but is not
18	being constructed in order to accommodate a reduced building mass above or around a Historic
19	Building and that complies with or exceeds the setbacks or mass reductions required by the Objective
20	Standards pertaining to Historic Buildings. The Zoning Administrator may publish further guidance on
21	the calculation of foregone gross floor area; and
22	(B) for Historic Buildings with storefronts that contain character-defining
23	features, an additional 0.25 square feet for every square foot of space in the storefront,
24	provided that the project preserves the storefront in compliance with Objective Standards
25	pertaining to Historic Buildings; and

1	(C) horizontal or vertical additions to accommodate this extra square footage,
2	except that any such additions shall not:
3	(i) exceed 20 feet above the Housing Choice-SF height limit (Section
4	<u>263.19); or</u>
5	(ii) reduce the required rear yard above the ground floor to less than 15
6	feet where the site abuts the rear yard of adjacent parcels containing residential uses.
7	(CD) The Historic Building and/or historic storefront shall be maintained in
8	compliance with the Preservation Design Standards for the life of the project, and the requirement
9	shall be recorded in a Notice of Special Restrictions.
10	(67) Limits on Bonuses. Except as provided below, Aan HC-SF Project can
11	combine the heights, square footage, and additional bonuses in subsections (e)(1) through (e)($5\underline{6}$), as
12	provided below:
13	(1) Height. A project may combine the bonuses in subsections (e)(1) through
14	(e)(4 <u>5</u>) provided that any height bonus is limited to 10 feet above the Housing Choice-SF height limit.
15	A project may combine the bonuses in subsections (e)(1) through (e)(56) provided that any height
16	bonus is limited to 30 feet above the Housing Choice-SF height limit.
17	(2) Rear Yard. A project cannot reduce the required rear yard beyond the
18	lowest of the limits set forth in subsections $(e)(3)$ - $(e)(56)$.
19	
20	SEC. 334. HOUSING CHOICE-SAN FRANCISCO PROJECT AUTHORIZATION.
21	(a) Purpose and Applicability. The purpose of this Section 334 is to provide for the review and
22	approval of a Housing Choice San Francisco (HC-SF) project, as defined in Section 206.10.
23	(b) General Process.
24	(1) Application. An HC-SF Project shall apply through the Planning Department's
25	procedures for Development Applications and review. An HC-SF project application shall be submitted

1	with and processed concurrently with all other applications. The HC-SF project application shall be
2	submitted on a form prescribed by the Department, and shall include all of the following information:
3	(i) A full plan set, including a site plan, elevations, sections, and floor plans,
4	showing total number of units, and the number of and location of affordable units as applicable; and a
5	draft Regulatory Agreement, if the project elects to subject units to the Rent Stabilization Ordinance
6	<u>under Section 206.10(c)(1);</u>
7	(ii) Except as noted in subsection (iii), demonstration of compliance with the
8	Planning Code and provisions of the HC-SF Program, including any permitted zoning modifications;
9	(iii) Requested Major Modifications under subsection (d).
10	(2) Procedures. The review of an HC-SF Project shall be conducted as part of, and
11	incorporated into, a Development Application. Where there is a conflict, the provisions of Section
12	206.10 shall govern. Unless modified by Section 206.10, if a project requires a conditional use
13	authorization, or any other entitlement that requires a public hearing before the Planning Commission
14	and/or the Historic Preservation Commission, the HC-SF Project shall be reviewed by the Planning
15	Commission and/or the Historic Preservation Commission, as applicable.
16	(3) Discretionary Review. As long as the Planning Commission has delegated its
17	authority to the Planning Department to review applications for an HC-SF Project, the Planning
18	Commission shall not hold a public hearing for discretionary review of an HC-SF that is subject to this
19	Section 334.
20	(4) Regulatory Agreement for Projects Using Section 206.10(c)(1).
21	(A) Sponsors of HC-SF Projects that elect to comply with the provisions of
22	Section 206.10(c)(1) shall enter into a regulatory agreement with the City subjecting all units, except
23	for any units required to be Affordable Units as defined in Planning Code Section 401, to the
24	Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code), as a
25	condition of approval ("Regulatory Agreement").

1	(B) The property owner and the Planning Director, or the Director's designee,
2	on behalf of the City, will execute the Regulatory Agreement, which is subject to review and approval
3	by the City Attorney's Office. The Regulatory Agreement shall be executed prior to the City's issuance
4	of the First Construction Document for the project, as defined in Section 107A.13.1 of the Building
5	Code. Following execution of the Regulatory Agreement by all parties and approval by the City
6	Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded in the title records in
7	the Office of the Assessor-Recorder against the property and shall be binding on all future owners and
8	successors in interest.
9	(C) At a minimum, the Regulatory Agreement shall contain the following:
10	(i) A description of the total number of Dwelling Units approved,
11	including the number of units subject to the Rent Stabilization and Arbitration Ordinance and other
12	restricted units, if any, and the location, square footage of Dwelling Units, and number of bedrooms in
13	each unit;
14	(ii) A statement that the Dwelling Units are not subject to the Costa-
15	<u>Hawkins Rental Housing Act (California Civil Code Section 1954.50 et seq.). Further, that under</u>
16	Section 1954.52(b), the property owner has entered into and agreed to the terms of the agreement with
17	the City in consideration for an exception from residential density limits, or other direct financial
18	contribution or other forms of assistance specified in California Government Code Section 65915 et
19	<u>seq.;</u>
20	(iii) A description of the residential density exception or other direct
21	financial contribution or forms of assistance provided to the property owner; and
22	(iv) A description of the remedies for breach of the agreement and other
23	provisions to ensure implementation and compliance with the agreement; and,
24	(v) An agreement that any lease, sublease, or other agreement regarding
25	tenancy of units not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections

1	1954.50 et seq.) shall include the following text: "This unit is a rental unit subject to the San Francisco
2	Residential Rent Stabilization and Arbitration Ordinance."
3	(5) Other Agreements. HC-SF Projects that provide on-site affordable units under
4	Section 415 et seq. or other state or local program that requires or allows the provision of on-site
5	affordable units, shall comply with any applicable recording or regulatory agreement requirement of
6	that state or local program.
7	(6) Timeline of Review. Unless the Environmental Review Officer determines that
8	compliance with the California Environmental Quality Act would take more than 180 days, review of
9	an HC-SF Project not seeking a Major Modification under this Section 334 shall be completed within
10	180 days of submittal of a complete Development Application. Unless the Environmental Review
11	Officer determines that compliance with the California Environmental Quality Act would take more
12	than 180 days, the Planning Commission shall hold a public hearing for projects seeking a Major
13	Modification within 180 days of submittal of a complete project application.
14	(c) Administrative Review. The Planning Department shall administratively review an HC-SF
15	Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF
16	Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding
17	an HC-SF Project under this subsection (c) shall not be appealable. Nothing in this Section 334
18	abrogates permit, license, or other requirements codified outside the Planning Code.
19	(d) Projects Seeking Major Modifications to Standards and Requirements. An HC-SF
20	Project may seek a Major Modification using the process in this subsection (d).
21	(1) Definition. A "Major Modification" means any deviation from any quantitative
22	standard in the Planning Code or any applicable Objective Standard not otherwise provided in Section
23	206.10(d) through (e). A project seeking a Major Modification to an Objective Standard shall not be
24	considered code compliant.
25	(2) Additional Modifications. HC-SF Projects seeking Major Modifications pursuant

1	to this subsection (d) may also pursue additional modifications that are not Major Modifications under
2	the provisions elsewhere in this Code.
3	(3) Exclusions. In no case may an HC-SF Project receive a Major Modification or
4	other exception under any provision of this Code to the following requirements: maximum building
5	height; maximum permitted accessory off-street parking amounts; wind standards; minimum density
6	requirements; Floor Area Ratio limits; any standard set forth in Articles 1.7, 3, 3.5, 4, 10, and 11 of the
7	Planning Code; definitions; permitted land uses; the Transportation Demand Management Program
8	under Section 169; dwelling unit mix; and any standard or provision adopted by the voters.
9	(4) Required Findings for Major Modifications. To grant a Major Modification, the
10	Planning Commission shall find: (a) that the proposed modification achieves equal or superior design
11	quality, and (b) the project would provide a significant community benefit by producing housing near
12	transit, or otherwise promote the general welfare.
13	(5) Conditions of Approval. The Planning Commission may adopt conditions of
14	approval for granted modification(s). Such conditions shall be limited to addressing the potential
15	impact of such granted modification(s).
16	(6) Process for Applicants Seeking Major Modifications.
17	(A) Decision. The Planning Commission, at a noticed public hearing, shall
18	review, and approve, disapprove, or approve with conditions, a request for a Major Modification. The
19	Planning Commission shall find that the proposed Major Modification(s) meet the criteria in
20	subsection (d)(4). As part of its review and decision, the Planning Commission may impose additional
21	conditions, requirements, modifications, and limitations on a proposed project in order to mitigate the
22	effect of the requested modification(s) and thereby achieve the objectives, policies, and intent of the
23	General Plan and/or applicable Objective Standards.
24	(B) Notification. Notice of a hearing required by subsection (6)(A) shall be
25	provided in accordance with Planning Code Section 333.

1	(e) Notification and Record of Decision. Notification and record of decision of an HC-SF
2	Project shall be provided as set forth in the Planning Department procedures for review and approval
3	of Development Applications.
4	(f) Change of Conditions. Once a project is approved, a change in any condition previously
5	imposed by the Planning Commission shall require approval by the Planning Commission subject to
6	the procedures set forth in this Section 334.
7	
8	SEC. 344. HOUSING CHOICE HOUSING SUSTAINABILITY DISTRICT.
9	(a) Purpose. This Section 344 establishes the Housing Choice - San Francisco Housing
10	Sustainability District ("HSD") under California Government Code Sections 66200 et seq. The
11	purpose of the HSD is to encourage the development of on-site affordable housing in new residential
12	and mixed-use projects by providing a streamlined, ministerial approval process for such projects. This
13	Section 344 sets forth eligibility criteria, design review standards, and entitlement and approval
14	procedures for projects seeking approval pursuant to the HSD.
15	(b) Geography. The HSD shall be comprised of all parcels, other than those zoned as RH or
16	RM, in the R-4 Height and Bulk District.
17	(c) Relationship to Other Planning Code Provisions. Except as otherwise provided in this
18	Section 344, the Planning Code shall apply to projects approved pursuant to this Section 344. In the
19	event of a conflict between other provisions of the Planning Code and this Section 344, this Section
20	shall control.
21	(d) Eligibility. Projects seeking approval pursuant to this Section 344 shall meet all of the
22	following requirements:
23	(1) The project is located in a zoning district where Residential uses are principally
24	permitted.
25	(2) For Dwelling Unit projects, the project's residential density is no less than 50

1	Dwelling Units per acre, and no more than 1,000 Dwelling Units per acre.
2	(3) At least one-half of the project's Gross Floor Area is designated for Residential
3	uses. All proposed Non-Residential uses must be principally permitted in the underlying zoning district
4	and any applicable SUD(s). The project shall not include more than 24,999 square feet of Gross Floor
5	Area of Office use that would be subject to the annual limit on office development set forth in Sections
6	<u>321 et seq.</u>
7	(4) The project does not demolish or substantially alter a historic resource that is:
8	designated as a landmark or listed as a contributor to or located within a historic district under
9	Article 10; listed as a Significant or Contributory Building under Article 11; listed in the
10	California Register of Historical Resources or the National Register of Historic Places;
11	identified in an adopted survey or historic context statement as potentially eligible for
12	individual listing in the California Register of Historical Resources or the National Register of
13	Historic Places; or, located within an historic district that is listed in, or identified in an adopted
14	survey or historic context statement as potentially eligible for listing in, the California Register
15	of Historical Resources or the National Register of Historic Places a building that is designated
16	as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is
17	listed as a Significant or Contributory Building under Article 11, is listed in the California
18	Register of Historical Resources, or is listed on the National Register of Historic Places.
19	(5) Consistent with California Government Code Section 66201(f), the project shall
20	provide no less than 10% of dwelling units as units affordable to very low or low income households. A
21	project subject to Section 415 may apply any such affordable units towards its compliance with Section
22	415. Projects not subject to Section 415 shall enter into a regulatory agreement with the City to
23	restrict the affordability of any such units for no less than 55 years.
24	(6) The project does not demolish, remove, or convert to another use any existing
25	Dwelling Unit(s), or Residential Flat.

1	(7) The project complies with all applicable Planning Code requirements and any
2	adopted Objective Standards. Projects seeking approval pursuant to this Section 344 may not seek any
3	exceptions to height and bulk limits pursuant to Section 309(a)(17).
4	(8) The project sponsor complies with all applicable mitigation measures in the
5	Housing Element 2022 Update Environmental Impact Report ("Housing Element EIR").
6	(9) The project sponsor certifies that the project will comply with all applicable
7	requirements of California Government Code Section 66201(f)(4).
8	(10) The project complies with the requirement of Government Code Section
9	<u>66201(f)(5).</u>
10	(11) The project provides relocation assistance to any displaced residential tenants.
11	(12) A project is not deemed to be for residential use if it is infeasible for actual use as
12	a single or multifamily residence.
13	(13) The project does not demolish or convert any portion of a Hotel.
14	(e) Approving Authority. The Planning Department is the approving authority designated to
15	review permit applications for compliance with this Section 344.
16	(f) Application. In addition to any requirements under other provisions of this Code for
17	submittal of application materials, an application under this Section 344 shall be submitted to the
18	Department on a form prescribed by the Department and shall not be considered complete until the
19	project sponsor has provided all of the following:
20	(1) A full plan set, including site plan, elevations, sections, and floor plans, showing
21	total number of units, and number of and location of units affordable to very low or low income
22	households;
23	(2) All documentation required by the Planning Department and sufficient to support
24	determinations that:
25	(A) The project meets all applicable zoning and any Objective Standards.

1	(B) The project sponsor will implement any and all mitigation measures in the
2	Housing Element EIR that the Environmental Review Officer determines are applicable. The project
3	sponsor shall submit scope(s) of work for any studies required as part of any mitigation measure, and
4	the application shall not be deemed complete until such studies are completed to the satisfaction of the
5	Environmental Review Officer.
6	(C) The project will comply with subsections (d)(10) and (d)(11) of this Section
7	<u>344.</u>
8	(g) Decision and Hearing. The Department shall ministerially approve projects that meet all
9	the requirements in this Section 344, as follows:
10	(1) Hearing. The Planning Department shall conduct an informational public hearing
11	for all projects that are subject to this Section 344 within 100 days of receipt of a complete application,
12	as set forth in subsection (f).
13	(2) Decision. Within 120 days of receipt of a complete application, as set forth in
14	subsection (f), the Planning Director or the Director's designee shall issue a written decision
15	approving, disapproving, or approving subject to conditions, the project. The applicant and the
16	Department may mutually agree to extend this 120-day period. If no written decision is issued within
17	120 days of the Department's receipt of a complete application, or within the period mutually agreed
18	upon by the Department and applicant, the project shall be deemed approved. The Planning Director
19	or the Director's designee shall include any certifications required by California Government Code
20	Section 66205(e) in a copy of the written decision.
21	(3) Grounds for Permit Denial. The Department may deny an HSD project application
22	only for one or more of the following reasons:
23	(A) The proposed project does not fully comply with this Section 344, including
24	but not limited to meeting all adopted Objective Standards and/or implementing all mitigation
25	measures in the Housing Element EIR that the Department determines are applicable.

1	(B) The project sponsor has not submitted all of the information or paid any
2	application fee required by this Section 344 and necessary for an adequate and timely design review or
3	assessment of potential impacts on nearby properties.
4	(C) The Department determines, based upon substantial evidence in light of the
5	whole record of the public hearing on the project, that a physical condition on the site of development
6	that was not known and could not have been discovered with reasonable investigation at the time the
7	application was submitted would have a specific adverse impact upon the public health or safety and
8	that there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. As used
9	in this subsection $(g)(3)(C)$, "specific adverse impact" means a significant, quantifiable, direct, and
10	unavoidable impact based on identified objective written public health or safety standards, policies, or
11	conditions, in existence at the time the application was deemed complete.
12	(4) Appeal. The procedures for appeal to the Board of Appeals of a decision by the
13	Department under this Section 344 shall be as set forth in Section 8 of the Business and Tax
14	Regulations Code.
15	(5) Discretionary Review. No requests for discretionary review shall be accepted by
16	the Planning Department for projects subject to this Section 344. As long as the Planning Commission
17	has delegated its authority to the Planning Department to review applications for projects subject to
18	this Section 344, the Planning Commission shall not hold a public hearing for discretionary review of
19	projects subject to this Section 344.
20	(6) Progress Requirement. Approval of a project pursuant to this Section 344 shall
21	expire if the project sponsor has not procured a building permit or site permit for construction of the
22	project within 30 months of the date of the Department's issuance of a written decision pursuant to
23	subsection (g)(2). If the Planning Director or the Director's designee finds that the project sponsor has
24	demonstrated good faith in its efforts to obtain the first site or building permit for the project, the
25	Planning Director or designee may extend the approval for the project for a maximum of six additional

1	months. Such deadline shall additionally be extended in the event of any appeal of such approval for
2	the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the
3	duration of the litigation.
4	(h) Design Review Standards. Projects subject to this Section 344 shall be reviewed for
5	compliance with the design standards set forth in the Planning Code and any Objective Standards.
6	(i) District Affordability Requirement. At the request of the California Department of Housing
7	and Community Development, the Planning Department shall demonstrate that at least 20% of the
8	residential units constructed in the HSD during the life of the District and pursuant to this Section 344
9	will be affordable to very low, low, and moderate-income households and subject to a recorded
10	affordability restriction for at least 55 years.
11	(j) Monitoring and Enforcement. The Planning Department shall include, as conditions of
12	approval of all projects approved pursuant to this Section 344, monitoring and enforcement provisions
13	to ensure that the project meets all applicable labor and wage requirements and complies with all
14	identified applicable mitigation measures. Projects found to be in violation of any of these conditions
15	shall be subject to the Administrative Enforcement Procedures in Section 176 of this Code, including
16	initiation of abatement proceedings or referral to the City Attorney or District Attorney for prosecution,
17	if not corrected within 90 days of service of any notice of violation issued under Section 176(b)(1).
18	Conditions of approval shall include, but are not limited to:
19	(1) A project sponsor shall submit weekly reports to the Office of Labor Standards
20	Enforcement, certifying that a project approved pursuant to this Section 344 is complying with
21	subsections (d)(11) and (d)(12), if applicable to the project. Projects found to be in violation of
22	subsections (d)(11) and (d)(12) shall be subject to penalties pursuant to Section 1741 of the Labor
23	Code, in addition to any penalties assessed pursuant to Section 176 of this Code. All penalties shall be
24	paid prior to issuance of the project's First Certificate of Occupancy, as defined in Section 401 of this
25	<u>Code.</u>

1	(2) The Planning Department shall monitor compliance with the Housing Element EIR
2	mitigation measures for projects approved under the HSD.
3	(3) The Planning Department shall monitor and report the construction of affordable
4	housing units under the HSD in its annual Housing Inventory, which shall include the following
5	information:
6	(A) Number of projects approved pursuant to this Section 344.
7	(B) Number of projects under construction pursuant to approvals obtained under
8	this Section 344.
9	(C) Number of projects completed pursuant to approvals obtained under this
10	Section 344.
11	(D) Number of Dwelling Units or Group Housing beds within projects completed
12	pursuant to approvals obtained under this Section 344.
13	(E) Number of Dwelling Units affordable to very low, low, moderate, and middle
14	income households within projects completed pursuant to approvals obtained under this Section 344.
15	(k) Operative and Sunset Dates.
16	(1) This Section 344 shall become operative upon confirmation of approval by the
17	California Department of Housing and Community Development under California Government Code
18	Section 66202(c) ("Operative Date").
19	(2) This Section 344 shall expire by operation of law seven years from the Operative
20	Date, unless this Section 344 is renewed by ordinance pursuant to Government Code Section 66201(g),
21	in which case this Section 344 shall expire on the date specified in that ordinance ("Sunset Date").
22	Upon the expiration of this Section 344, the City Attorney shall cause this Section 344 to be removed
23	from the Planning Code. Pursuant to Government Code Section 66205(b), this Section 344 shall govern
24	the processing and review of any complete application submitted pursuant to this Section 344 prior to
25	the Sunset Date.

Section 4. Height and Bulk Limits. Article 2.5 of the Planning Code is hereby amended

(a) **Method of Measurement.** The limits upon the height of buildings and structures

(1) The point above which such measurements shall be taken shall be as

be taken at the centerline of the building or, where the building steps laterally in relation to a

centerline of the building or building step, such point shall be taken at curb level on such a

street. This point shall be used for height measurement only for a lot depth not extending

such street and the street on the opposite side of the block, whichever depth is greater.

Measurement of height for any portion of the lot extending beyond such line shall be

considered in relation to the opposite (lower) end of the lot, and that portion shall be

beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between

considered an upward sloping lot in accordance with S subsection (a)(1)(C) below, whether or

building or building step, such point shall be taken at curb level for purposes of measuring the

street that is the basis for height measurement, separate points shall be taken at the

(A) In the case of either subsection (a)(1)(B) or (C) below, such point shall

(B) Where the lot is level with or slopes downward from a street at the

(C) Where the lot slopes upward from a street at the centerline of the

by revising Sections 260, 263.19, 263.20, and 270, and adding Sections 270.3 to read as

shall be as specified on the Zoning Map, except as permitted by Section 206. In the

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

measurement of height, the following rules shall be applicable:

3

follows:

specified as follows.

centerline of each building step.

not the lot also has frontage on a lower street.

4

5

6

7

8

9

10 11

12 13

14

15

16 17

18

19

20

21 22

23

24

25

Mayor Lurie

BOARD OF SUPERVISORS

Page 36

height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plane.

(D) Where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken, within the scope of the rules stated above.

Where the height limits for buildings and structures are established by this Code, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.

- (2) The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form, or any higher point of a feature not exempted under $\underline{S_5}$ ubsection (b) below. For any building taller than 550 feet in height in the S-2 Bulk District, the height of the building shall be measured at the upper point of all features of the building and exempted features in such cases shall be limited to only those permitted in $\underline{S_5}$ ubsection (b)(1)(M) and which are permitted by the Planning Commission according to the procedures of Section 309.
- (3) In cases where the height limit is 65 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of

1	the building or structure that may be measured from a single point at curb or ground level,
2	according to the definition of "height," as specified in the following table. These requirements
3	shall not apply to any property to which the bulk limitations in Section 270 of this Code are
4	applicable.

(4) The following requirements shall apply to all parcels within the R-4 Height and Bulk District, at or below 85 feet. In cases where the height limit is 85 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the definition of "height" as specified in the following table. These requirements shall not apply to any property to which the bulk limitations in Sections 270 through 270.3 of this Code are applicable.

TABLE 260<u>-1</u> HEIGHT MEASUREMENT ON LATERAL SLOPES WHERE HEIGHT LIMIT IS 65 FEET OR LESS

Average Slope of Curb or Ground From Which Height is Measured	Maximum Width for Portion of Building that May Be Measured	
	from a Single Point	
5 <u>%</u> percent or less	No requirement	
More than 5% percent but no more than 15%	65 feet	
percent		
More than 15% percent but not more than 20%	55 feet	
percent		
More than 20% percent but no more than 25%	45 feet	

percent percent		
More than 25% percent	35 feet	
[image]		
-	<u>TABLE 260-2</u> T <u>MEASUREMENT</u>	
ON LATERAL SLOPES WHERE HEIGHT LIMIT IS BETWEEN 65 AND 85 FEET		
iiDiGiii Diimii 10	TENT WE THIS OF TENT	
Average Slope of Curb or Ground From Which	Maximum Width for Portion of Building that Ma	
Height is Measured	Be Measured from a Single Point	
5% or less	No requirement	
More than 5% but no more than 15%	<u>85 feet</u>	
More than 15% but no more than 20%	75 feet_	
More than 20% but no more than 25%	65 feet	
More than 25%	<u>55 feet</u>	
(b) Exemptions. In addition to other	height exceptions permitted by this Code, the	
eatures listed in this subsection (b) shall be	exempt from the height limits established by th	
Code, in an amount up to but not exceeding t	that which is specified.	
* * *		
SEC. 263.19. HEIGHT LIMITS: PERM	MITTED PODIUM AND TOWER HEIGHTS IN	
THE R BULK DISTRICTS.		
(a) This Section 263.19(a) shall apply to R Bulk Districts, except for the R-4 Height and Bulk		
District.		
$\frac{(a)(1)}{(a)}$ Intent. The general deve	elopment concept for R Bulk Districts is of podi	
huildings that your from OF to 470 foot in both	the depending on the district and leastion with	

buildings that vary from 65 to 170 feet in height depending on the district and location, with

adequately spaced slender towe	ers up to 650 feet in	height rising	above the	podium buildir	าตร
adoquatory opacod cromaci tome	no ap to occ loct iii	TIOIGHT HOMIN	above inc	podiaiii bailaii	.90

(b)(2) Maximum Height Controls for Podiums and Towers. In the *R-bulk* districts, which include the R, R-2, and R-3 bulk districts as designated on Sectional Map No. HT01, HT02, and HT07 of the Zoning Map, maximum permitted building heights for both podiums and towers are expressed as two numbers separated by a slash. The number preceding the slash represents the height limit for podium buildings. The number following the slash represents the height limit for towers. No building may exceed the podium height limit except for towers meeting the bulk and tower spacing controls established in Section 270(e) and (f).

District and the Van Ness & Market Residential Special Use District. In the R-2 bulk district and within the Van Ness & Market Residential Special Use District, maximum permitted building heights for both podiums and towers are expressed as two sets of numbers separated by a double slash in the format described above, in subsection (a)(2b). Each set of numbers represents the maximum heights for podium and tower applicable to the parcel and as regulated per subsection (a)(2b) above as follows: The first set of numbers represents the principally permitted height limits for the parcel, both for the podium and for the tower. The second set of numbers after the double slash represents the maximum height limits for podium and tower that can be granted by the Planning Commission for that parcel through an exception pursuant to the procedures and findings of Section 309(a)(17).

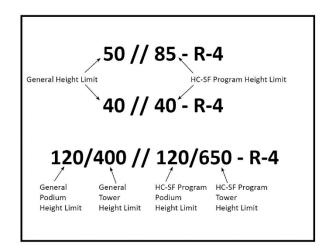
(b) This Section 263.19(b) shall apply to the R-4 Height and Bulk District.

(1) Intent. The general development concept for the R-4 Height and Bulk District is for buildings that vary in height depending on the location, and in some locations providing for adequately spaced slender towers rising above the podiums of lower height(s). In addition to establishing bulk controls for all buildings in the district as further described in Section 270(i), the R-4 district

1	implements the Housing Choice-San Francisco (HC-SF) program by providing for a secondary height
2	limit for projects using the HC-SF Program per Section 206.10.

(2) Maximum Height Controls for the HC-SF Program. In the R-4 Height and Bulk District, as designated on Sectional Maps Nos. HT01, 02, 03, 04, 05, 06, 07, 11, 12, and 13 of the Zoning Map, the permitted building heights are expressed as two sets of numbers separated by a double slash. Preceding the double slash is the permitted building height limit for projects not using the HC-SF Program. Following the double slash is the height limit for projects using the HC-SF Program per Section 206.10. Where there is a set of two numbers separated by a single slash, the number preceding the single slash is the maximum height for podium buildings and the number following the single slash is the maximum tower height subject to the bulk and tower spacing controls of Section 270(i).

The following represents an example of height limits subject to both podium and tower controls, and high limits for projects not using the HC-SF Program and projects using the HC-SF Program.



SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR ACTIVE GROUND FLOOR USES IN CERTAIN DISTRICTS <u>AND ALL GROUND</u> <u>FLOOR USES IN THE R-4 HEIGHT AND BULK DISTRICT</u>.

* * * *

1	(b) Applicability. The special height exception described in this $\pm S$ ection ± 263.20 shall
2	only apply to projects that meet all both of the following criteria:
3	(1) project is located in a 30-X, 40-X, or-50-X Height and Bulk District, or in the
4	R-4 Height and Bulk District with a height limit of 40, 50, or 80 feet, as designated on the Zoning
5	Мар;
6	(2) project is located in one of the following districts:
7	(A) in an NCT district as designated on the Zoning Map;
8	(B) in the Castro Street, Inner Clement Street, Outer Clement Street, Excelsion
9	Outer Mission Street, Irving Street, Japantown, Judah Street, Noriega Street, Taraval Street, and 24th
10	Street Noe Valley NCDs;
11	(C) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and 8th
12	Avenue, and between 32nd Avenue and 39th Avenue;
13	(D) on a NC-1 designated parcel within the boundaries of Sargent Street to
14	Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to
15	Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street;
16	(E) on a NC-3 designated parcel fronting on Geary Boulevard from Masonic
17	Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue
18	and Parker Avenue; or
19	(F) on a parcel zoned NC-1 on Noriega, Irving, Taraval, or Judah Streets west
20	of 19th Avenue.
21	——————————————————————————————————————
22	defined by Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk
23	grade, or in the case of residential uses, such walk-up residential units are raised up from
24	sidewalk level <u>.</u> ;
25	(4) said ground floor commercial space, active use, or walk-up residential use is

primarily oriented along a right-of-way wider than 40 feet;

(5) said ground floor commercial space or active use occupies at least 50% of the project's ground floor area; and

(6) except for projects located in NCT districts, the project sponsor has conclusively demonstrated that the additional 5' increment allowed through Section 263.20 would not add new

shadow to any public open spaces.

7 * * *

8

9

10

11

12

13

14

1

2

3

4

5

6

SEC. 270. BULK LIMITS: MEASUREMENT.

(a) The limits upon the bulk of buildings and structures shall be as stated in this Section 270 (*including Sections 270.1, 270.2, and 270.3*) and in Sections 271 and 272. The terms Diagonal Dimension, Height, Length, and Plan Dimensions shall be as defined in this Code. In each height and bulk district, the maximum plan dimensions shall be as specified in the following table, at all horizontal cross-sections above the height indicated.

15

16

17

18

19

20

21

22

23

24

25

TABLE 270 BULK LIMITS District Symbol on Height Above Maximum Plan Dimensions (in feet) Zoning Map Which Maximum Length Diagonal **Dimensions Apply** Dimension (in feet) * * * * R This table not applicable. But see Section 270(e) R-2 This table not applicable. But see Section 270(f) *R-3 This table not applicable. But see Section 270(g)*

1	<u>R-4</u>	This table not applicable. But see Section 270(i)		
2	V		110	140
3	* * * *			
4	* * * *			
5	(i) R-4 Height and	d Bulk District. In the R-	4 Height and Bulk District	t, the bulk limitation are
6	as follows:			
7	(1) Tower	Bulk and Spacing. In the	R-4 Height and Bulk Dist	rict, the otherwise
8	applicable bulk controls for	or structures below a heig	ht of 85 feet or below a dij	fferent height threshold
9	where explicitly specified	elsewhere in the Code ("I	Podium Height") shall gov	ern, including, but not
10	limited to, those found in t	he Citywide Design Stand	lards. Portions of structur	es above the podium
11	height shall comply with t	he bulk limitations describ	ped in subsection (i)(1)(A)	and (B) below.
12	<u>(A)</u>	Buildings between the Po	odium Height and 140 feet	in height (exclusive of
13	permitted height exception	as) shall:		
14		(i) Provide 15-foot se	tback(s) from any interior	property line(s) for
15	portion(s) of the building	above the Podium Height.		
16		(ii) For portions of st	ructures above the Podiun	n Height, the average
17	floor plate shall not exceed	d 12,000 square feet.		
18		(iii) For portions of s	tructures above the Podiu	m Height, a maximum
19	length of 130 feet and a m	aximum diagonal of 160 f	eet are permitted.	
20		(iv) Building portions	s above the Podium Heigh	t and up to 140 feet must
21	maintain a 30-foot distanc	e from other buildings ab	ove the Podium Height on	any lot.
22	<u>(B)</u>	Buildings above 140 feet	in height (exclusive of per	mitted height exceptions)
23	<u>shall:</u>			
24		(i) Provide 15-foot se	tback(s) from any interior	property line(s) for
25	portion(s) of the building	above the Podium Height.		

1	(ii) For portions of structures above the Podium Height, the average
2	floor plate shall not exceed 12,000 square feet.
3	(iii) For portions of structures above the Podium Height, a maximum
4	length of 130 feet and a maximum diagonal of 160 feet are permitted.
5	(iv) Building portions above the Podium Height shall be separated by no
6	less than 115 feet from other buildings above 85 feet on any lot.
7	(v) For portions of buildings above the Podium Height, a maximum
8	unbroken wall width of 100 feet is permitted. For building masses above 85 feet in height and with a
9	plan length in excess of 100 feet, relief shall be provided through:
10	a. a notch, defined as a building recess or volumetric reduction
11	that is provided at the indicated height and extending the full vertical height of the subject facade above
12	85-feet, of at least 10 feet by 10 feet; or
13	b. a change in plane of at least 10 feet.
14	(vi) The top one-third of a building above 85 feet shall be reduced in
15	both floor plate and the allowed maximum plan and diagonal dimensions set forth in subsection
16	(i)(1)(B) by 10% each.
17	
18	SEC. 270.3. SPECIAL BULK REQUIREMENTS: MID-BLOCK ALLEYS IN LARGE LOT
19	DEVELOPMENT OUTSIDE OF THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS,
20	SOUTH OF MARKET COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET
21	NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL
22	DISTRICT, C-3 AND DTR DISTRICTS.
23	(a) Findings. This Section 270.3 incorporates the findings in Section 270.2(a), and determines
24	that the conditions in Section 270.2 are applicable outside of the geographic area specified in Section
25	<u>270.2</u>

1	(b) Purpose. The mid-block alley requirements of this Section 270.3 are intended to ameliorate
2	the conditions and impacts described in the findings in Section 270.2(a) and make the subject areas
3	appropriate for a higher density of activity and population in areas being targeted for more intense
4	development. The horizontal mass reductions and mid-block alleys will ensure that block sizes for new
5	housing support walkable neighborhoods. To encourage pedestrian movement, walking to nearby
6	destinations including to and from transit, and neighborhood blocks with shortened distances to
7	facilitate this activity, the bulk limitations noted below will apply.
8	(c) Applicability. This Section 270.3 applies to all development lots not subject to the
9	requirements of Section 270.2, except development lots in PDR districts or that contain exclusively
10	government or Public Facilities, that:
11	(1) Are two acres or larger; and/or
12	(2) Have a frontage of 200 feet or greater on a single block face that is 400 feet or
13	greater.
14	(d) Requirements. New construction on development lots that meet the criteria in subsection
15	(c) above must be divided into smaller resultant lots and blocks in either one of the two following ways:
16	(1) Option 1. Lots shall be divided into resultant blocks such that:
17	(A) no block frontage exceeds a length of 300 feet between intersections;
18	(B) no block perimeter exceeds a total of 1,200 feet; and
19	(C) the resultant blocks shall be separated from each other by newly created
20	public street(s), alley(s), or publicly-accessible privately-owned street(s) or alley(s). Such street(s)
21	shall meet San Francisco street standards including the Better Streets Plan as codified in Section 138.1
22	and pursuant to Public Works Code requirements. If privately-owned street(s) or alley(s) are created,
23	they shall be maintained and must provide public access pursuant to the standards provided in
24	Planning Code Section 270.2(e).
25	(2) Option 2. Lots shall be divided into resultant blocks of not more than 400 feet in

1	length between intersections of streets or alleys per subsection $(d)(1)(C)$ above, that are bisected by
2	alleys or passageways, and that do not exceed a total block perimeter of 1,400 feet. Such mid-block
3	alleys or passageways shall meet the following conditions:
4	(A) Location. Be located as close to the middle portion of the subject block face,
5	defined as within 50 lateral feet from the block centerline, perpendicular to the subject frontage and
6	connecting to any existing adjacent streets and alleys. If the subject lot is not within the central portion
7	of the block, the passageway shall cross the subject lot at its centerline or within 50 lateral feet from
8	the lot centerline. For Development projects that include a Public Facility or are immediately abutting
9	a parcel containing a Public Facility, this locational requirement shall not apply.
10	(B) Hours of Operation. The passageway(s) must be open to the public 24
11	hours a day, seven days a week. Fences and/or gates that would prevent public access at any point
12	within the passageway(s) are prohibited.
13	(C) Width. The passageway(s) must maintain minimum width(s) of 20 feet
14	measured from building-to-building at any point.
15	(D) Walking Width. Have a minimum clear walking width of 10 feet free of any
16	obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six
17	feet in width with not less than four feet minimum clear width in the case of an alley with vehicular
18	access.
19	(E) Open to the Sky. At least 60% of the passageway area must be open to the
20	sky. Obstructions permitted within setbacks pursuant to Planning Code Section 136, that do not conflict
21	with or obstruct the required walking width, may be located within the portion of the alley or
22	passageway that is required to be open to the sky. All portions of the alley or pathway not open to the
23	sky shall have a minimum clearance height from grade of 15 feet at all points. For Development
24	Projects that include a Public Facility or are immediately abutting a parcel containing to a Public
25	Facility, the required percent of the passageway area that must be open to the sky may be reduced to

1	<u>50%.</u>
2	(F) Topography. Changes in grade or steps are not permitted in an alley or
3	passageway unless required by the natural topography and average grade.
4	(G) Frontage. Alleys or passageways must be fronted by active ground-floor
5	uses, as defined in Section 145.1, for no less than 60% of their fronting length and in no case feature
6	more than 50 continuous feet of inactive use(s) in any segment. For development projects that include a
7	Public Facility or are immediately abutting a parcel containing a Public Facility, the required percent
8	for active ground-floor uses may be reduced to 40% and may be unevenly distributed between the
9	alley's or passageway's two sides.
10	(H) Visual access. Alleys or passageways must be configured to allow clear
11	visual access from one end of the passageway through the development lot to its opposite end.
12	(e) Additional Requirements for Private Passageways and Alleys.
13	(1) Maintenance. Mid-block passageways and alleys required under this Section 270.3
14	shall be maintained at no public expense unless a publicly-accepted street or alley is created pursuant
15	to subsection (d)(1) above. The owner of the property on which the alley or passageway is located shall
16	maintain it by keeping the area clean and free of litter and by keeping it in an acceptable state of
17	repair. Conditions intended to assure continued maintenance of the right-of-way for the actual lifetime
18	of the building giving rise to the open space requirement may be imposed.
19	(2) Informational Plaque. Prior to issuance of a permit of occupancy, a plaque shall be
20	placed in a publicly conspicuous location for pedestrian viewing. The plaque shall state the right of the
21	public to pass through the alley and stating the name and address of the owner or owner's agent
22	responsible for maintenance. The plaque shall be of no less than 24 inches by 36 inches in size.
23	(3) Property owners providing a pathway or alley under this Section 270.3 shall hold
24	harmless the City and County of San Francisco, its officers, agents, and employees, from any damage
25	or injury caused by the design, construction, or maintenance of the right-of-way, and are solely liable

1	for any damage or loss occasioned by any act or neglect in respect to the design, construction, or
2	maintenance of the right-of-way.
3	(f) Any non-vehicular portions of such a passageway or alley, including sidewalks or other
4	walking areas, seating areas, or landscaping, may count toward any open space requirements of this
5	Code which permit publicly-accessible open space, provided that such space meets the standards of
6	Section 135.
7	
8	Section 5. Wind Controls. Articles 1, and 2 of the Planning Code are hereby amended
9	by revising Sections 148, 243, 249.1, and 249.78, to read as follows:
10	SEC. 148. REDUCTION OF GROUND-LEVEL WIND CURRENTS FOR BUILDINGS
11	<u>TALLER THAN 85 FEET</u> IN C-3 <u>CERTAIN</u> DISTRICTS.
12	(a) Applicability. In the C-3 Districts, Van Ness Special Use District, Folsom and Main
13	Residential/Commercial Special Use District, Downtown Residential (DTR) Districts, and Central
14	SoMa Special Use District, this Section 148 shall apply to new buildings taller than 85 feet in Height,
15	vertical additions of more than 30 feet resulting in a total building height greater than 85 feet, or
16	vertical additions of more than 30 feet to an existing building that is taller than 85 feet. Building height
17	for the purpose of applicability of this Section shall be calculated pursuant to the provisions of Sections
18	<u>260 and 263.21.</u>
19	(b) Definitions.
20	"Equivalent Wind Speed" means an hourly average wind speed adjusted to incorporate the
21	effects of gustiness or turbulence on pedestrians, pursuant to the methodology adopted by the Planning
22	Commission, as amended from time to time.
23	"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per
24	hour for nine or more hours per year.
25	(c) Controls for Hazardous Winds. Projects shall not result in any net new locations that

(d) Wind-reducing Features. All wind-reducing features necessary to meet the requirements of this Section 148 shall be identified on the approved project plan set.

(e) Maintenance of Wind-reducing Features. All wind-reducing features necessary to meet the requirements of this Section 148 must be maintained for the life of the project. The Zoning

Administrator may approve, including after installation, substitution of alternate wind-reducing features that would have an equal or superior effect on reducing ground-level winds at the subject location, provided that such features do not conflict with or increase noncompliance with other provisions of the Planning Code or other adopted Citywide Design Standards.

(a) Requirement and Exception. In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed, more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

1	— No exception shall be granted and no building or addition shall be permitted that causes
2	equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the
3	year.
4	(b) Definition. The term "equivalent wind speed" shall mean an hourly mean wind speed
5	adjusted to incorporate the effects of gustiness or turbulence on pedestrians.
6	(c) Guidelines. Procedures and Methodologies for implementing this Section shall be specified
7	by the Office of Environmental Review of the Planning Department.
8	
9	SEC. 243. VAN NESS SPECIAL USE DISTRICT.
10	* * * *
11	(c) Controls. All provisions of the Planning Code applicable to an RC-4 District shall
12	apply except as otherwise provided in this Section 243 .
13	* * * *
14	(15) Wind Standards. Wind standards shall apply pursuant to Section 148. Reduction
15	of Ground Level Wind Currents.
16	(A) New buildings and additions to existing buildings shall be shaped, or other
17	wind baffling measures shall be adopted, so that the development will not cause year-round ground
18	level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the
19	comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent
20	wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels
21	specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the
22	goals of this requirement.
23	(B) An exception to this requirement may be permitted but only if and to the
24	extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind
25	baffling measures cannot be adopted without unduly restricting the development potential of the

1	building site in question.
2	(i) The exception may permit the building or addition to increase the
3	time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the
4	development potential of the site.
5	(ii) Notwithstanding the above, no exception shall be allowed and no
6	building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the
7	hazard level of 26 m.p.h. for a single hour of the year. For the purposes of this Section, the term
8	"equivalent wind speed" shall mean an hourly wind speed adjusted to incorporate the effects of
9	gustiness or turbulence on pedestrians.
10	* * * *
11	
12	SEC. 249.1. FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE
13	DISTRICT.
14	* * * *
15	(b) Controls. The following zoning controls are applicable in the
16	Residential/Commercial Special Use District.
17	(1) Wind Standards. Wind standards shall apply pursuant to Section 148. Reduction of
18	Ground-Level Wind Currents.
19	(A) Requirement. New buildings and additions to existing buildings shall be
20	shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause
21	ground-level wind currents to exceed, more than 10 percent of the time year-round, between 7:00 a.m.
22	and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian
23	use and seven m.p.h. equivalent wind speed in public seating areas. The term "equivalent wind speed"
24	shall mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on
25	pedestrians.

1	When preexisting ambient wind speeds exceed the comfort level, or when a proposed
2	building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be
3	designed to reduce the ambient wind speeds to meet the requirements. The provisions of this Section
4	249.1(b)(3) shall not apply to any buildings or additions to existing buildings for which a draft EIR has
5	been published prior to January 1, 1985.
6	(B) Exception. The Zoning Administrator may allow the building or addition to
7	add to the amount of time the comfort level is exceeded by the least practical amount if (1) it can be
8	shown that a building or addition cannot be shaped and other wind-baffling measures cannot be
9	adopted to meet the foregoing requirements without creating an unattractive and ungainly building
10	form and without unduly restricting the development potential of the building site in question, and (2) it
11	is concluded that, because of the limited amount by which the comfort level is exceeded, the limited
12	location in which the comfort level is exceeded, or the limited time during which the comfort level is
13	exceeded, the addition is insubstantial.
14	The Zoning Administrator shall not grant an exception and no building or addition
15	shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles
16	per hour for a single hour of the year.
17	(C) Procedures. Procedures and methodologies for implementing this Section
18	shall be specified by the Office of Environmental Review of the Planning Department.
19	* * * *
20	
21	SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.
22	* * * *
23	(d) Urban Design and Density Controls.
24	* * * *
25	(9) Wind Standards. Wind standards shall apply pursuant to Section 148.

1	(A) Applicability. This subsection shall apply to new buildings above 85 feet in
2	Height and additions to existing buildings that result in a building above 85 feet in Height.
3	(B) Definitions.
4	"Comfort Level" means ground-level equivalent wind speeds of 11 miles per hour in
5	areas of substantial pedestrian use and seven miles per hour in public seating areas between 7:00 a.m.
6	and 6:00 p.m. when occurring for more than 15 percent of the time year round.
7	"Equivalent Wind Speed" means an hourly mean wind speed adjusted to incorporate the
8	effects of gustiness or turbulence on pedestrians.
9	"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles
10	per hour for more than nine hours per year per test location.
11	"One-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles
12	per hour for more than one hour per year per test location.
13	"Substantial Increase" means an increase in wind speeds of more than six miles per
14	hour for more than 15 percent of the time year round.
15	(C) Controls for Wind Comfort.
16	(i) Projects may not result in wind speeds that exceed the Comfort Level
17	at any location.
18	(ii) Projects may not cause a Substantial Increase in wind speed at any
19	location where the existing or resulting wind speed exceeds the Comfort Level.
20	(iii) Pursuant to Section 329, the Planning Commission may grant an
21	exception to the standards of subsections (i) and (ii) above as applied to a project if it finds that the
22	project meets the following criteria:
23	(aa) It has undertaken all feasible measures to reduce wind
24	speeds through such means as building sculpting and appurtenances, permanent wind baffling
25	measures, and landscaping; and

1	(bb) Reducing wind speeds further would substantially detract
2	from the building design or unduly restrict the square footage of the project.
3	(D) Controls for Hazardous Winds.
4	(i) Projects shall not result in net new locations with an exceedance of
5	the One-Hour Hazard Criterion, except as allowed by the Planning Commission based on criteria
6	described in subsection (ii) below.
7	(ii) Pursuant to Section 329, the Planning Commission may grant an
8	exception to the standard of subsection (i) above as applied to a proposed project if it finds that the
9	proposed project meets all of the following criteria:
10	(aa) The project with wind reduction measures does not result
11	in net new locations with an exceedance of the Nine-Hour Hazard Criterion;
12	(bb) The project has undertaken all feasible measures to reduce
13	hazardous wind speeds, such as building sculpting and appurtenances, permanent wind baffling
14	measures, and landscaping; and
15	(cc) Meeting the requirements of subsection (i) would detract
16	from the building design or unduly restrict the square footage of the project.
17	(iii) No exception shall be granted and no building or addition shall be
18	permitted for any project that causes net new locations with an exceedance in the Nine-Hour Hazard
19	Criterion.
20	(E) Guidelines. Procedures and methodologies for implementing this
21	subsection shall be issued by the Department.
22	* * * *
23	Section 6. Residential Districts. Article 2 of the Planning Code is hereby amended by
24	revising Sections 209, 209.1, 209.2, and 209.3, to read as follows:
25	

SEC. 209. DESCRIPTION AND PURPOSE OF RESIDENTIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS.

The following statements of description and purpose outline the main functions of the Residential and Residential-Commercial (Residential) Districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

- (a) **Purpose.** These Districts are established for purposes of implementing the Residence element and other elements of the General Plan, according to the objectives, principles and policies stated therein. Among these purposes are the following:
- (1) Preservation, improvement and maintenance of the existing housing stock through protection of neighborhood environments and encouragement of sound ownership practices and rehabilitation efforts;
- (2) Recognition and protection of the architectural characteristics and *urban* patterns densities of existing residential areas;
- (3) Maximizing of housing choice by assuring the availability of quality owner and rental housing of various kinds, suitable for a whole range of household types, lifestyles and economic levels;
- (4) Encouragement of residential development that will meet outstanding community needs, provide adequate indoor and outdoor spaces for its occupants, and relate well to the character and scale of existing neighborhoods and structures; and
- (5) Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable nonresidential activities that are compatible with housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas.
- (b) Uses and Features Permitted in Residential and Residential-Commercial **Districts.** The uses and features permitted in Residential and Residential-Commercial

Districts are listed in the Zoning Control Tables in Sections 209.1 through 209.4.

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

These Districts are intended to recognize, *protect, conserve*, and enhance areas characterized by dwellings in the form of houses and small multi-family buildings, usually with one, two, or three units with separate entrances, and limited scale in terms of building width and height, and characterized by rear yards and a pattern of mid-block open spaces. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. *In all RH Districts, multi-family buildings with four or more units are permitted under various provisions of this Code.* The RH Districts are composed of five separate classes of districts, as follows:

RH-1(D) Districts: One-Family (Detached Dwellings). These Districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. *In some cases private covenants have controlled the nature of development and helped to maintain the street areas.*

RH-1 Districts: One-Family. These Districts *are have been* occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous. *In most cases the single-family character of these Districts has been maintained for a considerable time*.

RH-1(S) Districts: One-Family with Minor Second Unit. These Districts are similar in character to RH-1 Districts, except that a small second dwelling unit has been installed in many structures, usually by conversion of a ground-story space formerly part of the main unit or devoted to storage. The second unit remains subordinate to the owner's unit, and may house one or two persons related to the owner or be rented to others. Despite these conversions, the structures retain the appearance of single-family dwellings.

RH-2 Districts: Two-Family. These Districts are devoted to have been historically developed with one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in historically single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The Districts may have easy access to shopping facilities and transit lines. In some cases, Group Housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

RH-3 Districts: Three-Family. These Districts have many similarities to RH-2 Districts, but structures with three units are common in addition to one-family and two-family houses. The predominant form *ishas historically been* large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale, and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in these areas than in RH-2 Districts.

23 Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	§	RH-1(D)	RH	RH-	RH-2	RH-3
-----------------	---	---------	----	-----	------	------

1		Reference		-1	1(S						
2		s		•)						
3	BUILDING STANDA				,						
4	Massing and Setbacks										
5	Height and Bulk	§§ 102,	No portion	No no	ortion (of a Dwelling may be	Varies,				
6	Limits	105, 106,	of a	_		Varies, but generally	but				
7		250-252,	Dwelling		et. Str	generally					
8		253, 260,	may be			Dwellings may be	40 feet.				
9		261, 261.1,	taller than			to the prescribed	Height				
10		263.19,	35 feet.		nt limit	sculpting					
11		270, <u>270.3,</u>	Structures		261 t	on Alleys					
12		271. See	with uses		ecreas	per §					
13		also Height	other than		of the	261.1.					
14		and Bulk	Dwellings	0.040							
15		District	may be								
16		Maps.	constructe								
17		,	d to the								
18			prescribed								
19			height limit,								
20			which is								
21			generally								
22			40 feet.								
23			Per § 261								
24			the height								
25			limit may								

1			be	
2			decreased	
3			or	
4			increased	
5			based on	
6			the slope	
7			of the lot.	
8	Front Setback	§§ 130,	Required. Ba	ased on the front setback of the adjacent
9		131, 132	property with	the shortest front setback or if subject
10			property has	a Legislated Setback. When front setback
11			is based on a	adjacent properties, in no case shall the
12			required sett	pack be greater than 10 feet.
13	Rear Yard	§§ 130,	30% of lot de	epth, but in no case less than 15 feet.
14		134		
15	Side Yard	§§ 130,	Required	Not Required
16		133	for Lots 28	
17			feet and	
18			wider.	
19			Width of	
20			side	
21			setback	
22			depends	
23			on width of	
24			lot.	
25	<i>Residential</i> -Design	§ 311	Subject to th	e Residential Design Guidelines and

		T	T									
1	Guidelines and		<u>Citywide Design Standards and any o.</u> Other <u>applicable</u>									
2	<u>Standards</u>		design guidelines that have been approved by the									
3			Planning C	Planning Commission may also apply.								
4	Street Frontage and	d Public Real	lm									
5	Front Setback	§ 132	Required. At least 50% of Front Setback shall be									
6	Landscaping and		permeable	permeable so as to increase storm water infiltration and								
7	Permeability		20% of Fro	ont Setbac	k shall be	unpaved an	d devoted to					
8	Requirements		plant material.									
9	Streetscape and	§ 138.1	Required.									
10	Pedestrian											
11	Improvements											
12	(Street Trees)											
13	Street Frontage	§ 144	§ 144 appl	ies genera	ally. Additi	onal requirer	ments apply					
14	Requirements		to Limited	Commerc	ial Uses, a	as specified i	n § 186.					
15	Street Frontage,	§ 155(r)	As specifie	ed in § 155	5(r)							
16	Parking and											
17	Loading Access											
18	Restrictions											
19	Miscellaneous											
20	Planned Unit	§ 304	С	С	С	С	С					
21	Development											
22	Awning	§ 136.1	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)					
23	Canopy or	§ 136.1	NP <u>(2)</u>	<u>NP(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>					
24	Marquee											
25	Signs	§ 606	As permitte	ed by Sect	ion § 606 <u>.</u>							
<u> </u>												

1	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning									
2			modifications for eligible projects in the R-4 Height and Bulk									
3			<u>District.</u>									
4	RESIDENTIAL STA	NDARDS AN	D USES									
5	Development Stand	dards										
6	Usable Open	§§ 135,	At least	At least	At least	At least	At least					
7	Space	136	300	300	300	125	100					
8	[Per Dwelling Unit]		square	square	square	square	square					
9			feet if	feet if	feet for the	feet if	feet if					
10			private,	private,	first unit	private,	private,					
11			and 400	and 400	and 100	and 166	and 133					
12			square	square	for the	square	square					
13			feet if	feet if	minor	feet if	feet if					
14			common.	common	second	common	common					
15					unit if							
16					private,							
17					and 400							
18					square							
19					feet for the							
20					first unit							
21					and 133							
22					square							
23					feet for the							
24					second							
25					unit if							

1						С	ommo	on.				
2	Parking	§§ 151,	None required. Maximum permitted per § 151.									
3	Requirements	161										
4	Residential	§ 317	C for Removal of one or more Residential Units or									
5	Conversion,		Unauthorized Units.									
6	Demolition, or											
7	Merger of Dwelling											
8	Units, including											
9	Residential Flats											
10	Use Characteristics	S										
11	Intermediate	§§ 102,	P(9)	P(9))	P(9))	P(9	9)	Р	(9)	
12	Length Occupancy	202.10										
13	Single Room	§ 102	Р	Р	P P		Р		Р		Р	
14	Occupancy											
15	Student Housing	§ 102	Р	Р		Р	Р			Р		
16	Residential Uses											
17	Residential Density,	§§ 102,	P up to one	Э	P up	to	P up	,	P up to		P up to	
18	Dwelling Units	207	<i>One</i> -unit pe	er	one		to tw	/O	two units	6	three	
19	Density, General		lot, or one	unit	unit		units		per lot, c	r	units per	
20	(6)(11)		per 3,000		per l	ot,	per l	ot,	up to one	е	lot, or up	
21			square fee	t of	or up	0	if the	,	unit per		to one	
22			lot area, with		to or	ne	seco	n	1,500		unit per	
23			no more than		unit		d un	it	square		1,000	
24			three units	per	per		is 60	0	feet of lo	t	square	
25			lot.		3,00	0	sq. f	t.	area.		feet of lot	

ı							
1				square	or		area.
2				feet of	less,		
3				lot	or up		
4				area.	to one		
5					unit		
6					per		
7					3,000		
8					square		
9					feet of		
10					lot		
11					area,		
12					with		
13					no		
14					more		
15					than		
16					three		
17					units		
18					per lot.		
19	Minimum Dwelling	<u>§ 207.9</u>	Varies depending	on projec	t location,	but generally	ranges
20	<u>Unit Densities, if</u>		between 50 and 1	00 dwellir	ıg units per	acre.	
21	<u>Applicable</u>						
22	Maximum Dwelling	<u>§§ 207.10,</u>	<u>P up to 4,000 squ</u>	are feet o <u>f</u>	Gross Flo	or Area or a	\underline{n}
23	<u>Unit Size</u>	<u>317</u>	equivalent Floor	Area Ratio	o for any in	dividual Dw	elling Unit
24			of 1.2:1. C for D	welling Ui	nits that exc	ceed the grea	ater of those
25			thresholds.				

	_	1	1							
1	Senior Housing	§§102,	P up to twice the number of dwelling units otherwise							
2	<u>Density</u>	202.2(f) <u>.</u>	permitted as a p	permitted as a principal use in the district and meeting						
3		<u>207</u>	all the requirem	ents of §	202.2(f)(1).				
4			C up to twice th	e numbe	r of dwell	ing units oth	erwise			
5			permitted as a p	orincipal ı	use in the	district and	meeting			
6			all requirements	s of <i>Sectic</i>	л -§ 202.2	2(f)(1) except	t for §			
7			202.2(f)(1)(D)(iv	v), related	d to locati	on.				
8										
9	Residential Density,	§208	NP(10)	NP	NP	P, up to	P, up to			
10	Group Housing			(10)	(10)	one	one			
11	<u>Density</u>					bedroom	bedroom			
12			for every for every							
13						415	275			
14						square	square			
15						feet of lot	feet of lot			
16						area.	area.			
17	Homeless Shelter	§§ 102,	Р	Р	Р	Р	Р			
18		208								
19	NON-RESIDENTIAL	. STANDARD	S AND USES							
20	Floor Area Ratio	§§ 102,	1.8 to 1	1.8 to	1.8 to	1.8 to 1	1.8 to 1			
21		123, 124		1	1					
22	Off-Street Parking	§§ 150,	None required.	Maximun	n permitte	ed per § 151.				
23		151, 161								
24	Limited	§§ 186,	Continuing non	conformir	ng uses a	re permitted	, subject to			
25	Commercial Uses	186.3	the requiremen	ts of § 18	6. Limite	d Commercia	al Uses			
22 23		§§ 150, 151, 161	None required. Maximum permitted per § 151. Continuing nonconforming uses are permitted, subject to							

		may be condition	nally peri	mitted in	historic build	lings		
		subject to § 186.3.						
Limited Corner	§ 231	P on a Corner L	ot, with n	o part of	the use exte	ending		
Commercial Uses		more than 50 fe	et in dep	th from sa	aid corner; N	IP if the		
		LCCU would re	quire the	Resident	ial Conversion	on of a		
		Residential Unit	t or Unau	thorized l	Jnit under P	lanning		
		Code Section 3	17, unles	s the spa	ce proposed	l for		
		conversion is o	ccupied b	y a garag	je or storage	space		
		located in the B	asement	or First S	story.			
Commercial Use Cl	haracteristics	3						
Drive-up Facility	§ 102	NP						
Formula Retail	§ 102,	NP						
	303.1							
Hours of Operation	§§ 102,	For Limited Cor	ner Comr	mercial U	ses under §	231 and		
	186, 231	Limited Comme	ercial Use	s under §	186: P 6:00	a.m. to		
		10:00 p.m.; NP	10:00 p.n	n. to 6:00	a.m.			
Maritime Use	§ 102	NP						
Open Air Sales	§ 102	NP						
Outdoor Activity	§§ 102,	P if located in fr	ont of bui	ilding; NF	if elsewhere	Э.		
Area	145.2, 186,							
	202.2, 231							
Walk-up Facility	§ 102	NP						
Agricultural Use Ca	ntegory							
Agricultural Uses*	§§ 102,	С	С	С	С	С		
	202.2(c)							
	Commercial Uses Commercial Use Cl Drive-up Facility Formula Retail Hours of Operation Maritime Use Open Air Sales Outdoor Activity Area Walk-up Facility Agricultural Use Ca	Commercial Use Characteristics Drive-up Facility § 102 Formula Retail \$ 102, 303.1 Hours of Operation \$\ \\$ 102, 186, 231 Maritime Use \$ 102 Open Air Sales \$ 102 Outdoor Activity \$\ \\$ 102, 145.2, 186, 202.2, 231 Walk-up Facility \$ 102 Agricultural Use Category Agricultural Uses* \$\ \\$ \\$ 102,	Limited Corner Commercial Uses Sample of the properties of the	Limited Corner S 231 P on a Corner Lot, with remore than 50 feet in dep LCCU would require the Residential Unit or Unaut Code Section 317, unless conversion is occupied by located in the Basement Commercial Use Characteristics Drive-up Facility Formula Retail S 102 NP Formula Retail S 102, 303.1 Hours of Operation S 102, 186, 231 Limited Commercial Use 10:00 p.m.; NP 10:00 p.r. Maritime Use S 102 NP Open Air Sales S 102 NP Outdoor Activity S 102, Area 145.2, 186, 202.2, 231 Walk-up Facility S 102 NP Agricultural Uses* S 102 C C	Limited Corner Commercial Uses Pon a Corner Lot, with no part of more than 50 feet in depth from set LCCU would require the Resident Residential Unit or Unauthorized U Code Section 317, unless the spate conversion is occupied by a garage located in the Basement or First States Commercial Use Characteristics Drive-up Facility Formula Retail Hours of Operation \$\frac{1}{2}\$ 102, NP 186, 231 Limited Commercial Uses under \$\frac{1}{2}\$ 10:00 p.m.; NP 10:00 p.m. to 6:00 Maritime Use \$\frac{1}{2}\$ 102 NP Open Air Sales \$\frac{1}{2}\$ 102 NP Outdoor Activity \$\frac{1}{2}\$ 102 NP Agricultural Use Category Agricultural Uses* \$\frac{1}{2}\$ 102 C C C	Limited Corner Commercial Uses P on a Corner Lot, with no part of the use extermore than 50 feet in depth from said corner; Nounce than 50 feet in depth from 50 f		

1	Agriculture,	§§ 102,	NP	NP	NP	NP	NP
2	Industrial	202.2(c)					
3	Agriculture,	§§ 102,	Р	Р	Р	Р	Р
4	Neighborhood	202.2(c)					
5	Automotive Use Ca	tegory					
6	Automotive Uses*	§ 102	NP	NP	NP	NP	NP
7	Parking Garage,	§ 102	С	С	С	С	С
8	Private						
9	Parking Lot,	§ 102	С	С	С	С	С
10	Private						
11	Parking Lot, Public	§§ 102,	NP	NP	NP	NP	NP
12		142, 156					
13	Entertainment, Arts	and Recrea	tion Use Catego	ory			
14	Entertainment,	§ 102	NP	NP	NP	NP	NP
15	Arts and						
16	Recreation Uses*						
17	Open Recreation	§ 102	С	С	С	С	С
18	Area						
19	Passive Outdoor	§ 102	Р	Р	Р	Р	Р
20	Recreation						
21	Industrial Use Cate	gory					
22	Industrial Uses*	§ 102	NP	NP	NP	NP	NP
23	Institutional Use Ca	ategory					
24	Institutional	§ 102	NP	NP	NP	NP	NP
		1	1		1		1

						•
Uses*						
Child Care Facility	§ 102	Р	Р	Р	Р	Р
Community Facility	§ 102	С	С	С	С	С
Hospital	§ 102	С	С	С	С	С
Post-Secondary	§ 102	С	С	С	С	С
Ed. Institution						
Public Facilities	§ 102	Р	Р	Р	Р	Р
Religious Institution	§ 102	С	С	С	С	С
Residential Care	§ 102	Р	Р	Р	Р	Р
Facility						
School	§ 102	С	С	С	С	С
Sales and Service	Category					
Retail Sales and	§ 102	NP	NP	NP	NP	NP
Service Uses*						
Hotel	§ 102	NP	NP	NP	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)	C(5)
Non-Retail Sales	§ 102	NP	NP	NP	NP	NP
and Service Uses						
Utility and Infrastru	icture Use Ca	ategory				
Utility and	§ 102	NP	NP	NP	NP	NP
Infrastructure*						
Internet Service	§ 102	С	С	С	С	С
Exchange						
Utility Installation	§ 102	С	С	С	С	С

1	Wireless		§ 102	C or P (7)	C or P	C or P	C or P (7)	C or P
2	Telecomr	munication			(7)	(7)		(7)
3	s Services Facility							
4	* 1	Not listed be	elow.					
5	(1)	P if require	ed as a wind mi	tigation feature. A	dditionally	<u>,</u> P for Lir	mited Comm	ercial Uses
6	and Limite	d Corner C	ommercial Us	es per <u>§Section</u> 1	36.1 <i>-only</i> ,	otherwise	2 NP .	
7	(2)	{Note Dele	ted] Canopy is	P if required as a	wind mitig	ation feat	ure.	
8	(4)	C for five of	or fewer guest	t rooms or suites	of rooms	; NP for s	six or more g	uest rooms.
9	(5)	Must be lo	cated on a la	ndmark site, and	where th	e site is v	vithin a Heigl	nt and Bulk
10	District of	40 feet or le	ess, and where	e a columbarium	use has l	awfully a	nd continuou	ısly
11	operated s	since the tim	ne of designat	ion.				
12	(6)	Constructi	on of Accesso	ory Dwelling Units	s may be	permitted	d pursuant to	Sections
13	207.1 and	207.2.						
14	(7)	C if a Mac	ro WTS Facili	ty; P if a Micro W	/TS Facili	ty.		
15	(8)	[Note expi	red.]					
16	(9)	NP for bui	ldings with thr	ee or fewer Dwe	lling Units	s; C for bu	uildings with	10 or more
17	Dwelling L	Inits.						
18	(10)	Group Ho	ousing permit	ted at one room բ	per 415 s	q. ft. of lo	t area accord	ding to the
19	provisions	in Planning	Code Sectio	n 207(c)(8).				
20	(11)	P for up t	o four dwellin	g units per lot, ex	cluding (Corner Lo	ts, and P for	up to six
21	dwelling u	nits in Corn	er Lots, pursu	ant to Section 20)7(c)(8).			
22								
23	SEC	C. 209.2. RI	M (RESIDEN	ΓIAL, MIXED) DI	STRICTS	.		
24	* *	* *						
25				Table 2	209.2			

ZONINC	CONTROL	TABLEFOR	RM DISTRICTS
ZUNING	CONTROL	IABLE FUR	KINI DISTRICTS

•						
2	Zoning Category	§	RM-1	RM-2	RM-3	RM-4
3		References				
4	BUILDING STANDA	RDS				
5	Massing and Setbac	cks				
6	Height and Bulk	§§ 102, 105,	Varies,. See I	Height and B	ulk Map and re	eferenced
7	Limits	106, 250-	sections. Hei	ght sculpting	on Alleys per §	§ 261.1.
8		252, 253,				
9		260, 261.1-,				
10		<u>263.19,</u> 27 0,				
11		<u>270.3,</u> 271				
12	Front Setback	§§ 130, 131,	Based on the	front setback	of the adjace	nt property
13		132	with the short	est front setb	ack or if subje	ct property
14			has a Legisla	ted Setback.	When front se	tback is
15			based on adja	acent propert	ies, in no case	shall the
16			required setba	ack be greate	er than 10 feet	
17	Rear Yard	§§ 130, 134	30% of lot dep	oth but in	25% of lot de	pth, but in no
18			no case less	than 15	case less tha	n 15 feet.
19			feet.			
20	Side Yard	§§ 130, 133	Not Required			
21	Residential Design	§ 311	Subject to the	Residential	Design Guidel	ines <u>and</u>
22	Guidelines and		Citywide Desig	gn Standards a	<i>any . Oo</i> the	r design
23	<u>Standards</u>		guidelines tha	at have been	approved by the	ne Planning
24			Commission-	nay also appl y	,	
25	Street Frontage and	l Public Realm				
	·		-		-	

		T	T						
1	Front Setback	§ 132	At least 50% of Front Setback shall be permeable so						
2	Landscaping and		as to increase	e stormwater i	infiltration and	1 20% of			
3	Permeability		Front Setbacl	k shall be unp	aved and dev	oted to plant			
4	Requirements		material.						
5	Streetscape and	§ 138.1	Required.						
6	Pedestrian								
7	Improvements								
8	(Street Trees)								
9	Street Frontage	§ 144	§ 144 applies	generally. Ac	lditional requi	rements			
10	Requirements		apply to Limited Commercial Uses, as specified in §						
11			186.						
12	Moderation of	§ 144.1	Stepping of the front of the buildings required when						
13	Building Frontage		lot width is greater than 35 feet.						
14	Street Frontage,	§ 155(r)	As specified i	n § 155(r).					
15	Parking and Loading								
16	Access Restrictions								
17	Miscellaneous								
18	Planned Unit	§ 304	С	С	С	С			
19	Development								
20	Awning	§ 136.1	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)	<u>N</u> P(1)			
21	Canopy or Marquee	§ 136.1	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>	NP <u>(2)</u>			
22	Signs	§ 606	As permitted	by <i>Section</i> § 6	06.				
23	Housing Choice-SF	<u>§ 206.10</u>	Form-based de	ensity, addition	al height, and o	other zoning			
24			modifications j	for eligible proj	jects in the R-4	Height and			
25			Bulk District.						

1	RESIDENTIAL STANDARDS AND USES									
2	Development Standards									
3	* * * *									
4	Usable Open Space	§§ 135, 136	At least	At leas	t 80	At le	ast 60	At le	east 36	
5	[Per Dwelling Unit]		100 square	square	feet	squa	re feet	squa	are feet	
			feet if	if privat	te,	if pri	vate	if pri	ivate,	
			private,	and 10	6	and	80	and	48	
			and 133	square	feet	squa	re feet	squa	are feet	
			square fee	t per		per		per		
			per	Dwellin	ng	Dwe	lling	Dwe	elling	
			Dwelling	Unit if		Unit	if	Unit	if	
			Unit if	commo	on.	comi	mon.	com	mon.	
			common.							
	Parking	§§ 151,	None requi	ired. Maxir	mum p	ermit	ted per §	151		
	Requirements	§155, 161								
	Residential	§ 317	C <i>for Remo</i>	val of one o	r more	e Resia	lential Un	iits or	4	
	Conversion,		<i>Unauthorize</i>	ed Units.						
	Demolition, or									
	Merger of Dwelling									
	Units, including									
_	<u>Residential Flats</u>									
	* * * *									
	Use Characteristics		, ,							
	Intermediate Length	§§ 102,	P(10)	P(10)	P(10))	P(10)	Р	(10)	
	Occupancy	202.10								

ı			T	1						
1	Single Room	§ 102	Р	Р		Р		Р	Р	
2	Occupancy									
3	Student Housing	§ 102	Р	Р		Р		Р	Р	
4	Residential Uses									
5	Residential Density,	§ 207	P if 3 units		P if 3 ur	rits	P if S	3 units	P if 3 units	
6	Dwelling Units		per lot or a	ŧ .	per lot c	or at	per l	ot or at	per lot or at	ŧ
7	<u>Density, General</u> (7)		least one ui	rit	least on	e	least	-one	least one	
8			per 1067		unit per	800	unit j	per 533	unit per 267	z
9			square feet	of	square j	feet	squa	re feet	square feet	
10			lot area,		of lot ar	ea,	of lo	t area,	of lot area,	
11			whichever i	is	whiche\	er is	whic	hever is	whichever is	S
12			greater.		greater.	-	grea	ter.	greater.	
13			Total		Total		Tota	I	Total	
14			maximum		maxim	um	max	imum	maximum	
15			permitted		permitt	ed	pern	nitted	permitted	
16			density is		density	' is	dens	sity is	density is	
17			one unit pe	er	one un	it	one	unit	one unit	
18			800 squar	е	per 600)	per 4	400	per 200	
19			feet of lot		square	feet	squa	are feet	square fee	t
20			area. (11)		of lot a	rea.	of lo	t area	of lot area.	ı
21					(11)		(11)		(8) , (11)	
22	Minimum Dwelling	<u>§ 207.9</u>	Varies depe	<u>endin</u>	ig on pr	oject le	ocatio	n, but ger	erally ranges	<u>s</u>
23	<u>Unit Densities</u>		between 50 and 100 dwelling units per acre.							
24										
25	Maximum Dwelling	<u>§§ 207.10,</u>	P up to 4,00	00 sq	<u>juare fee</u>	et of G	ross F	<u> Iloor Ared</u>	or an	

1	<u>Unit Size</u>	<u>317</u>	equivalent Floor Area Ratio for any individual Dwelling			al Dwelling	
2			<u>Unit of 1.2:1</u>	Unit of 1.2:1. C for Dwelling Units that exceed the			
3			greater of th	ose thresholds.			
4	Senior Housing	§§102,	P up to twice	e the number of	of dwelling unit	ts otherwise	
5	<u>Density</u>	202.2(f) <u>, 207</u>	permitted a	s a Principal Us	se in the distri	ct and	
6			meeting all	the requiremer	nts of § 202.2(1	f)(1).	
7							
8			C up to twice	e the number of	of dwelling uni	ts otherwise	
9			permitted a	s a Principal Us	se in the distri	ct and	
10			meeting all	requirements o	of <i>Section</i> -§ 202	2.2(f)(1)	
11			except for §	except for § 202.2(f)(1)(D)(iv), related to location.			
12	Residential Density,	§208	P (6), Up to	P (6), Up to	P (6), Up to	P (6), Up	
13	Group Housing		one	one	one	to one	
14	<u>Density</u>		bedroom fo	r bedroom	bedroom	bedroom	
15			every 275	for every	for every	for every	
16			square feet	210 square	140 square	70 square	
17			of lot area.	feet of lot	feet of lot	feet of lot	
18				area.	area.	area.	
19							
20	Homeless Shelter	§§ 102, 208	Р	Р	Р	Р	
21	NON-RESIDENTIAL	STANDARDS	AND USES				
22	Floor Area Ratio	§§ 102,	1.8 to 1	1.8 to 1	3.6 to 1	4.8 to 1	
23		123, 124					
24	Off-Street Parking	§§ 150,	None required. Maximum permitted per § 151.				
25		151, 155,					

1		161			
2	Limited Corner	§ 231	P on a Corner Lot, with no	P on a Corner Lot, with no	
3	Commercial Uses		part of the use extending	part of the use extending	
4			more than 50 feet in depth	more than 100 feet in	
5			from said corner; NP if the	depth from said corner;	
6			LCCU would require the	NP if the LCCU would	
7			Residential Conversion of	require the Residential	
8			a Residential Unit or	Conversion of a	
9			Unauthorized Unit under	Residential Unit or	
10			Planning Code Section	Unauthorized Unit under	
11			317, unless the space	Planning Code Section	
12			proposed for conversion is	317, unless the space	
13			occupied by a garage or	proposed for conversion is	
14			storage space located in	occupied by a garage or	
15			the Basement or First	storage space located in	
16			Story.	the Basement or First	
17				Story. <i>Limited Commercial</i>	
18	Limited Commercial	§§ 186,	Continuing nonconforming u	uses are permitted, subject	
19	Uses	186.3	to the requirements of § 186	6. Limited Commercial Uses	
20			may be conditionally permitted in historic buildings		
21			subject to § 186.3.		
22	Commercial Use Ch	aracteristics			
23	Drive-up Facility	§ 102	NP		
24	Formula Retail	§ 102,	NP		
25		303.1			

		1					
1	Hours of Operation	§§ 102,	For Limited C	For Limited Corner Commercial Uses under § 231 and			
2		186, 231	Limited Comr	Limited Commercial Uses under § 186: P 6:00 a.m. to			
3			10:00 p.m.; N	IP 10:00 p.m. t	o 6:00 a.m.		
4	Maritime Use	§ 102	NP				
5	Open Air Sales	§ 102	NP				
6	Outdoor Activity	§§ 102,	P if located in	front of building	ng; NP if elsew	here.	
7	Area	145.2, 186,					
8		202.2, 231					
9	Walk-up Facility	§ 102	NP		Р		
10	Agricultural Use Category						
11	Agricultural Uses*	§§ 102,	С	С	С	С	
12		202.2(c)					
13	Agriculture,	§§ 102,	NP	NP	NP	NP	
14	Industrial	202.2(c)					
15	Agriculture,	§§ 102,	Р	Р	Р	Р	
16	Neighborhood	202.2(c)					
17	Automotive Use Cat	egory					
18	Automotive Uses*	§ 102	NP	NP	NP	NP	
19	Parking Garage,	§ 102	С	С	С	С	
20	Private						
21	Parking Lot, Private	§ 102	С	С	С	С	
22	Entertainment, Arts	and Recreati	ion Use Categ	ory			
23	Entertainment,	§ 102	NP	NP	NP	NP	
24	Arts and						
25		•					

	1	1		<u>, </u>	1
Recreation Uses*					
Open Recreation	§ 102	С	С	С	С
Area					
Passive Outdoor	§ 102	Р	Р	Р	Р
Recreation					
Industrial Use Cate	gory				
Industrial Uses*	§ 102	NP	NP	NP	NP
Institutional Use Ca	tegory				
Institutional Uses*	§ 102	NP	NP	NP	NP
Child Care Facility	§ 102	Р	Р	Р	Р
Community Facility	§ 102	С	С	С	С
Hospital	§ 102	С	С	С	С
Post-Secondary Ed.	§ 102	С	С	С	С
Institution					
Public Facilities	§ 102	Р	Р	Р	Р
Religious Institution	§ 102	С	С	С	С
Residential Care	§ 102	Р	Р	Р	Р
Facility					
School	§ 102	С	С	С	С
Sales and Service Category					
Retail Sales and	§ 102	NP	NP	NP	NP
Service Uses*					
Hotel	§ 102	C(4)	C(4)	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)

1	Non-Retail Sales	§ 102	NP	NP	NP	NP
2	and Service Uses					
3	Utility and Infrastruc	ture Use Cat	egory			
4	Utility and	§ 102	NP	NP	NP	NP
5	Infrastructure*					
6	Internet Service	§ 102	С	С	С	С
7	Exchange					
8	Utility Installation	§ 102	С	С	С	С
9	Wireless	§ 102	C or P (9)			
10	Telecommunications					
11	Services Facility					

* Not listed below.

12

13

14

15

16

17

18

19

20

21

22

23

24

- (1) <u>P if required as a wind mitigation feature. Additionally,</u> P for Limited Commercial Uses and Limited Corner Commercial Uses per § 136.1 <u>only, otherwise NP</u>.
 - (2) *[Note Deleted]* Canopy is P if required as a wind mitigation feature.
 - (3) [Note Deleted]
- (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms; provided, however, that a total of up to 47 Tourist Hotel rooms are Principally Permitted on Block 0976, Lot 001, subject to the provisions of Ordinance No. 251-22.
- (5) Must be located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation.
- (6) C required if the Group Housing is affiliated with and operated by a Hospital or an Institutional Educational Use as defined in Section 102.
 - (7) Construction of Accessory Dwelling Units may be permitted pursuant to Sections

207.1 and 207.2.

- (8) For purposes of this calculation, a Dwelling Unit in this <u>#D</u>istrict 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) C if a Macro WTS Facility; P if a Micro WTS Facility.
- (10) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or more Dwelling Units.
- (11) [Note Deleted] NP if less than minimum density as set forth in the table. Expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.

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

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

RC-3 Districts: Medium Density. These Districts provide for Residential Usesa mixture of medium-density Dwellings similar to those in RM-3 Districts, with supporting Commercial #Uses.

Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that

rear yards need not be at ground level and front setback areas are not required.

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

* * * *

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4			
BUILDING STANDAR	RDS					
Massing and Setback	ks					
Height and Bulk	§§ 102, 105,	Varies,. See Height and B	ulk Maps. Height sculpting			
Limits	106, 250-	on Alleys per § 261.1.				
	252, 260-,					
	261.1-,					
	<u>263.19,</u> 270,					
	<u>270.3,</u> 271					
* * * *						
<i>Residential</i> Design	§ 311	Subject to the Residential	Design Guidelines and			
Guidelines and		Citywide Design Standards a	<i>and any. Oo</i> ther design			
<u>Standards</u>		guidelines that have been	approved by the Planning			
		Commission may also app	oly.			
Street Frontage and	Street Frontage and Public Realm					
* * * *						

		ı			
1	Street Frontage,	§ 155(r)	As specified in § 155(r).	As specified in § 155(r).	
2	Parking and Loading			Curb cuts are NP on The	
3	Access Restrictions			Embarcadero between	
4				King and Jefferson Streets,	
5				and on Broadway between	
6				Mason and The	
7				Embarcadero.	
8	Miscellaneous				
9	* * * *				
10	Signs	§ 607.1	Per § 607.1.	Per § 607.1.	
11	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, addition	nal height, and other zoning	
12			modifications for eligible projects in the R-4 Height and		
13			Bulk District.		
14	RESIDENTIAL STANI	DARDS AND US	SES		
15	Development Standa	rds			
16	* * * *				
17	Residential	§ 317	C for Removal of one or mor	re Residential Units or	
18	Conversion,		Unauthorized Units.		
19	Demolition, or				
20	Merger of Dwelling				
21	Units, including				
22	Residential Flats				
23	* * * *				
24	Residential Uses				
25	Residential Density,	§ 207	Form-Based Density	Form-Based Density	

1	Dwelling Units		applies within the R-4	applies within the R-4	
2	Density, General (7)		Height and Bulk District (§	Height and Bulk District (§	
3	(13)		263.19). Outside the R-4	263.19). Outside the R-4	
4			Height and Bulk District, P	Height and Bulk District, P	
5			if 3 units per lot, or at least	if 3 units per lot or at least	
6			one unit per 533 square	one unit per 267 square	
7			feet of lot area, whichever	feet of lot area, whichever	
8			<i>is greater. T_t</i> otal	<i>is greater. T</i> total	
9			maximum permitted	maximum permitted	
10			density is one unit per	density is one unit per	
11			400 square feet of lot	200 square feet of lot	
12			area. (13)	area. No density limits in	
13				the Van Ness SUD (§	
14				243). (8) , (13)	
15					
16	Minimum Dwelling	<u>§ 207.9</u>	Varies depending on project	location, but generally	
17	<u>Unit Densities</u>		ranges between 50 and 100 c	lwelling units per acre.	
18					
19	Maximum Dwelling	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of 0	Gross Floor Area or an	
20	<u>Unit Size</u>		equivalent Floor Area Ratio for any individual Dwelling		
21			Unit of 1.2:1. C for Dwelling Units that exceed the		
22			greater of those thresholds.		
23	Senior Housing	§§102,	Form-Based Density applies within the R-4 Height and		
24	<u>Density</u>	202.2(f) <u>, 207</u>	Bulk District (§ 263.19). Outside the R-4 Height and Bulk		
25			District, P up to twice the r	number of dwelling units	

		otherwise permitted as a p	orincipal use in the district	
		and meeting all the requirements of § 202.2(f)(1).		
C up to twice the number of dwelling units otherw			of dwelling units otherwise	
		permitted as a principal us	e in the district and	
		meeting all requirements of	of <i>Section</i> § 202.2(f)(1),	
		except for § 202.2(f)(1)(D))(iv), related to location.	
		C up to twice the number of	of dwelling units otherwise	
		permitted as a Principal Us	se in the district and	
		meeting all requirements of	of <i>Section</i> § 202.2(f)(1)	
		except for § 202.2(f)(1)(D)	(iv), related to location.	
Residential Density,	§208	Form-Based Density	Form-Based Density	
Group Housing		applies within the R-4	applies within the R-4	
<u>Density</u>		Height and Bulk District (§	Height and Bulk District (§	
		263.19). Outside the R-4	263.19). Outside the R-4	
		Height and Bulk District, P	Height and Bulk District, P	
		up to one bedroom for	up to one bedroom for	
		every 140 square feet of	every 70 square feet of	
		lot area. (9)	lot area. (9)	
* * * *				
NON-RESIDENTIAL S	TANDARDS A	ND USES		
Development Standa	rds			
Floor Area Ratio	§§ 102, 123,	3.6 to 1. For Office Uses	4.8 to 1. Other FAR	
	124 <u>, 207.9</u>	minimum intensities may	controls apply in the Van	
		apply pursuant to § 207.9.	Ness SUD; § 243(c)(1).	
			For Office Uses minimum	
	Group Housing Density * * * * NON-RESIDENTIAL S Development Standa	Group Housing Density * * * * NON-RESIDENTIAL STANDARDS AND Development Standards Floor Area Ratio §§ 102, 123,	and meeting all the require C up to twice the number of permitted as a principal us meeting all requirements of except for § 202.2(f)(1)(D. C up to twice the number of permitted as a Principal Us meeting all requirements of except for § 202.2(f)(1)(D) **** **NON-RESIDENTIAL STANDARDS AND USES* **Development Standards* Floor Area Ratio **§ 102, 123, 124, 207.9 **** **and meeting all the requirements of except for § 202.2(f)(1)(D) ***** **NON-RESIDENTIAL STANDARDS AND USES* **Development Standards* **Floor Area Ratio* **§ 102, 123, 124, 207.9 **** **minimum intensities may**	

1	<u>intensities may apply</u>
2	pursuant to § 207.9.
3	* * * *
4	* * * *
5	(7) Construction of Accessory Dwelling Units may be permitted P pursuant to Sections
6	207.1 and 207.2.
7	(8) For purposes of this calculation, a Dwelling Unit in this dD istrict containing no more
8	than 500 square feet of net floor area and consisting of not more than one habitable room in
9	addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling
10	Unit.
11	(9) Within the Priority Equity Geographies SUD, C required if the Group Housing is
12	affiliated with and operated by a Hospital or an Institutional Educational Use as defined in
13	Section 102.
14	* * * *
15	(13) [Note Deleted] NP if less than minimum density as set forth in the table. Expansions of
16	existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10
17	years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than
18	one-third the Gross Floor Area of the largest unit in the building.
19	
20	Section 7. Residential, Transit Oriented (RTO) Districts. Articles 1.2, 1.7, 2, 3, and 6
21	of the Planning Code are hereby amended by revising Sections 124, 132, 134, 135, 144, 186,
22	186.3, 201, 207.6, 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, to read as follows:
23	
24	SEC. 124. BASIC FLOOR AREA RATIO.
25	(a) Except as provided in subsections (b), (c), (d), (e), (k), and (l) of this Section 124,

the basic Floor Area Ratio limits specified in the Zoning Control Table for the district in which the lot is located, or in Table 124 below, shall apply to each building or development in the districts indicated.

TABLE 124 BASIC FLOOR AREA RATIO LIMITS					
District	Basic Floor Area Ratio Limit				
RED, RED-MX	1.0 to 1				
Pacific	1.5 to 1				
* * * * RTO, <i>RTO-M</i> * * * *	1.8 to 1				
* * * *					

(b) In R, RC, NC, and Mixed Use Districts, <u>F</u>floor <u>A</u>area <u>R</u>ratio limits shall not apply to <u>dwellings or to other rResidential uUses</u>. <u>However, projects proposing new construction of a</u>

<u>Dwelling Unit that would exceed the maximum dwelling unit size described in Section 207.10 may require Conditional Use authorization by the Planning Commission as set forth in Section 207.10. In Chinatown Mixed Use Districts, the above floor area ratio limits shall not apply to institutions, and mezzanine commercial space shall not be calculated as part of the floor area ratio.</u>

SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR REQUIRED SETBACKS FOR <u>PROJECTS IN NC AND RTO-C DISTRICTS</u>, <u>AND</u> PLANNED

UNIT DEVELOPMENTS.

BOARD OF SUPERVISORS

1	The following requirements for minimum front setback areas shall apply to every
2	building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the
3	existing front setbacks of adjacent buildings. Buildings in RTO Districts which have more than 75
4	feet of street frontage are additionally subject to the Ground Floor Residential Design Guidelines, as
5	adopted and periodically amended by the Planning Commission. Planned Unit Developments or
6	PUDs, as defined in Section 304, shall also provide landscaping in required setbacks in
7	accord with Section 132(g).
8	* * * *
9	(c) Applicability to Special Lot Situations.
10	* * * *
11	(3) Lots Abutting RC, C, M, and P Districts. In the case of any lot that abuts
12	property in an RC, C, M, or P District, any property in such district shall be disregarded, and
13	the required setback for the subject lot shall be equal to the front setback of the adjacent
14	building in the RH, RTO, or RM District.
15	* * * *
16	(e) Required Front Setbacks and Sidewalk Widths in RTO-C and NC Districts.
17	(1) Applicability. This subsection (e) applies to projects located in RTO-C and
18	Neighborhood Commercial (NC) Districts that meet any of the following criteria:
19	(A) Have a street frontage of 50 feet or more;
20	(B) Are located on a Corner Lot; or
21	(C) Are adjacent to a building with a front setback consistent with the
22	requirements of this subsection.
23	(2) Setback Requirement. Where the sidewalk does not meet the recommended width
24	required by the Better Streets Plan, a front setback shall be provided to widen the publicly accessible
25	sidewalk. The setback must be wide enough so that, when combined with the existing sidewalk, the total

1	distance from the curb to the building frontage meets or exceeds the recommended width under the					
2	Better Streets Plan. If a greater front setback is required under Section 132 or any other provision of					
3	this Code, the greater requirement shall apply. This setback is required only up to 15 feet above street					
4	grade.					
5	* * * *					
6	(h) Permeable Surfaces. The front setback area shall be at least 50% permeable so					
7	as to increase stormwater infiltration. The Permeable Surface may be inclusive of the area					
8	counted towards the landscaping requirement; provided, however, that turf pavers or similar					
9	planted hardscapes shall be counted only toward the Permeable Surface requirement and not					
10	the landscape requirement.					
11	(1) The Zoning Administrator, after consultation with the Director of Public					
12	Works, may waive the Permeable Surface requirement if the site does not qualify as a					
13	suitable location pursuant to Department of Public Works rules and regulations.					
14	(2) If the site receives stormwater run-off from outside the lot boundaries, the					
15	Zoning Administrator, after consultation with the General Manager of the Public Utilities					
16	Commission, may modify the Permeable Surface requirement to include alternative					
17	management strategies, such as bio-retention or other strategies, pursuant to Public Utilities					
18	Commission rules and regulations.					
19	(3) If a portion of the front setback is designed as a publicly-accessible sidewalk					
20	extension to satisfy the Better Streets Standard width standards under subsection (e), then the					
21	provisions of this subsection (h) do not apply.					
22	* * * *					
23						
24	SEC. 134. REAR YARDS IN R, RC, <u>RTO,</u> NC, M, CMUO, MUG, MUO, MUR, RED,					

RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS

IN C DISTRICTS.

2 * * * *

- (b) **Applicability.** The rear yard requirements established by this Section 134 shall apply to every building in the districts listed below, *except NC-S Districts, where no rear yard is required.* To the extent that these provisions are inconsistent with any Special Use District or Residential Character District, the provisions of the Special Use District or Residential Character District shall apply.
- (c) **Basic Requirements.** The basic rear yard requirements shall be as follows for the districts indicated:
- (1) In RH, RM-1, RM-2, RTO-1, and RTO-M Zoning Districts, the basic rear yard shall be equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

13 * * * * *

- (d) Rear Yard Location Requirements.
- (1) RH, RM, RTO_1, RTO-M, NC-1, NCT-1, Inner Sunset, Outer Clement Street, Cole Valley, Haight Street, Lakeside Village, Sacramento Street, 24th Street-Noe Valley, Pacific Avenue, and West Portal Avenue NC Districts. Rear yards shall be provided at grade level and at each succeeding level or story of the building.
- (2) <u>RTO-C, NC-S, NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer</u>
 Balboa Street, Castro Street, Cortland Avenue, Divisadero Street NCT, Excelsior-Outer
 Mission Street, Inner Clement Street, Upper Fillmore Street, Lower Haight Street, Judah
 Street, Noriega Street, North Beach, San Bruno Avenue, Taraval Street, Inner Taraval
 Street, Irving Street, Union Street, Valencia Street, 24th Street-Mission, Glen Park, <u>and</u>
 <u>Folsom Street NC Districts, and the Regional Commercial District and Folsom Street Districts.</u>
 Rear yards shall be provided at the second story, and at each succeeding story of the

building, and at the First Story if it contains a Dwelling Unit.

2 * * * *

containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas, are within 40 horizontal feet from a property line fronting a street or alley, up to 100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to subsections (1) through (23) of Section 136(c). Where the adjacent properties have an existing rear yard, the unbuilt area of the new project shall be designed to adjoin that rear yard. In accordance with Section 210.5, lot coverage requirements shall not be applicable for Commercial to Residential Adaptive Reuse projects.

12 * * * *

(f) Second Building on Corner Lots and Through Lots in RH, RTO, RTO-M, RM-1, and RM-2 Districts. Where a lot is a Corner Lot, or is a through lot having both its front and its rear lot line along Streets, Alleys, or a Street and an Alley, the subject lot may have two buildings, each fronting at one end of the lot, provided that all the other requirements of this Code are met. In such cases, the rear yard required by this Section 134 for the subject lot shall be located in the central portion of the lot, between the two buildings on such lot. In no case shall the total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 30% of the total depth of the subject lot or to less than 15 feet, whichever is greater; provided, however, that the Zoning Administrator may reduce the total depth to 20% pursuant to Section 307(I) of this Code if the reduction is for the sole purpose of constructing an Accessory Dwelling Unit under Section 207.1, and provided further that the reduction/waiver is in consideration of the property owner entering into a Regulatory Agreement pursuant to Section 207.1 subjecting the ADU to the San Francisco Rent Stabilization and Arbitration

Ordinance. For buildings fronting on a Narrow Street as defined in Section 261.1 of this Code, the additional height limits of Section 261.1 shall apply. Furthermore, in all cases in which this subsection (f) is applied, the requirements of Section 132 of this Code for front setback areas shall be applicable along both Street or Alley frontages of the subject through lot.

* * * *

(1) Lot Coverage for Large Lots. This subsection (1) shall apply to all districts except C-3 districts. In lieu of rear yard and lot coverage controls described in this Section 134, where a development lot is two acres or greater, the allowed lot coverage for any project containing residential uses shall be limited to 60% of lot area at street grade and above with a corresponding requirement of 40% unbuilt area in Residential Districts other than RTO-C, and in all other districts 65% lot coverage from the second story and above with 35% lot area unbuilt. Obstructions permitted in setbacks and yards per Section 136 are permitted in the unbuilt area. New rights-of-way, pedestrian passageways or any portion of the site provided for publicly-accessible circulation or open space, including but not limited to any such space provided pursuant to Planning Code Sections 270.2, 270.3, or elsewhere in this Code, may count toward the required unbuilt area.

SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R, NC, MIXED USE, C, AND M DISTRICTS.

19 * * * *

(a) Character of Space Provided. Usable open space shall *generally* be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this Section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best

shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing). "Privately-owned public open space," only allowed in DTR and Eastern Neighborhood Mixed Use under this Section, shall mean an area of areas designed for use of the general public while owned and maintained by private owners as described in Section 138. *For senior housing, usable open space requirements are set forth in subsection (d)(3) below.*

9 * * * *

(d) **Amount Required.** Usable open space shall be provided for each building in the amounts specified herein and in Tables 135A and B for the district in which the building is located; provided, however, that (i) in the Downtown Residential (DTR) Districts, open space shall be provided in the amounts specified in Section 825, and (ii) in accordance with Section 210.5, usable open space shall not be required for Commercial to Residential Adaptive Reuse projects.

16 * * * *

(3) In all districts, Ffor dwellings specifically designed for and occupied by senior citizens, as defined and regulated by Section 102.6.1 of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be one-half the amount required for each dwelling unit as specified in Paragraph (d)(1) above or 36 square feet, whichever is less. Notwithstanding 135(a), for these dwellings, "common usable open space" shall also include indoor community space, defined as indoor space that is not less than 10 feet wide in all directions at all points, is accessible to all residents of the building or site equally at no additional cost, is specifically configured and designed for leisure and/or recreational use, and shall not include any building circulation spaces, lobbies, or other building or resident support facilities not specifically

1 intended for leisure and/or recreational use. 2 3 (6) Efficiency Dwelling Units With Reduced Square Footage. Common usable open space shall be the preferred method of meeting the open space requirement for Efficiency Dwelling 4 5 Units with reduced square footage, as defined in Section 318 of this Code. Private open space shall not 6 be credited toward satisfaction of the open space requirement for such units unless the Zoning 7 Administrator determines that the provision of common open space is infeasible or undesirable, in 8 whole or in part, due to 9 (A) site constraints, (B) the special needs of anticipated residents, or 10 (C) conflicts with other applicable policies and regulations, including but not limited to 11 12 standards for the treatment of historic properties, the Americans with Disabilities Act, or the Building 13 Code. (7) Homeless Shelters. Homeless Shelters, as defined in Section 102 of this 14 15 Code, are exempt from the open space requirements described in this Section 135.

TABLE 135A MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT					
District Square Feet of Usable Open Space Required for Each Dwelling Unit If All Open Space That Private May Be Substituted for Private					
* * * *					
RM-1, RC-1, <i>RTO</i> , RTO-M	100	1.33			
RM-2, RC-2, SPD <u>, <i>RTO-1</i></u>	80	1.33			
RM-3, RC-3, RED <u>, <i>RTO-C</i></u> 60 1.33					

16

17

18

19

20

21

22

23

24

1 * * * *

(e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed <u>15% five percent</u>.

SEC. 144. STREET FRONTAGES IN RH, RTO, RTO-M, AND RM DISTRICTS.

(a) **Purpose.** This Section <u>144</u> is enacted to assure that in RH, RM, <u>and</u> RTO <u>and</u> RTO <u>and</u> Districts the ground story of dwellings as viewed from the street is compatible with the scale and character of the existing street frontage, visually interesting and attractive in relation to the pattern of the neighborhood, and so designed that adequate areas are provided for front landscaping, street trees and on-street parking between driveways. The design of ground story frontages subject to this Section <u>144</u> shall also be reviewed for consistency with applicable design guidelines, including the Ground Floor Residential Design Guidelines.

(b) Controls.

(1) **Entrances to Off-Street Parking.** Except as otherwise provided herein, in the case of every dwelling in such districts no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than 10 ten feet in width, or to a single such entrance of less than 8 eight feet in RTO and RTO-M alDistricts. In addition, no entrance to off-street parking on any lot shall be wider than 20 feet, and where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet. Lots in RTO and RTO-M districts are limited to a total of 20 feet per block frontage devoted to entrances to off-street parking. Street-facing garage

1	structures and garage doors may not extend closer to the street than a primary building
2	facade unless the garage structure and garage door are consistent with the features listed in
3	Section 136 of this Code. Entrances to off-street parking shall be located at least six feet from
4	a lot corner located at the intersection of two public rights-of-way.
5	* * * *
6	
7	SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL
8	NONCONFORMING USES IN RH, RM, RTO-1, RTO-M, AND RED DISTRICTS.
9	* * * *
10	(a) Exemption from Termination Provisions. The following nonconforming uses in
11	R Districts shall be exempt from the termination provisions of Section 185, provided such uses
12	comply with all the conditions specified in subsection (b) below:
13	* * * *
14	(4) In the RED Districts, any nonconforming use that is Arts Activities, Business
15	Service, Catering, Design Professional, Light Manufacturing, Personal Service, Trade Office,
16	Trade Shop, Wholesale Sales,, or Wholesale Storage, use.
17	(b) Conditions on Limited Nonconforming Uses. The limited nonconforming uses
18	described above shall meet the following conditions:
19	* * * *
20	(3) The hours during which the use is open to the public shall be limited to the
21	period between 6:00 a.m. and 10:00 p.m., however, in RED, RTO-1, and RTO-M Districts
22	only, the Planning Commission may extend the hours of operation to 12:00 a.m. through
23	Conditional Use authorization, as outlined in Section 303 of this Code;
24	* * * *
25	

SEC. 186.3. NON-RESIDENTIAL USES IN LANDMARK BUILDINGS IN RH, RM, RTO-1, AND RTO-M DISTRICTS.

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

SEC. 201. CLASSES OF USE DISTRICTS.

Residential Districts					
	(Defined in Sec. 209.1-209.4)				
* * * *					
RTO <u>-1</u>	Residential, Transit-Oriented Neighborhood Districts (Defined in Sec. 209.4)				
<u>RTO-C</u>	Residential, Transit-Oriented, Commercial Districts (Defined in Sec. 209.4)				
RTO-M	Residential, Transit-Oriented. – Mission Neighborhood Districts (Defined in Sec. 209.4)				

In addition to the classes of use districts in the above table, the following terms shall apply:

24 * * * *

"RTO District" shall mean any RTO-1, RTO-C, or RTO-M District;

1	*	* * *
2		
3	SE	C. 207.6
4 I	NCT, DT	R, EAST
5 I	MARKET	RESIDE
6 I	PACIFIC	AVENUI
7	(a)	Purpo
8 r	maintainir	ng the ch
9 I	RTO <u>-1, <i>R</i>7</u>	<i>TO-M</i> , NO

SEC. 207.6. REQUIRED MINIMUM DWELLING UNIT MIX IN RTO-1, RTO-M, RCD, NCT, DTR, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, THE VAN NESS & MARKET RESIDENTIAL SPECIAL USE DISTRICT, AND THE POLK STREET AND PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) **Purpose.** In order to foster flexible and creative infill development while maintaining the character of the district, dwelling unit density is not controlled by lot area in RTO-1, RTO-M, NCT, and Eastern Neighborhoods Mixed Use Districts but rather by the physical constraints of this Code (such as height, bulk, setbacks, open space, and dwelling unit exposure). However, to ensure an adequate supply of family-sized units in existing and new housing stock, new residential construction must include a minimum percentage of units of at least two bedrooms. In the Pacific Avenue and Polk Street Neighborhood Commercial Districts, and the Van Ness & Market Residential Special Use District, a dwelling unit mix requirement addresses the need for family-sized housing production in these districts.

(b) Applicability.

(1) This Section <u>207.6</u> shall apply in the RTO<u>-1, RTO-M</u>, RCD, NCT, DTR, Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use District, and the Pacific Avenue and Polk Street NCDs.

* * * *

- (c) **Controls.** For all RTO_1, RTO-M, RCD and NCT districts, as well as DTR, Eastern Neighborhoods Mixed Use Districts, the Van Ness & Market Residential Special Use District, and the Pacific Avenue and Polk Street NCDs, one of the following three must apply:
- (1) no less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms. Any fraction resulting from this calculation shall be rounded to

the nearest whole number of Dwelling Units, or

- (2) no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of Dwelling Units, or
- (3) no less than 35% of the total number of proposed Dwelling Units shall contain at least two or three bedrooms with at least 10% of the total number of proposed Dwelling Units containing three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of Dwelling Units.

(d) Modifications.

- (1) In NCT, RCD, RTO-1, RTO-M and the Pacific Avenue and Polk Street NC Districts, these requirements may be waived or modified with Conditional Use Aauthorization. In addition to those conditions set forth in Section 303, the Planning Commission shall consider the following criteria:
- (A) The project demonstrates a need or mission to serve unique populations, or
- (B) The project site or existing building(s), if any, feature physical constraints that make it unreasonable to fulfill these requirements.
- (2) In Eastern Neighborhoods Mixed Use Districts, these requirements may be waived in return for provision of family-sized affordable units, pursuant to Section 419 et seq. To receive this waiver, 100% percent of the total number of inclusionary units required under Section 415 et seq. or Section 419 et seq. shall contain at least two bedrooms. Also in Eastern Neighborhoods Mixed Use Districts, these requirements may be waived or modified through the Variance process set forth in Section 305, or in the case of projects subject to Section 329, through the procedures of that section.
 - (3) In DTR Districts, these requirements may be modified per the procedures of

1	Section 309.1.
2	(4) In the Van Ness & Market Residential Special Use District, these
3	requirements may only be modified pursuant to the procedures of Section 309, regardless of
4	the underlying zoning district.
5	* * * *
6	
7	SEC. 207.7. REQUIRED MINIMUM DWELLING UNIT MIX.
8	(a) Purpose. To ensure an adequate supply of family-sized units in new housing
9	stock, new residential construction must include a minimum percentage of units of at least two
10	and three bedrooms.
11	(b) Applicability.
12	(1) This Section 207.7 shall apply to all applications for building permits and/or
13	Planning Commission entitlements that propose the creation of 10 or more Dwelling Units in
14	all districts that allow residential uses, unless that project is located in the RTO-1, RTO-M,
15	RCD, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts, or in an area or Special
16	Use District with higher specific bedroom mix requirements, or is a HOME SF project subject
17	to the requirements of Planning Code Section 206.3.
18	* * * *
19	
20	SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS
21	SHELTERS.
22	The density limitations for Group Housing or Homeless Shelters, as described in
23	Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:
24	(a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as
25	specified in the Zoning Control Table for the District in which the Lot is located, except that in

RTO, *RTO-M*, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the group housing density shall not exceed the number of Bedrooms permitted in the nearest R District provided that the maximum density not be less than the amount permitted by the ratio specified for the NC District in which the lot is located. For Homeless Shelters, the maximum number of beds on each lot shall be regulated pursuant to the requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.

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

TheseRTO (Residential Transit Oriented) Districts, inclusive of RTO-1, RTO-M, and RTO-C Districts, are intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms. RTO-1 (Residential, Transit -Oriented Neighborhood) and RTO-M (Residential Transit Oriented, Mission) Districts are composed of multi-family moderate-density areas, primarily areas formerly designated RM and RH-3₇₂ RTO-C (Residential Transit Oriented, Commercial) permits neighborhood-serving uses at limited sizes along with housing. RTO Districts and are well served within short walking distance, generally less than one-quarter mile, of transit and neighborhood commercial areas. Transit available on nearby streets is frequent and/or provides multiple lines serving different parts of the City or region. In RTO-1 and RTO-M Districts, Limited small-scale neighborhood-oriented retail and services is are common and permitted throughout the neighborhood on Corner Lots only to provide goods and services to residents within walking distance, but the dDistricts are otherwise residential. In RTO-1 and

<u>RTO-M Districts</u> , <u>Oo</u> nly retail compatible with housing, generally those permitted in NC-1
Districts, is permitted and auto-oriented uses are not permitted. Hhours of operation are
restricted and off-street parking is not permitted for these very locally-oriented uses. In the
RTO-C District, a greater amount and wider range of non-residential uses are permitted and not
limited to corners, to provide goods and services to residents and visitors, especially adjacent to
existing NC Districts and along transit corridors, though ground floor commercial uses are not
<u>required.</u>

Areas of these districts off of major commercial or transit streets are largely characterized by aA fine-grain pattern of 25-foot to 35-foot building widths, with some larger and wider structures on major streets is prevalent, and structures typically range from two to five stories in height. While some one- and two-family structures are present, the character of the District is primarily of structures with three or more units of a range of sizes and types suitable for a variety of households. Buildings are moderately scaled and segmented, and units or groups of units have separate entrances directly from the street. The overall residential density is regulated by the permitted and required height, bulk, setbacks, and open space of each parcel, along with residential design guidelines. Except in the RTO-1 District, housing density is generally limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design standards. Because of the high availability of transit service and the proximity of retail and services within walking distance, many households do not own cars; it is common that not every Dwelling Unit has a parking space and overall off-street residential parking is limited. Open space is provided on site, in the form of rear yards, decks, balconies, roof-decks, and courtyards, and is augmented by nearby public parks, plazas, and enhanced streetscapes.

24

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

25 Table 209.4

1	ZONING CONTROL TABLE FOR RTO DISTRICTS				
2	Zoning Category	§ References	RTO <u>-1</u>	RTO-M	<u>RTO-C</u>
3	BUILDING STANDARDS				
4	Massing and Setbac	ks			
5	Height and Bulk	§§ 102, 105,	Varies. See Heigh	t and Bulk Map an	d referenced
6	Limits	106, 250-	sections.		
7		252, 260,			
8		261.1, <u>263.19,</u>			
9		270, <u>270.3,</u>			
10		271			
11	Front Building	§ 132	Required. Based on	average of adjacent	properties or if
12	Setback		subject property has a Legislated Setback. When front		
13			setback is based on adjacent properties, in no case shall		
14			the required setback be greater than 15 feet.		
15			Required. Based on the front setback of the adjacent		
16			property with the shortest front setback or if subject		
17			property has a Legis	slated Setback. When	n front setback is
18			based on adjacent p	roperties, in no case	e shall the
19			required setback be greater than 10 feet.		
20					
21			For RTO-C District	s, regardless of the d	depth of setback
22			required by § 132, w	vhere the sidewalk d	oes not meet the
23			recommended width	required by the Bet	ter Streets Plan, a
24			front setback shall b	pe provided so that, y	when combined
25			with the existing sid	ewalk, the total dista	ance from the

		curb to the building frontage meets or exceeds the		
		required recommended width under the Better Streets		
		Plan. This setback is required only up to 15 feet above		
		street grade.		
Rear Yard	§§ 130, 134	30% of lot depth but in no case	25% of the total	
		less than 15 feet.	depth of the lot	
			on which the	
			<u>building is</u>	
			situated, but in	
			no case less than	
			<u>15 feet.</u>	
Side Yard	§ 133	Not Required.		
<i>Residential</i> Design	§ 311	Subject to the Residential Design G	uidelines <u>.</u>	
Guidelines and		Citywide Design Standards, and any Oc	ther design	
<u>Standards</u>		guidelines that have been approved	by the Planning	
		Commission may also apply.		
Street Frontage and	Public Realm			
Front Setback	§ 132	Generally Rrequired. At least 50% of	Front Setback	
Landscaping and		shall be permeable so as to increase	e storm water	
Permeability		infiltration and 20% of Front Setback shall be		
Requirements		unpaved and devoted to plant material. Not required		
		where front setback is used to expand adjacent sidewalk		
		to meet Better Streets Plan recommended dimensions.		
Streetscape and	§ 138.1	Required.		
Pedestrian				
	Side Yard **Residential**Design Guidelines**and Standards **Street Frontage and Front Setback Landscaping and Permeability Requirements Streetscape and	Side Yard § 133 **Residential**Design § 311 Guidelines and **Standards** Street Frontage and Public Realm Front Setback § 132 Landscaping and Permeability Requirements Streetscape and § 138.1	Rear Yard § 133 Not Required.	

1	Improvements					
2	(Street Trees)					
3	Street Frontage	§§ 144, 186,	Controls of § 144	Controls of § 144 apply to residential frontages.		
4	Requirements	231	Additional controls	s apply to Limited (Commercial	
5			Uses per §§ 186 a	and 231.		
6	Street Frontage,	§ 155(r)	As specified in § 1	55(r) <i>curb cuts are</i>	restricted on	
7	Parking and Loading		certain specified str	eets and on Transit	Preferential,	
8	Access Restrictions		Neighborhood Com	mercial Streets or o	fficial City bicycle	
9			routes or bicycle lar	nes.		
10	Miscellaneous					
11	Large Project	§ 303(r)	New buildings or s	significant enlarger	ment of existing	
12	Review		buildings on lots of 10,000 sq. ft. or larger requires			
13			C. New public rights-of-way may be required for			
14			sites larger than 1	/2 acre.		
15	Planned Unit	§ 304	С	С	<u>C</u>	
16	Development					
17	Awning	§§ 136, 136.1	<u>N</u> P(1)	<u>N</u> P(1)	<u>P</u>	
18	Canopy or Marquee	§§ 136, 136.1	NP <u>(2)</u>	NP <u>(2)</u>	<u>NP(2)</u>	
19	Signs	§ <u>§</u> 606 <u>, 607.1</u>	As permitted by Se	ection § 606.	As permitted by	
20					controls of the	
21			nearest NC		nearest NC	
22					<u>District</u>	
23					described in §	
24					<u>607.1.</u>	
25	Housing Choice-SF	<u>§ 206.10</u>	Form-based density	, additional height, a	and other zoning	

		Т	T			
1			modifications for eligible projects in the R-4 Height and			
2	Bulk District.					
3	RESIDENTIAL STANDARDS AND USES					
4	Development Standa	ards				
5	Usable Open Space	§§ 135, 136	At least <u>100</u> 80	At least 100	At least 60	
6	[Per Dwelling Unit]		square feet if	square feet if	square feet if	
7			private, and 133	private, and 133	private, and 80	
8			106 square feet	square feet per	square feet per	
9			per Dwelling	Dwelling Unit if	Dwelling Unit if	
10			Unit if common.	common.	<u>common.</u>	
11	Parking	§§ 150, 151.1	None required. Ma	aximum permitted	per § 151.1.	
12	Requirements					
13	Residential	§ 317	C for Removal of one or more Residential Units or			
14	Conversion,		Unauthorized Units.			
15	Demolition, or					
16	Merger of Dwelling					
17	Units, including					
18	<u>Residential Flats</u>					
19	Dwelling Unit	§ 207.8	Р	P	<u>P</u>	
20	Division					
21	Required Dwelling	§ 207.6	No less than 40 percent of the total No less than 40		No less than 40	
22	Unit Mix		number of proposed dwelling units percent of the		percent of the	
23			shall contain at least two bedrooms; total number of		total number of	
24			or no less than 30 percent of the total proposed			
25			number of proposed dwelling units dwelling units			

i				
1			shall contain at least three bedrooms.	shall contain at
2				least two
3				bedrooms; or no
4				less than 30
5				percent of the
6				total number of
7				proposed
8				dwelling units
9				shall contain at
10				least three
11				bedrooms.
12	Dwelling Unit Mix	<u>§§ 207.6, 207.7</u>	Generally required for creation of five	<u>Generally</u>
13			or more Dwelling Units per § 207.6.	<u>required for</u>
14			No less than 40% of the total number	<u>creation of 10 or</u>
15			of proposed dwelling units shall	more Dwelling
16			contain at least two bedrooms; or no	<u>Units. No less</u>
17			less than 30% of the total number of	than 25% of the
18			proposed dwelling units shall contain	total number of
19			at least three bedrooms.	<u>proposed</u>
20				<u>Dwelling Units</u>
21				shall contain at
22				<u>least two</u>
23				Bedrooms, and
24				no less than 10%
25				of the total

	Г		Г		
1					number of
2					<u>proposed</u>
3					<u>Dwelling Units</u>
4					shall contain at
5					<u>least three</u>
6					<u>Bedrooms.</u>
7	Use Characteristics				
8	Intermediate Length	§§ 102,	P(10)	P(10)	<u>P(10)</u>
9	Occupancy	202.10			
10	Single Room	§ 102	Р	Р	<u>P</u>
11	Occupancy				
12	Student Housing	§ 102	Р	Р	<u>P</u>
13	Residential Uses				
14	Residential Density,	§ 207	P if at least one	No density limit.	Form-Based
15	Dwelling Units		unit per 800	Density is	Density.
16	Density, General (7)		square feet of lot	regulated by the	
17			area (8).	permitted height	
18			Maximum	and bulk, and	
19			density as of	required	
20			right is one unit	setbacks,	
21			per 600 square	exposure, and	
22			feet of lot area.	open space of	
23			C above, per	each parcel,	
24			criteria of §	along with	
25			207(a). (11)(8)	<i>Residential</i>	

i					
1				Design	
2				Guidelines.	
3				<u>Form-Based</u>	
4				<u>Density.</u>	
5					
6					
7	Minimum Dwelling	<u>§ 207.9</u>	Varies depending on project location, but generally		
8	Unit Densities, If		ranges between 50 and 100 dwelling units per acre.		its per acre.
9	<u>Applicable</u>				
10	Maximum Dwelling	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
11	<u>Unit Size</u>		equivalent Floor Area Ratio for any individual Dwelling		ividual Dwelling
12			Unit of 1.2:1. C for Dwelling Units that exceed the		exceed the
13			greater of those thresholds.		
14	Senior Housing	§§102,	<u>Form-Based</u>	No density limit.	<u>Form-Based</u>
15	<u>Density</u>	202.2(f) <u>,</u>	Density applies	Density is	<u>Density.</u>
16		<u>207.9</u>	within the R-4	regulated by the	
17			Height and Bulk	permitted height	
18			<u>District</u>	and bulk, and	
19			<u>(§ 263.19).</u>	required	
20			Outside the R-4	setbacks,	
21			Height and Bulk	exposure, and	
22			<i>District</i> , P up to	open space of	
23			twice the	each parcel,	
24			number of	along with	
25			dwelling units	Residential	

1			otherwise	Design
2			permitted as a	Guidelines.Form-
3			principal use in	Based Density.
4			the district; C,	
5			required to exceed	
6			that density limit.	
7			density not limited	
8			by lot area, but by	
9			the applicable	
10			requirements and	
11			<i>limitations</i>	
12			elsewhere in this	
13			Code, including	
14			but not limited to	
15			height, bulk,	
16			setbacks, open	
17			space, exposure,	
18			unit mix, and	
19			relevant design	
20			guidelines.	
21				
22	Residential Density,	§ 208	No density limit. Density is regulated by the permitted	
23	Group Housing		height and bulk, and required setbacks, exposure, and	
24	<u>Density</u>		open space of each parcel, along with Residential Design	
25			Guidelines. Form-Based Density.	

		1		I	
1	Homeless Shelter	§§ 102, 208	Р	Р	<u>P</u>
2	NON-RESIDENTIAL	STANDARDS A	ND USES		
3	Development Standa	ards			
4	Floor Area Ratio	§§ 102, 123,	1.8 to 1	1.8 to 1	<u>1.8 to 1. For</u>
5		124 <u>, 207.9</u>			Office Uses
6					<u>minimum</u>
7					intensities may
8					apply pursuant
9					to § 207.9.
10	<u>Use Size</u>	<u>§ 102</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A: Non-</u>
11					<u>Residential Uses</u>
12					of any size are
13					either P or C,
14					depending on
15					specified lot or
16					<u>use features.</u>
17					<u>(11)</u>
18	Off-Street Parking	§§ 150, 151.1	None required. Ma	aximum permitted	per § 151.1.
19	Limited Corner	§ 231	P on a Corner	P on a Corner	<u>N/A</u>
20	Commercial Uses		Lot, with no part	Lot, with no part	
21			of the use	of the use	
22			extending more	extending more	
23			than 50 feet in	than 100 feet in	
24			depth from said	depth from said	
25			corner	corner	

1	Limited Commercial	§§ 186, 209	Continuing nonco	nforming uses	<u>N/A</u>
2	Uses		are permitted, sub	ject to the	
3			requirements of §	186.	
4	Commercial Use Cha	aracteristics			
5	Hours of Operation	§§ 102, 186,	For Limited Corne	er Commercial	<u>P 6:00 a.m. to</u>
6		231	Uses under § 231	and limited	2:00 a.m.; C
7			commercial uses	under § 186: P	2:00 a.m. to
8			6:00 a.m. to 10:00	p.m.; C 10:00	<u>6:00 a.m.</u>
9			p.m. to 12:00 a.m	.; NP 12:00 a.m.	
10			to 6:00 a.m.		
11	<u>Formula Retail</u>	§§ 102, 303.1	<u>NP(3)</u>	<u>NP(3)</u>	<u>C</u>
12	Outdoor Activity	§§ 102,	P if located in fror	nt of building; P if e	Isewhere and
13	Area	145.2, 186,	compliant with § 2	202.2(a)(7); NP oth	erwise.
14		202.2, 231			
15	Agricultural Use Cat	egory			
16	Agricultural Uses*	§§ 102,	С	С	<u>C</u>
17		202.2(c)			
18	Agriculture,	§§ 102,	Р	Р	<u>P</u>
19	Neighborhood	202.2(c)			
20	Automotive Use Cate	egory			
21	Automotive Uses*	§ 102	NP	NP	<u>NP</u>
22	Electric Vehicle	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Charging Location				
24	Parking Garage,	§ 102	С	С	<u>C</u>
25	Private				

			T	T.	1
1	Parking Garage,	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Public</u>				
3	Parking Lot, Private	§§ 102, 144,	С	С	<u>C</u>
4		155(r), 158.1			
5	Parking Lot, Public	<u>§§ 102, 144,</u>	<u>C</u>	<u>C</u>	<u>C</u>
6		155(r), 158.1			
7	Entertainment, Arts	and Recreation	Use Category		
8	Entertainment, Arts	§ 102	NP	NP	<u>P</u>
9	and Recreation				
10	Uses*				
11	Entertainment,	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
12	<u>Nighttime</u>				
13	<u>Movie Theater</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
14	Open Recreation	§ 102	С	С	<u>C</u>
15	Area				
16	Passive Outdoor	§ 102	Р	P	<u>P</u>
17	Recreation				
18	Industrial Use Categ	ory			
19	Industrial Uses*	§ 102	NP	NP	<u>NP</u>
20	Institutional Use Cat	egory			
21	Institutional Uses*	§ 102	NP	NP	<u>P</u>
22	<u>Childcare</u> Child Care	§ 102	Р	Р	<u>P</u>
23	Facility				
24	Community Facility	§ 102	Р	Р	<u>P</u>
l l	-		1	1	

	1			
Hospital	§ 102	С	С	<u>C</u>
Post-Secondary Ed.	§ 102	С	С	<u>P</u>
Institution				
Public Facilities	§ 102	Р	Р	<u>P</u>
Religious Institution	§ 102	С	С	<u>P</u>
Residential Care	§ 102	Р	Р	<u>P</u>
Facility				
School	§ 102	С	С	<u>P</u>
Sales and Service C	ategory			
Retail Sales and	§ 102	NP	NP	<u>P</u>
Service Uses*				
<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
Hotel	§ 102	C(4)	C(4)	<u>C</u>
Mobile Food Facility	§ 102	P(5)	P(5)	<u>P</u>
Services, Retail	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
<u>Professional</u>				
Mortuary	§ 102	C(6)	C(6)	<u>P</u>
Non-Retail Sales	§ 102	NP	NP	<u>C</u>
and Service*				
Service, Non-Retail	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>C</u>
<u>Professional</u>				
Utility and Infrastruc	cture Use Categ	gory		_
Utility and	§ 102	NP	NP	<u>C</u>
Infrastructure*				

Internet Service	§ 102	С	С	<u>C</u>
Exchange				
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Utility Installation	§ 102	С	С	<u>C</u>
Wireless	§ 102	C or P (9)	C or P (9)	<u>C or P (9)</u>
Telecommunications				
Services Facility				

- * Not listed below.
- (1) <u>P if required as a wind mitigation feature. Additionally,</u> P for Limited Commercial Uses and Limited Corner Commercial Uses per § 136.1 <u>only, otherwise NP</u>.
 - (2) [Note Deleted] Canopy is P if required as a wind mitigation feature.
 - (3) {Note Deleted} C for Limited Commercial Uses per § 303.1.

14 * * * *

- (7) Construction of Accessory Dwelling Units may be *permittedP* pursuant to Sections 207.1 and 207.2.
- (8) With Conditional Use authorization, fF or purposes of this calculation, a Dwelling Unit in this dD istrict 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) C if a Macro WTS Facility; P if a Micro WTS Facility.
- (10) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or more Dwelling Units.
- (11) NP if less than minimum density as set forth in the table. Expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or

result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third
the Gross Floor Area of the largest unit in the building. No use size limit applies for Non-residential
uses located on a lot where at least 2/3 of the total gross floor area contains Residential uses. No use
size limit applies to a Non-residential use that is principally permitted in a RM-1 District. Conditional
Use authorization is required for all use sizes if the Use does not meet one of those conditions. The
controls applicable to each Use as provided in this Table 209.4 continue to apply. Nothing in the
foregoing principally permits or conditionally authorizes a Use that is not permitted in this Table
<u>209.4.</u>

SEC. 231. LIMITED CORNER COMMERCIAL USES IN RH, RTO-1, RTO-M, AND RM DISTRICTS.

- (a) **Purpose.** Corner stores enhance and support the character and traditional pattern of development in San Francisco. These small neighborhood-oriented establishments provide convenience goods and services on a retail basis to meet the frequent and recurring needs of neighborhood residents within a short walking distance of their homes. These uses tend to be small in scale, to serve primarily walk-in trade, and cause minimum interference with nearby streets and properties. These uses are permitted only on the ground floor of corner buildings, and their intensity and operating hours are limited to ensure compatibility with the predominantly residential character of the district. Accessory off-street parking is prohibited for these uses to maintain the local neighborhood walk-in character of the uses.
 - (b) **Location.** Uses permitted under this \underline{S} ection $\underline{231}$ must be located:
 - (1) completely within an RH, RTO-1, RTO-M, or RM District;
 - (2) on or below the ground floor;
- (3) in RH, RM-1, RM-2, *and* RTO-1, *and* RTO-M Districts, on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner, as illustrated in

Figur	e 231	l . .:	and

- (4) in a space that would not require the Residential Conversion of a Residential Unit or Unauthorized Unit under Planning Code Section 317, unless the space proposed for conversion is occupied by a garage or storage space located in the Basement or First Story-: and
 - [Figure 231 remains]
- (5) in RM-3, RM-4, and RTO-M Districts, on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner.

9 * * * *

- (d) **Use Size.** In any RH, RM-1, or RM-2 District, the use size shall comply with the use size limitations of a Neighborhood Commercial District or Special Use District located within one-quarter mile of the use, up to a maximum of 1,200 square feet of Occupied Floor Area of commercial area. In any RM-3 or RM-4 District, the use size shall comply with the use size limitations of a Neighborhood Commercial District or Special Use District located within one-quarter mile of the use, up to a maximum of 2,500 square feet of Commercial Use. No more than 1,200 square feet of Occupied Floor Area of commercial area in a RTO-1 District or in a RH, RM-1, or RM-2 District if the use is more than one-quarter mile from a Neighborhood Commercial District or Special Use District, and no more than 2,500 occupied square feet of Commercial Use in a RTO-M District or in a RM-3 or RM-4 District if the use is more than one-quarter mile from a Neighborhood Commercial District or Special Use District shall be allowed per Corner Lot, subject to the following exception. On lots which occupy more than one corner on a given block, an additional 1,200 square feet of Occupied Floor Area of Commercial Use shall be allowed per additional corner, so long as the commercial space is distributed equitably throughout appropriate parts of the parcel or project.
 - (e) Formula Retail Uses. All uses meeting the definition of "formula retail" use per

1	Section 303.1 shall not be permitted except by Conditional Use through the procedures of
2	Section 303 for RTO and RTO-M Districts and shall not be permitted in RH and RM Districts.
3	* * * *
4	(k) Outdoor Activity Area. An Outdoor Activity Area is principally permitted if it is
5	located at the front of the building. An Outdoor Activity Area that is not at the front of the
6	building is principally permitted in RTO-1 and RTO-M Districts only if it complies with the
7	operating restrictions in Section 202.2(a)(7) and shall not be permitted in RH or RM Districts.
8	SEC. 303. CONDITIONAL USES.
9	* * * *
10	(r) Development of Large Lots in RTO-1 and RTO-M Districts. In order to promote
11	protect, and maintain a scale of development that is appropriate to each district and
12	compatible with adjacent buildings, new construction or significant enlargement of existing
13	buildings on lots of the same size or larger than the square footage stated in Table 209.4
14	under Large Project Review shall be permitted only as Conditional Uses subject to the
15	provisions set forth in this Section 303 of this Code.
16	* * * *
17	
18	SEC. 303.1. FORMULA RETAIL USES.
19	* * * *
20	(e) Conditional Use Authorization Required. A Conditional Use Authorization shall
21	be required for a Formula Retail use in the following zoning districts unless explicitly
22	exempted:
23	* * * *
24	(8) Limited Commercial Uses in RTO-1, RTO-M, and RED Districts, as
25	permitted by Sections 186, 186.3, and 231;

1	* * * *
2	(9) Third Street Formula Retail Restricted Use District, as defined in Section
3	786; <i>and</i>
4	(10) Central SoMa Special Use District as defined in Section 848, except for
5	those uses not permitted pursuant to subsection (f) below-; and
6	(11) RTO-C District, as defined in Section 209.4.
7	* * * *
8	
9	SEC. 304. PLANNED UNIT DEVELOPMENTS.
10	* * * *
11	(d) Criteria and Limitations. The proposed development must meet the criteria
12	applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In
13	addition, it shall:
14	* * * *
15	(5) In R Districts, include Commercial Uses only to the extent that such uses
16	are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1
17	Districts under this Code, and in RTO-1 and RTO-M Districts include Commercial Uses only
18	according to the provisions of Section 231 of this Code;
19	* * * *
20	SEC. 603. EXEMPTED SIGNS.
21	* * * *
22	(c) Two General Advertising Signs each not exceeding 24 square feet in area on
23	either a transit shelter or associated advertising kiosk furnished by contract with the Municipal
24	Transportation Agency or predecessor agency for the Municipal Railway in RTO, RTO-M, RM-
25	2, RM-3, RM-4, RC, NC, C, M, PDR, Eastern Neighborhoods Mixed Use Districts, and in

those P Districts where such Signs would not adversely affect the character, harmony, or visual integrity of the district as determined by the Planning Commission; eight General Advertising Signs each not exceeding 24 square feet in area on transit shelters located on publicly owned property on a high level Municipal Railway boarding platform in an RH-1D District adjacent to a C-2 District, provided that such advertising signs solely face the C-2 District; up to three double-sided General Advertising Signs each not exceeding 24 square feet in area on or adjacent to transit shelters on publicly owned high level Municipal Railway boarding platforms along The Embarcadero south of the Ferry Building, up to six double-sided panels at 2nd and King Streets, and up to four double-sided panels at 4th and King Streets; up to two double-sided panels not exceeding 24 square feet in area on each low-level boarding platform at the following E-Line stops: Folsom Street and The Embarcadero, Brannan Street and The Embarcadero, 2nd and King Streets, and 4th and King Streets; and a total of 71 double-sided General Advertising Signs each not exceeding 24 square feet in area on or adjacent to transit shelters on 28 publicly owned high level Municipal Railway boarding platforms serving the Third Street Light Rail Line. Each advertising sign on a low-level or highlevel boarding platform shall be designed and sited in such a manner as to minimize obstruction of public views from pedestrian walkways and/or public open space.

Notwithstanding the above, no Sign shall be placed on any transit shelter or associated advertising kiosk located on any sidewalk which shares a common boundary with any property under the jurisdiction of the Recreation and Park Commission, with the exception of Justin Herman Plaza; on any sidewalk on Zoo Road; on Skyline Boulevard between Sloat Boulevard and John Muir Drive; on John Muir Drive between Skyline Boulevard and Lake Merced Boulevard; or on Lake Merced Boulevard on the side of Harding Park Municipal Golf Course, or on any sidewalk on Sunset Boulevard between Lincoln Way and Lake Merced Boulevard; on any sidewalk on Legion of Honor Drive; or in the Civic Center Special Sign

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1	Districts as established in Section 608.3 of this Code.
2	The provisions of this subsection (c) shall be subject to the authority of the Port
3	Commission under Sections 4.114 and B3.581 of the City Charter and under State law.
4	* * *
5	
6	SEC. 606. RESIDENTIAL AND RESIDENTIAL ENCLAVE DISTRICTS.
7	Signs in Residential and Residential Enclave Districts, excluding the Residential Transit
8	Oriented-Commercial (RTO-C) District, and other than those signs exempted by Section 603 of
9	this Code, shall conform to the following provisions:
10	* * * *
11	
12	SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL
13	DISTRICTS, AND RESIDENTIAL TRANSIT ORIENTED-COMMERCIAL DISTRICTS.
14	* * * *
15	(a) Purposes and Findings. In addition to the purposes stated in Sections 101 and
16	601 of this Code, the following purposes apply to Neighborhood Commercial and Residential-
17	Commercial Districts. These purposes constitute findings that form a basis for regulations and
18	provide guidance for their application.
19	(1) As Neighborhood Commercial, and Residential-Commercial, and Residential
20	<u>Transit Oriented-Commercial</u> Districts change, they need to maintain their attractiveness to
21	residents, customers and potential new businesses alike. Physical amenities and a pleasant
22	appearance will profit both existing and new enterprises.
23	(2) The character of signs and other features projecting from buildings is an

important part of the visual appeal of a street and the general quality and economic stability of

the area. Opportunities exist to relate these signs and projections more effectively to street

24

1	design and building design. These regulations establish a framework that will contribute
2	toward a coherent appearance of Neighborhood Commercial and Residential-Commercial
3	Districts.
4	(3) Neighborhood Commercial, and Residential-Commercial, and Residential
5	Transit Oriented-Commercial Districts are typically mixed use areas with commercial units on
6	the ground or lower stories and residential uses on upper stories. Although signs are essentia
7	to a vital commercial district, they should not be allowed to interfere with or diminish the
8	livability of residential units within a Neighborhood Commercial District or in adjacent
9	residential districts.
10	(4) The scale of most Neighborhood Commercial and Residential-Commercial
11	Districts as characterized by building height, bulk, and appearance, and the width of streets
12	and sidewalks differs from that of other commercial and industrial districts. Sign sizes should
13	relate and be compatible with the surrounding district scale.
14	(5) Signs controls in Residential Transit Oriented-Commercial Districts are determined
15	by the sign controls of the nearest Neighborhood Commercial District described in this Section 607.1.
16	* * * *
17	
18	Section 8. Transit Oriented Communities and Parking. Articles 1.5 and 2 of the
19	Planning Code are hereby amended by deleting Section 151 in its entirety, revising Sections
20	151.1, 153, 154, 155, 155.2, and 161, and adding Sections 207.9 and 207.10, to read as
21	follows:
22	SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.
23	(a) Applicability. Off-street parking spaces shall be provided in the minimum quantities
24	specified in Table 151, except as otherwise provided in Section 151.1 and Section 161 of this Code.
25	Where the building or lot contains uses in more than one of the categories listed, parking requirements

shall be calculated in the manner provided in Section 153 of this Code. Where off-street parking is provided which exceeds certain amounts in relation to the quantities specified in Table 151, as set forth in subsection (c), such parking shall be classified not as accessory parking but as either a Principal or a Conditional Use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for a Conditional Use for any such parking, due to the amount being provided, the Planning Commission shall consider the criteria set forth in Section 303(t) or 303(u) of this Code. Minimum off-street parking requirements shall be reduced, to the extent needed, when such reduction is part of a Development Project's compliance with the Transportation Demand Management Program set forth in Section 169 of this Code.

(b) Minimum Parking Required.

Table 151 11 12 OFF-STREET PARKING SPACES REQUIRED

13 Use or Activity Number of Off-Street Parking Spaces Required 14 RESIDENTIAL USES 15 **Dwelling** None required. P up to 1.5 parking spaces for each Dwelling Unit. 16 Dwelling, in the Telegraph Hill None required. P up to 0.5 parking spaces for each Dwelling Unit, North Beach Residential subject to the controls and procedures of Section 249.49(c) and Section 17 Special Use District 155(t); NP above preceding ratio. 18 Dwelling, in the Polk Street None required. P up to 0.5 parking spaces for each Dwelling Unit; NP Neighborhood Commercial above preceding ratio. 19 **District** 20 Dwelling, in the Pacific Avenue None required. P up to 0.5 parking spaces for each Dwelling Unit; C Neighborhood Commercial up to one car for each Dwelling Unit; NP above preceding ratios. 21 **District** Group Housing of any kind None required. 22 **NON-RESIDENTIAL USES** 23

None required

None required. Maximum 1.5 parking spaces for each 4,000 square

24

1

2

3

4

5

6

7

8

9

10

25

Agricultural Uses*

Greenhouse

Agricultural Use Category

	feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
Automotive Use Category	
Automotive Uses	None required.
Entertainment, Arts and Recree	ation Use Category
Entertainment, Arts and Recreation Uses*	None required. Maximum 1.5 parking spaces for each 200 square fee of Occupied Floor Area, where the Occupied Floor Area exceeds 5,00 square feet.
Arts Activities, except theater or auditorium spaces	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet.
Sports Stadium	None required. Maximum 1.5 parking spaces for each 15 seats.
Theater or auditorium	None required. Maximum 1.5 parking spaces for each 8 seats up to 1,000 seats where the number of seats exceeds 50 seats, plus 1.5 parking spaces for each 10 seats in excess of 1,000.
Industrial Use Category	
Industrial Uses*	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet.
Live/Work Units	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each Live/Work Unit.
Institutional Uses Category	
Institutional Uses*	None required.
Child Care Facility	None required. Maximum 1.5 parking spaces for each 25 children to accommodated at any one time, where the number of such children exceeds 24.
Hospital	None required. Maximum 1.5 parking spaces for each 8 beds excluding bassinets or for each 2,400 square feet of Occupied Floor Area devoto sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.
Post Secondary Educational Institution	None required. Maximum 1.5 parking spaces for each two classroom
Religious Institution	None required. Maximum 1.5 parking spaces for each 20 seats by which the number of seats in the main auditorium exceeds 200.

Residential Care Facility	None required. Maximum in RH-1 and RH-2 Districts, 1.5 parking spaces for each 10 beds where the number of beds exceeds nine.	
School	None required. Maximum 1.5 parking spaces for each six classrooms	
Trade School	None required. Maximum 1.5 parking spaces for each two classroom	
Sales and Service Category		
Retail Sales and Services*	None required. Maximum 1.5 parking spaces for each 500 square fee of Occupied Floor Area up to 20,000 where the Occupied Floor Area exceeds 5,000 square feet, plus 1.5 spaces for each 250 square feet of Occupied Floor Area in excess of 20,000.	
Eating and Drinking Uses	None required. Maximum 1.5 parking spaces for each 200 square for of Occupied Floor Area, where the Occupied Floor Area exceeds 5, square feet.	
Health Services	None required. Maximum 1.5 parking spaces for each 300 square for of Occupied Floor Area, where the Occupied Floor Area exceeds 5, square feet.	
Hotel in NC Districts	None required. Maximum 1.2 parking spaces for each guest bedroom	
Hotel in districts other than NC	None required. Maximum 1.5 parking spaces for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus on for the manager's Dwelling Unit, if any.	
Mortuary	Eight	
Motel	None required. Maximum 1.5 parking spaces for each guest unit, pone for the manager's Dwelling Unit, if any.	
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	None required. Maximum 1.5 parking spaces for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceed 5,000 square feet.	
Retail Greenhouse or plant nursery	None required. Maximum 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceed 5,000 square feet.	
Self-Storage	None required. Maximum 1.5 parking spaces for every three self- storage units.	
Non-Retail Sales and Services*	None required. Maximum 1.5 parking spaces for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceed 5,000 square feet.	
Commercial Storage or Wholesale Storage	None required. Maximum 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceed 10,000 square feet.	

parking limit shall be calculated in the manner provided in Section 153 of this Code.

1	(3) Where the amount of off-street parking exceeds the quantities specified in Tables
2	151.1-1 and 151.1-2, such parking shall be considered a separate use requiring a separate entitlement
3	and not considered an accessory use, unless it is existing non-conforming accessory parking that may
4	only be expanded or intensified pursuant to Section 150(e).
5	(4) Off-street parking shall be reduced, if required for a Development Project to comply
6	with the Transportation Demand Management Program set forth in Section 169 of this Code.
7	(b) Controls. Off-street accessory parking shall not be required for any use, and the quantities
8	of off-street parking specified in Table 151.1 shall serve as the maximum amount of off-street parking
9	that may be provided as accessory to the uses specified. Variances from accessory off-street parking
10	limits, as described in this Section 151.1, may not be granted. Where off-street parking is provided that
11	exceeds the quantities specified in Table 151.1 or as explicitly permitted by this Section, such parking
12	shall be classified not as accessory parking but as either a principally permitted or Conditional Use,
13	depending upon the use provisions applicable to the district in which the parking is located. In
14	considering an application for a Conditional Use for any such parking due to the amount being
15	provided, the Planning Commission shall consider the criteria set forth in Sections 303(t) or 303(u) of
16	this Code.
17	(c) Definition. Where a number or ratio of spaces are described in Table \underline{s} 151.1 $\underline{-1}$ or
18	151.1-2, such number or ratio shall refer to the total number of parked ears vehicles
19	accommodated in the project proposal, regardless of the arrangement of parking, and shall
20	include all spaces accessed by mechanical means, valet, or non-independently accessible
21	means. For the purposes of determining the total number of <i>cars vehicles</i> parked, the area of
22	an individual parking space, except for those spaces specifically designated for persons with
23	physical disabilities, may not exceed 185 square feet, including spaces in tandem, or in
24	parking lifts, elevators, or other means of vertical stacking. Any off-street surface area
25	accessible to motor vehicles with a width of 7.5 feet and a length of 17 feet (127.5 square

- feet) not otherwise designated on plans as a parking space may be considered and counted as an off-street parking space at the discretion of the Zoning Administrator if the Zoning Administrator, in considering the possibility for tandem and valet arrangements, determines that such area is likely to be used for parking a vehicle on a regular basis and that such area is not necessary for the exclusive purpose of vehicular circulation to the parking or loading facilities otherwise permitted.
 - (d) **Car-Share Parking.** Any off-street parking space dedicated for use as a car-share parking space, as defined in Section 166, shall not *be credited count* toward the total parking permitted as accessory in this Section <u>151.1</u>.

Table 151.1<u>-1</u>
OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street <i>Car Vehicle</i> Parking Spaces or Space Devoted to Off-Street <i>Car Vehicle</i> Parking Permitted	
RESIDENTIAL USES		
Dwelling (in all Districts unless specified otherwise below)	P up to 2.0 parking spaces on Lots with one Dwelling Unit; P up to 3.0 parking spaces on Lots with two Dwelling Units; P up to 1.0 parking space for each Dwelling Unit for Lots with three or more Dwelling Units; NP above preceding ratio.	
Dwelling, in the Telegraph Hill - North Beach Residential Special Use District	P up to 0.5 parking space for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Section 155(t); NP above preceding ratio.	
Dwelling, in the Polk Street Neighborhood Commercial District	P up to 0.5 parking space for each Dwelling Unit; NP above preceding ratio.	
Dwelling, in the Pacific Avenue Neighborhood Commercial District	P up to 0.5 parking space for each Dwelling Unit; C above 0.5 and up to 1.0 parking space for each Dwelling Unit; NP above preceding ratios.	
Dwelling Units in RH-DTR Districts P up to one car for each two Dwelling Units		

	to one car for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above one space per unit.
Dwelling Units in SB-DTR Districts, except as specified below	P up to <u>0.375 parking space for each Dwelling</u> <u>Unit</u> one car for each four Dwelling Units; C <u>above 0.375 and</u> up to 0.75 cars parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above 0.75 cars parking space for each Dwelling Unit.
Dwelling Units in SB-DTR Districts with at least 2 bedrooms and at least 1,000 square feet of Occupied Floor Area	P up to <u>0.375 parking space</u> one car for each four Dwelling Units; C <u>above 0.375 and</u> up to <u>1.0</u> one car parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above <u>1.0</u> one car parking space for each Dwelling Unit.
Dwelling Units in C-3 and RH-DTR Districts	P up to <u>0.375 parking space</u> one car for each two Dwelling Units; C <u>above 0.375 and</u> up to 0.75 ears parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above three cars for each four <u>0.75 parking space for each</u> Dwelling Units.
Dwelling Units in the Van Ness & Market Residential Special Use District	P up to one car 0.25 parking space for each four Dwelling Units; NP above 0.25 cars parking space for each Dwelling Unit.
Dwelling Units and SRO Units in SALI, MUG outside of the Central SoMa SUD, WMUG, MUR, MUO, WMUO, SPD Districts, except as specified below	P up to one car 0.25 parking space for each four Dwelling or SRO Units; C above 0.25 and up to 0.75 cars parking space for each Dwelling Unit, subject to the criteria, and conditions, and procedures of Section 151.1(e) or (f); NP above 0.75 cars parking spaces for each Dwelling or SRO Unit.
Dwelling Units in SALI, MUG outside of the Central SoMa SUD, WMUG, MUR, MUO, WMUO, and SPD Districts with at least two bedrooms and at least 1,000 square feet of Occupied Floor Area	P up to one car 0.25 parking space for each four Dwelling Units; C above 0.25 and up to 1.0 one car parking space for each Dwelling Unit, subject to the criteria and conditions and procedures of Section 151.1(e) or (f); NP above 1.0 one car parking space for each Dwelling Unit.
Dwelling Units <i>and SRO Units</i> in NCT, RC, RCD, RSD, Chinatown Mixed Use Districts, except as specified below	P up to one car 0.5 parking space for each two Dwelling or SRO Units; C above 0.5 and up to 0.75 cars parking space for each Dwelling Unit, subject to the criteria and procedures of

		1
1		Section 151.1(e); NP above 0.75 <i>cars parking space</i> for each Dwelling Unit.
2		P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of
3	Special Use District	Section 249.49(c) and Sections 155(r)
4		and 155(t); NP above <u>preceding ratio</u> . P up to 0.5 parking space for each Dwelling
5	Broadway and North Beach	Unit <u>;</u> C <u>above 0.5 and</u> up to 0.75 cars <u>parking</u> <u>spaces</u> for each Dwelling Unit; NP above 0.75
6	outside of the boundaries of the	cars parking space for each Dwelling Unit,
7	Special Use District	subject to the controls and procedures of Sections 155(r), 155(t), and
8		Section 151.1(e). <i>NP above preceding ratio.</i> Pup to 0.5 parking space for each Dwelling Unit;
9	<u>District</u>	C above 0.5 and up to 1.0 parking space for each
10		Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above 1.0
11		parking space for each Dwelling Unit.
12		P up to <i>one car</i> 1.0 parking space for each Dwelling U#nit; NP above 1.0 parking space for
13		each Dwelling Unit.
		Dup to 0.75 agranguling anges for oooh
14		P up to 0.75 <i>ears parking space</i> for each Dwelling Unit, C <i>above 0.75 and</i> up to 1.0 <i>ears</i>
15		parking space for each Dwelling Unit, subject to the criteria and procedures of
16		Section 151.1(e); NP above 1.0 parking space
17		for each Dwelling Unit.
18		P up to <i>one car</i> <u>0.25 parking space</u> for each <i>four</i> Dwelling Units; C above 0.25 and up to 0.5
19		cars parking space for each Dwelling Unit. NP
		above 0.5 parking space for each Dwelling Unit. P up to 1.0 parking space for each Dwelling Unit;
20		NP above 1.0 parking space for each Dwelling
21		Unit. For Lots east of Divisadero and Castro Streets in RTO Districts, P up to 0.75 parking
22		spaces for each Dwelling Unit; C above 0.75 and
23		up to 1.0 parking space for each Dwelling Unit, subject to the criteria and procedures of Section
24		151.1(e) or (f). NP above 1.0 parking space for each Dwelling Unit.
25		P up to <i>three cars</i> 0.75 parking spaces for each

Ν	MX Districts, except as specified below	four Dwelling Units; C above 0.75 and up to 1.0 one car parking space for each Dwelling Unit,	
		subject to the criteria and procedures of	
		Section 151.1(e) or (f); NP above <u>1.0</u> one car	
_	Durallia a Llaita in LIMILI Diatriata accost	parking space for each Dwelling Unit.	
	Owelling Units in UMU Districts, except as specified below	P up to 0.75 <i>cars parking spaces</i> for each Dwelling Unit; NP above 0.75 parking spaces for	
ĺ	a openiou selen	each Dwelling Unit.	
	Owelling Units in UMU District with at	P up to 1.0 car-parking space for each Dwellin	
	east 2 bedrooms and at least 1,000	Unit and subject to the conditions of <u>Section</u>	
5	square feet of occupied floor area	151.1(e); NP above <u>1.0 parking space for each</u> <u>Dwelling Unit</u> .	
C	Group Housing of any kind	P up to <u>1.0</u> one car parking space for each thre	
		bedrooms or for each six beds, whichever	
		results in the greater <u>number of parking spaces</u> <u>requirement</u> , plus <u>1.0</u> <u>one parking space</u> for the	
		manager's Dwelling Unit if any; NP above	
		preceding ratios.	
^	NON-RESIDENTIAL USES IN C-3 DIST	RICTS	
A	All non-residential uses in C-3 Districts	Not to exceed 7% of Occupied Floor Area of	
		such uses, except not to exceed 3.5% of	
		Occupied Floor Area in the C-3-O(SD) Distri- and subject to the pricing conditions of	
		Section 155(g).	
<i>I</i>	NON-RESIDENTIAL USES IN DISTRIC	TS OTHER THAN C-3	
١	Non-residential, non-office uses in PDR-	P up to 50% greater than indicated for the	
1-D, PDR-1-G, and UMU Districts		uses specified below. NP above preceding ratio	
A	Agricultural Use Category		
(Greenhouse_	P up to 1.5 parking spaces for each 4,000 square	
ı		feet of Occupied Floor Area. NP above precedin	
		ratio.	
E	Entertainment, Arts, and Recreation U		
	<u> </u>	Ises Category Pup to 1.5 parking spaces for each 200 square for	
	<u> </u>	Ises Category Pup to 1.5 parking spaces for each 200 square fe	
ŀ	<u> </u>		

	P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area. NP above preceding ratio.	
Sports Stadium	P up to <u>1.0 parking space</u> one car for each 15 seats. <u>NP above preceding ratio.</u>	
Theater or auditorium	P up to <u>1.0</u> one car parking space for each eight 8 seats up to 1,000 seats, plus one <u>1.0 parking</u> space for each 10 seats in excess of 1,000. <u>NP</u> above preceding ratio.	
Industrial Uses Category		
Industrial Uses*	P up to <i>one car</i> <u>1.0 parking space</u> for each 1,500 square feet of Occupied Floor Area. <u>NP above preceding ratio.</u>	
Small Enterprise Workspace	P up to one car 1.0 parking space for each 1,500 square feet of Occupied Floor Area. NP above preceding ratio.	
Live/Work Units	P up to 1.5 parking spaces for each 2,000 square feet of Occupied Floor Area, except in RH or RM Districts, within which the requirement shall be 1.0 parking space for each Live/Work Unit. NP above preceding ratio.	
Institutional Uses Category		
Institutional Uses*	P up to <i>one car</i> <u>1.0 parking space</u> per 1,500 square feet of Occupied Floor Area. NP above <u>preceding ratio</u> .	
Child Care Facility	P up to one car 1.0 parking space for each 25 children to be accommodated at any one time. NP above preceding ratio.	
Hospital	P up to one car 1.0 parking space for each 8 guest beds excluding bassinets or for each 2,400 square feet of Occupied Floor Area devoted to sleeping rooms, whichever results in the lesser requirement. NP above preceding ratio.	
Post-Secondary Educational Institution	P up to one car 1.0 parking space for each two 2	

	classrooms. <u>NP above preceding ratio.</u>	
Religious Institution	P up to one car 1.0 parking space for each 20 seats. NP above preceding ratio.	
Residential Care Facility	P up to <i>one car</i> 1.0 parking space for each 10 beds. NP above preceding ratio.	
School	P up to one car 1.0 parking space for each six 6 classrooms. NP above preceding ratio.	
Trade School	P up to <i>one car</i> <u>1.0 parking space</u> for each <u>two 2</u> classrooms. <u>NP above preceding ratio.</u>	
Sales and Services Category		
Retail Sales and Services*	P up to one car 1.0 parking space for each 500 square feet of Occupied Floor Area. up to 20,000 square feet, plus one car for each 250 square feet of Occupied Floor Area in excess of 20,000. NP above preceding ratio.	
Eating and Drinking Uses	P up to <u>1.25 parking spaces</u> one car for each <u>500</u> square feet of Occupied Floor Area. <u>NP</u> above preceding ratio.	
All retail in the Eastern Neighborhoods Mixed Use Districts where any portion of the parcel is within the Central SoMa Special Use District or is less than <u>one-quarter</u> 1/4 mile from Market, Mission, 3rd Streets and 4th Street north of Berry Street, except grocery stores of over 20,000 gross square feet.	P up to one 1.0 parking space for each 1,500 square feet of Gross Floor Area. NP above preceding ratio.	
General Grocery uses with over 20,000 square feet of Occupied Floor Area	P up to one car 1.0 parking space per 500 square feet of Occupied Floor Area, and subject to the conditions of Section 303(u)(2). C up to one car 1.0 parking space per 250 square feet of Occupied Floor Area for that area in excess of 20,000 square feet, subject to the conditions and criteria of Section 303(t)(2). NP above preceding ratio.	
Health Service	P up to <u>1.0</u> one parking space for each 300 square feet of Occupied Floor Area. <u>NP above</u>	

	preceding ratio.
Hotel <u>s in Districts other than NC</u>	P up to one car 1.0 parking space for each 16 guest bedrooms, plus one 1.0 parking space for the manager's Dwelling Unit, if any. NP above preceding ratio.
Hotels in NC Districts	P up to 1.2 parking spaces for each guest bedroom. NP above preceding ratio.
Limited Corner Commercial Uses in <u>RH,</u> <u>RTO-1,</u> RTO <u>-M</u> and RM districts authorized under Section 231.	None permitted.
Mortuary	P up to <u>5.0 parking spaces.</u> <u>five cars.</u> <u>NP above preceding ratio.</u>
Motel	P up to <u>1.0 parking space</u> one car for each guest unit, plus one <u>1.0 parking space</u> for the manager's Dwelling Unit, if any. <u>NP above</u> preceding ratio.
Retail <u>Greenhouse or</u> plant nursery	P up to one car 1.0 parking space for each 4,000 square feet of Occupied Floor Area. Such uses exceeding 20,000 square feet shall be subject to the conditions of Section 303(u)(2). NP above preceding ratio.
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery, or furniture	P up to one car 1.0 parking space for each 1,000 square feet of Occupied Floor Area. Such uses exceeding 20,000 square feet shall be subject to the conditions of Section 303(u)(2). NP above preceding ratio.
Self-Storage	P up to <i>one car</i> 1.0 parking space for each three 3 self-storage units. NP above preceding ratio.
Non-Retail Sales and Services*	P up to <i>one car</i> 1.0 parking space per 1,500 square feet of Occupied Floor Area. NP above preceding ratio.
Commercial Storage or Wholesale Storage	P up to one car 1.0 parking space for each 2,000 square feet of Occupied Floor Area. NP above preceding ratio.

1	Office (unless otherwise specified below)	P up to 1.25 parking spaces for each 500 square feet of Occupied Floor Area. NP above preceding	
2		ratio.	
3	Office uses in DTR, SPD, MUG, WMUG, MUR, WMUO, and MUO	P up to 7% of the Occupied Floor Area of such uses and subject to the pricing conditions of Section 155(g); NP above <u>preceding ratio.</u>	
4	Districts		
5		P up to one car 1.0 parking space per 3,500 square feet of Occupied Floor Area. NP above preceding ratio.	
6			
7	Office uses in Chinatown Mixed Use	P up to 7% of the Occupied Floor Area of such	
8	Districts	uses; NP above <u>preceding ratio</u> .	
9	Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts, except as	P up to <i>one car</i> 1.0 parking space per 1,000 square feet of Occupied Floor Area and	
10	specified below	subject to the pricing conditions of Section 155(g); NP above <i>preceding ratio</i> .	
11	Office uses in M-1, UMU, SALI, PDR-1-	P up to <i>one car</i> 1.0 parking space per 500	
12	D, and PDR-1-G Districts where the	square feet of Occupied Floor Area; NP above	
13	#-mile from Market, Mission, 3rd Streets	preceding ratio.	
14	and 4th Street north of Berry Street		
15	Utility and Infrastructure Uses Category		
16		P up to <i>one car</i> 1.0 parking space per 1,500 square feet of Occupied Floor Area. NP above	
17		preceding ratio.	
18	* Not listed below		

^{*} Not listed below

20

21

22

23

24

25

(e) Non-Residential Uses. Unless otherwise specified in Tables 151.1-1 or 151.1-2, or elsewhere in this Section 151.1, the maximum accessory parking permitted for non-residential uses shall be one of the following:

- (1) One parking space per 2,000 square feet of Occupied Floor Area of use; or
- (2) Three parking spaces where the use or activity has no Occupied Floor Area.
- (fe) Excess Residential Parking. Any request for accessory residential parking, in excess of what is principally permitted in Tables 151.1-1 and 151.1-2, shall be reviewed by the

1	Planning Commission as a Conditional Use, provided that the request does not exceed the
2	maximum amount stated in Tables 151.1-1 and 151.1-2. In MUG, WMUG, MUR, MUO, RED, RED-
3	MX, and SPD Districts, any project subject to Section 329 and that requests residential
4	accessory parking in excess of that which is principally permitted in Tables 151.1-1 and 151.1-
5	$\underline{2}$, but which does not exceed the maximum amount stated in Table \underline{s} 151.1 $\underline{-1}$ and $\underline{151.1-2}$, shall
6	be reviewed by the Planning Commission according to the procedures of Section 329.
7	Projects that are not subject to Section 329 shall be reviewed under the procedures detailed
8	in subsection (g) below.
9	(fg) Small Residential Projects in MUG, WMUG, MUR, MUO, CMUO, WMUO, RED,
10	RED-MX, and SPD Districts. Any project that is not subject to the requirements of Section
11	329 and that requests residential accessory parking in excess of what is principally permitted
12	in Table \underline{s} 151.1- \underline{l} and \underline{l} 51.1- $\underline{2}$ shall be reviewed by the Zoning Administrator subject to Section
13	307(i). The Zoning Administrator may grant parking in excess of what is principally permitted
14	in Table \underline{s} 151.1- \underline{l} and \underline{l} 51.1- \underline{l} , not to exceed the maximum amount stated in Table \underline{s} 151.1- \underline{l}
15	and 151.1-2, only if the Zoning Administrator determines that:
16	(1) all the following conditions have been met:
17	(A) Vehicle movement on or around the project does not unduly impact
18	pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic
19	movement in the district;
20	(B) Accommodating excess accessory parking does not degrade the
21	overall urban design quality of the project proposal;
22	(C) All above-grade parking is architecturally screened and lined with
23	active uses according to the standards of Section 145.1, and the project sponsor is not
24	requesting any exceptions or variances requiring such treatments elsewhere in this Code; and
25	(D) Excess accessory parking does not diminish the quality and viability

2	(2) parking is not accessed from any protected Transit or Pedestrian Street		
3	described in Section 155(r), and		
4	(3) where more than 10 spaces are proposed at least half of them, rounded		
5	down to the nearest whole num	ber, are stored and accessed b	y mechanical stackers or lifts,
6	valet, or other space-efficient means that reduces space used for parking and maneuvering,		
7	and maximizes other uses.		
8	(g) Excess Parking for Non-Residential Uses greater than 20,000 square feet. Where		
9	permitted by Table 151.1 for a Non-Residential Use greater than 20,000 square feet, any request for		
10	accessory parking in excess of what is principally permitted in Table 151.1, but which does not exceed		
11	the maximum amount stated in Table 151.1, shall be reviewed by the Planning Commission as a		
12	Conditional Use.		
13	(h) Transit-Oriented Comp	nunities Parking Limits. Consister	nt with the Transit-Oriented
14	Communities Policies of the Metropolitan Transportation Commission, this Section 151.1 implements		
15	the maximum parking limits based on the presence of certain transit services within one-half mile of the		
16	development. Notwithstanding the provisions of Table 151.1-2, if any portion of the subject		
17	development falls within the geographic areas listed in Table 151.1-2, the lower of the maximum limits		
18	in either Table 151.1-1 or Table 151.1-2 shall apply as the maximum amount of parking.		
19			
20	<u>Table 151.1-2</u>		
21	MAXIMUM PARKING LIMITS FOR TRANSIT STATION AREAS		
22	Geographic Area	Maximum Residential Parking	Maximum Parking for Non-
23		per Dwelling Unit *	Retail Sales and Service Uses
24			(including all Office and

of existing or planned streetscape enhancements;

1

25

Laboratory uses) and Retail

İ			Т
1			Sales and Service Uses, except
2			for any use also classified as a
3			Production, Distribution, and
4			Repair Use.
5	Transit-Oriented Communities	0.375 parking space for each	0.25 parking spaces per 1,000
6	Tier 1: Sites within a half-mile	Dwelling Unit.	square feet of Occupied Floor
7	of Embarcadero, Montgomery,		<u>Area.</u>
8	Powell, or Civic Center BART		
9	stations; and Salesforce		
10	Transbay Transit Center.**		
11	<u>Transit-Oriented Communities</u>	0.5 parking spaces for each	1.6 parking spaces per 1,000
12	Tier 2: Sites within a half-mile	<u>Dwelling Unit.</u>	square feet of Occupied Floor
13	of 16th Street, 24th Street, Glen		<u>Area.</u>
14	Park, or Balboa Park BART		
15	stations.**		
16	Transit-Oriented Communities	1.0 parking space for each	2.5 parking spaces per 1,000
17	Tier 3: Sites within a half-mile	Dwelling Unit.	square feet of Occupied Floor
18	of all Muni rail stops on the F,		<u>Area.</u>
19	<u>J, K, L, M, N, or T lines;</u>		
20	Caltrain Stations; and Van Ness		
21	Bus Rapid Transit Stops (i.e.,		
22	stops on Van Ness Avenue		
23	between and including Market		
24	Street and Union Street).**		
25	Transit-Oriented Communities	1.0 parking space for each	2.5 parking spaces per 1,000

1	Tier 4: Sites within a half-mile	Dwelling Unit.	square feet of Occupied Floor
2	of all ferry terminals, including		<u>Area.</u>
3	the Ferry Building, 16 th		
4	Street/Mission Bay, and		
5	Treasure Island.**		

* Refer to Table 151.1-1 for maximum parking limits applicable to Group Housing, including

Group Housing projects in Transit Station Areas.

** As used in Table 151.1-2, the distance of one-half mile shall be measured in accordance with the methodology established by the Metropolitan Transportation Commission.

SEC. 153. RULES FOR CALCULATION OF *REQUIRED PARKING* SPACES.

- (a) In the calculation of off-street parking, freight loading spaces, and bicycle parking spaces *permitted or* required under Sections 151.1, 152, 152.1, 155.2, 155.3, and 155.4 of this Code, *or pursuant to any Special Use District*, the following rules shall apply:
- (1) In the case of mixed uses in the same structure, on the same lot, or in the same development, or more than one type of activity involved in the same use, the total requirements for permitted off-street parking and requirements for loading spaces shall be the sum of the requirements for the various uses or activities computed separately, including fractional values.
- (2) Where an initial quantity of floor area, rooms, seats, or other form of measurement is exempted from of street parking or loading requirements, such exemption shall apply only once to the aggregate of that form of measurement. If the initial exempted quantity is exceeded, for either a structure or a lot or a development, the requirement shall apply to the entire such structure, lot, or development, unless the contrary is specifically

- stated in this Code. In combining the requirements for use categories in mixed use buildings, all exemptions for initial quantities of square footage for the uses in question shall be disregarded, excepting the exemption for the initial quantity which is the least among all the uses in question.
 - (3) Where a structure or use is divided by a zoning district boundary line, the requirements as to quantity of off street parking and loading spaces and permitted off-street parking shall be calculated in proportion to the amount of such structure or use located in each zoning district.
 - (4) Where seats are used as the form of measurement, each 22 inches of space on benches, pews and similar seating facilities shall be considered one seat.
 - (5) When the calculation of the *required* number of *off-street parking or required* freight loading *or permitted off-street parking* spaces results in a fractional number, a fraction of *½-one-half* or more shall be adjusted to the next higher whole number of spaces, and a fraction of less than *one-half ½-may shall* be disregarded, *except where the number of permitted spaces is less than one, in which case one parking space shall be permitted*.
 - (6) In C-3, MUG, MUR, MUO, CMUO, and UMU <u>Districts</u>, substitution of two service vehicle spaces for each required off-street freight loading space may be made, provided that a minimum of 50% <u>percent</u> of the required number of spaces are provided for freight loading. Where the 50% <u>percent</u>-allowable substitution results in a fraction, the fraction shall be disregarded.
 - (b) The requirements for off-street *parking and* loading *and permitted off-street parking* for any use not specifically mentioned in Sections 151.1 and 152 shall be the same as for a use specified which is similar, as determined by the Zoning Administrator.
 - (c) For all uses and all districts covered by Section 151.1, the rules of calculation established by subsection (a) of this Section 153 shall apply to the determination of maximum

permitted spaces al-allowed by Section 151.1.

SEC. 154. DIMENSIONS FOR OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE SPACES.

- (a) **Parking Spaces.** *Required parking Parking* spaces may be either independently accessible or space-efficient as described in *Section* 154(a)(4) and 154(a)(5), except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. Space-efficient parking is encouraged.
- (1) Each independently accessible off-street parking space *shall have a minimum measuring an* area of 144 square feet (8 feet by 18 feet) *shall count as for* a standard space and *measuring* 112.5 square feet *for shall count as* a compact space (7.5 feet by 15 feet), except for the types of parking spaces authorized by *subsection Paragraph* (a)(4) below and spaces specifically designated for persons with physical disabilities, the requirements for which are set forth in the Building Code. Every *required parking* space shall be of usable shape. The area of any such space shall be exclusive of driveways, aisles, and maneuvering areas. *The parking space requirements for the Bernal Heights Special Use District are set forth in Section 242.*
- (2) Any ratio of standard spaces to compact spaces may be permitted, so long as compact car spaces are specifically marked and identified as a compact space. *Special provisions relating to the Bernal Heights Special Use District are set forth in Section 242.*
- (3) Off-street parking spaces in DTR, C-3, RTO, NCT, Eastern Neighborhoods Mixed Use, PDR-1-D, and PDR-1-G Districts shall have no *minimum defined* area or dimension requirements, except as required elsewhere in the Building Code for spaces specifically designated for persons with physical disabilities. For all uses in all Districts, *for which there is no minimum off-street parking requirement, per Section 151.1,* refer to *Sections 153 and* 151.1(c) for rules regarding calculation of parking spaces.

(4) <u>Permitted off-street parking Parking</u> spaces in mechanical parking structures
that allow a vehicle to be accessed without having to move another vehicle under its own
power shall be deemed to be independently accessible. Parking spaces that are accessed by
a valet attendant and are subject to such conditions as may be imposed by the Zoning
Administrator to insure the availability of attendant service at the time the vehicle may
reasonably be needed or desired by the user for whom the space is required, shall be deemed to
be independently accessible. Any conditions imposed by the Zoning Administrator pursuant to
this Section <u>154</u> shall be recorded as a Notice of Special Restriction.

(5) Space-efficient parking is parking in which vehicles are stored and accessed by valet, mechanical stackers or lifts, certain tandem spaces, or other space-efficient means. Tandem spaces shall only count towards satisfying the parking requirement toward permitted offstreet parking spaces if no more than one car needs to be moved to access the desired parking space. Space-efficient parking is encouraged, and may be used to satisfy minimum parking requirements so long as the project sponsor can demonstrate that all required parking can be accommodated by the means chosen.

16 * * *

SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.

Required off-street parking and freight loading facilities shall meet the following standards as to location and arrangement. Facilities which are not required but are actually provided shall also meet the following standards unless such standards are stated to be applicable solely to required facilities. In application of the standards of this Code for off-street parking and loading, reference may be made to provisions of other portions of the Municipal Code concerning off-street parking and loading facilities, and to standards of the Better

1	Streets Plan and the Bureau of Engineering of the Department of Public Works. Final authority		
2	for the application of such standards under this Code, and for adoption of regulations and		
3	interpretations in furtherance of the stated provisions of this Code shall, however, rest with the		
4	Planning Department.		
5	* * * *		
6	(u) Driveway and Loading Operations Plan (DLOP) in the Central SoMa Special Use		
7	District and Van Ness & Market Residential Special Use District.		
8	(1) Purpose. The purpose of a Driveway and Loading Operations Plan (DLOP)		
9	is to reduce potential conflicts between driveway and loading operations, including passenge		
10	and freight loading activities, and pedestrians, bicycles, and vehicles, to maximize reliance of		
11	on-site loading spaces to accommodate new loading demand, and to ensure that off-site		
12	loading activity is considered in the design of new buildings.		
13	(2) Applicability. Development projects of more than 100,000 net new $\underline{G}_{\mathcal{E}}$ ross		
14	square feet Floor Area in the Central SoMa Special Use District and Van Ness & Market Residential		
15	Special Use District.		
16	(3) Requirement. Applicable projects shall prepare a DLOP for review and		
17	approval by the Planning Department, in consultation with the San Francisco Municipal		
18	Transportation Agency. The DLOP shall be written in accordance with any guidelines issued		
19	by the Planning Department.		
20			
21	SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR		
22	SPECIFIC USES.		
23	* * * *		
24	Table 155.2		
25	BICYCLE PARKING SPACES REQUIRED		

1	Use	Minimum Number of Class	Minimum Number of Class	
2		1 Spaces Required	2 Spaces Required	
3	RESIDENTIAL USES			
4	* * * *			
5	Senior Housing or Dwelling	One Class 1 space for every	Minimum two spaces. Two	
6	Units dedicated to persons	10 units or beds, whichever	Class 2 spaces for every 50	
7	with physical disabilities	is applicable.	units or beds, whichever is	
8			applicable.	
9	Senior Housing (Dwelling Units	One Class 1 space for every 20	Two Class 2 spaces for every	
10	or Group Housing)	units or beds, whichever is	100 units or beds, whichever is	
11		applicable. No Class 1 spaces	applicable.	
12		are required for projects where		
13		the ratio would result in a		
14		requirement of less than 5		
15		spaces.		
16	* * * *			

SEC. 161. EXEMPTIONS AND EXCEPTIONS FROM OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE REQUIREMENTS.

The following exemptions shall apply to the requirements for off-street parking and loading spaces set forth in Sections 151.1 through 155 of this Code. These provisions, as exemptions, shall be narrowly construed. Reductions or waivers by the Zoning Administrator permitted by this Section 161 shall be conducted pursuant to the procedures of Section 307(h)(2). Where exceptions in this Section 161 require approval by the Zoning Administrator,

the Zoning Administrator shall consider the criteria of Section 307(i).

- (a) Topography. No off-street parking shall be required for a one-family or two-family dwelling where the lot on which such dwelling is located is entirely inaccessible by automobile because of topographic conditions.
- (ba) Parking or Loading Across Very Wide Sidewalks. No off-street parking or loading shall be required where access to the lot cannot be provided other than by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line which would cause serious disruption to pedestrian traffic.
- (eb) **Joint Use of Off-Street Parking.** Joint use of the same off-street parking spaces to meet the requirements of this Code for two or more structures or uses is may be permitted, where the normal hours of operation of such structures or uses are such as to assure the feasibility of such joint use of parking and where the total quantity of spaces provided is at least equal to the total of the required spaces for the structures or uses in operation at any given time.
- (d) Exceptions to Improve Conformity with Setbacks, Yards, Open Space, and Other
 Requirements of the Code. The Zoning Administrator may reduce or waive the off-street parking
 requirement for existing buildings if removal of parking and associated structures increases conformity
 with required front setbacks, side yards, and rear yards, increases conformity with open space or street
 frontage requirements, reduces or eliminates any nonconforming encroachment onto public rights of
 way or other public property or easement, and/or reduces or eliminates any other code nonconformity.
- (ec) Freight Loading and Service Vehicle Spaces. In recognition of the fact that site constraints may make provision of required freight loading and service vehicle spaces impractical or undesirable, a reduction in or waiver of the provision of freight loading and service vehicle spaces for uses may be permitted, by the Zoning Administrator in all dDistricts, or in accordance with the provisions of Section 309 of this Code in C-3 Districts. In considering any such reduction or waiver, the following criteria shall be considered:

- (1) Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety;
- (2) Provision of the required number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses;
- (3) A jointly used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the buildings involved, cannot be provided; and
- (4) Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building.
- (gd) **Historic Buildings.** There shall be no minimum off-street parking or loading requirements for any principal or Conditional Use located in (1) a landmark building designated per Article 10 of this Code, (2) a contributing building located within a designated historic district per Article 10, (3) any building designated Category I-IV per Article 11 of this Code, or (4) buildings listed on the National Register and/or California Register.
- (he) Landmark and Significant Trees. The required off-street parking and loading may be reduced or waived if the Zoning Administrator determines that provision of required off-street parking or loading would result in the loss of or damage to a designated Landmark Tree or Significant Tree, as defined in the Public Works Code. The Zoning Administrator's decision shall be governed by Section 307(i) and shall require either (1) the recommendation of the Department of Public Works Bureau of Urban Forestry, or its successor agency, or (2) the

1	recommendation of a certified arborist as documented in the subject tree's required tree
2	protection plan.

- (if) **Geologic Hazards.** No off-street parking or loading shall be required where the Planning Department finds that required parking or loading cannot practically be provided without compromising the earthquake safety or geologic stability of a building and/or neighboring structures and properties.
- (jg) **Protected Street Frontages and Transit Stops.** No off-street parking or loading is required on any lot whose sole feasible automobile access is across a protected street frontage identified in Section 155(r).
- (kh) Curbside Transit Lanes and Bikeways. No off-street parking or loading is required on any lot whose sole feasible automobile access is across a curbside transit lane or bikeway.

SEC. 207.9. MINIMUM DWELLING UNIT DENSITIES AND MINIMUM OFFICE INTENSITIES, USES "BY-RIGHT."

(a) Purpose. This Section 207.9 establishes minimum residential and commercial density standards in Transit-Oriented Communities, as identified by the Metropolitan Transit Commission, and implements the City's Housing Element obligations pursuant to Government Code 65583, including requirements for both minimum densities and approval of certain projects on Housing Element Sites.

Consistent with the Transit-Oriented Communities Policies of the Metropolitan Transportation

Commission, this Section establishes the minimum Dwelling Unit densities for residential development and minimum intensities for Office use. Consistent with Government Code Sections 65583.2(c), and (h), this Section permits certain types of housing projects as a "use by right," as that term is defined in Government Code Section 65583.2(i).

(b) Minimum Dwelling Unit Density.

1	(1) Applicability.
2	(A) Transit-Oriented Community Tiers. This Section 207.9 applies to all
3	projects proposing new construction of one or more Residential Buildings on sites that do not already
4	contain Residential uses unless such uses are demolished, and that are located in the geographic areas
5	or satisfy the applicability criteria described in Table 207.9. These minimum residential densities shall
6	apply only in zoning Districts where Residential uses are permitted. Changes of use of existing
7	building space to Residential use, additions of Residential use to existing structures, and additions of
8	Residential or Office uses to lots where such uses are already existing, and that are not proposed for
9	demolition, are not subject to the requirements of this Section.
10	(B) Housing Element Sites. Residential projects on sites identified pursuant to
11	Government Code Section 65583.2(c) and (h) in which at least 20% of the units are set aside to
12	households with incomes at 80% of Area Median Income or lower shall be approved "by-right" as that
13	term is defined in Government Code Section 65583.2(i).
14	(2) Minimum Densities. New construction proposing Dwelling Units on sites within
15	the geographic areas described in Table 207.9 must provide at least the number of Dwelling Units
16	specified in Table 207.9. Sites that meet more than one applicable Tier requirement in Table 207.9
17	shall comply with the higher minimum density. Fractions of units shall be rounded per Section
18	207(b)(1). For purposes of this Section 207.9, Accessory Dwelling Units shall count toward any
19	minimum density requirement.
20	(c) Minimum Office Intensity.
21	(1) Applicability. This subsection (c) applies to all projects proposing new construction
22	of Office use on sites that do not already contain Office uses, and that are located in the geographic
23	areas or satisfy the applicability criteria described in Table 207.9; provided that the minimum Office
24	intensities in this subsection (c) shall not exceed the amount of permissible Office use allowed in the
25	District. These minimum densities shall only apply in Districts where Office uses are permitted.

- Changes of use of existing building space to Office use, additions of Office use to existing structures,
 and additions of Office uses to Lots where such uses are already existing, and that are not proposed for
 demolition are not subject to the requirements of this Section 207.9.
 (2) Minimum Intensity. New construction proposing Office use on sites within the
 - (2) Minimum Intensity. New construction proposing Office use on sites within the geographic areas described in Table 207.9 must comply with the FAR requirements in Table 207.9.

5

Table 207.9 MINIMUM DENSITIES REQUIRED FOR RESIDENTIAL DEVELOPMENT AND MINIMUM INTENSITIES FOR OFFICE USE

10

9

11	<u>Applicability</u>	Minimum Dwelling Unit	Minimum Intensity for
12		<u>Density</u>	Office Use
13	Transit-Oriented Communities	100 units per acre	Floor Area Ratio 4:1
14	Tier 1: Sites within a half-mile		
15	of Embarcadero, Montgomery,		
16	Powell, or Civic Center BART		
17	stations; and Salesforce		
18	Transbay Transit Center.*		
19	Transit-Oriented Communities	75 units per acre	Floor Area Ratio 3:1
20	Tier 2: Sites within a half-mile		
21	of 16th Street, 24th Street, Glen		
22	Park, or Balboa Park BART		
23	stations.*		
24	Transit-Oriented Communities	50 units per acre	Floor Area Ratio 2:1
25	Tier 3: Sites within a half-mile		

1	of all Muni rail stops on the F,		
2	J, K, L, M, N, or T lines;		
3	Caltrain Stations; and Van Ness		
4	Bus Rapid Transit Stops (i.e.		
5	stops on Van Ness Avenue		
6	between and including Market		
7	Street and Union Street).*		
8	Transit-Oriented Communities	50 units per acre	Floor Area Ratio 1:1
9	Tier 4: Sites within a half-mile		
10	of all ferry terminals, including		
11	the Ferry Building, 16 th		
12	Street/Mission Bay, and		
13	Treasure Island; and all other		
14	locations subject to the		
15	applicability of Section 207.9.*		
16	Sites identified as Reused Sites	50 units per acre	<u>N/A</u>
17	in the 2022 Housing Element		
18	Update.**		
19			
20	Sites identified as Appropriate	50 units per acre	<u>N/A</u>
21	for Very Low Income or Low		
22	Income Households in the 2022		
23	Housing Element Update.***		
	<u></u>	L	

^{*} As used in Table 207.9, the distance of one-half mile shall be measured in accordance with the methodology established by the Metropolitan Transportation Commission.

1	** Housing Projects in which at least 20% of the units are set aside to households with incomes
2	at 80% of Area Median Income or lower on sites in this category shall be approved consistent with
3	California Government Code Section 65583.2(c) and (i).
4	*** Housing Projects in which at least 20% of the units are set aside to households with
5	incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent
6	with California Government Code Section 65583.2(h) and (i).
7	(d) Gross Floor Area. For purposes of determining the Gross Floor Area of a development Lor
8	subject to this Section 207.9, the calculation shall exclude Gross Floor Area to be dedicated for
9	publicly accessible streets. In instances where portions of a Lot are unbuildable due to topographic or
10	geologic conditions, a development is proposed on only a portion of the Lot, or the Lot is otherwise
11	constrained, the Zoning Administrator is authorized to determine that a smaller portion of a Lot shall
12	serve as the development Lot.
13	(e) Mixed-uses. For purposes of determining minimum Residential Density and Office Intensity,
14	as long as one of the land uses satisfies the minimum Residential Density and/or Office Intensity the
15	respective land uses are prorated to comply individually.
16	(f) Conditional Use Authorizations for Projects that Fail to Comply with this Section.
17	Projects that fail to comply with the objective standards in this Section 207.9 shall be considered non-
18	code-compliant. If not otherwise prohibited by the Code, a project may not comply with the minimum
19	Residential Density and Office Intensity, if the Planning Commission approves a Conditional Use
20	<u>Authorization.</u>
21	
22	SEC. 207.10. MAXIMUM DWELLING UNIT SIZE.
23	(a) Purpose. To encourage new infill multi-family housing, limit the proliferation and
24	expansion of large houses that do not increase the housing stock of moderately-priced units, support
25	the preservation of existing housing that serves lower- and middle-income households, and encourage

1	maximizing residential density, this Section 207.10 sets forth citywide maximum Dwelling Unit sizes.
2	(b) Applicability. This Section 207.10 applies to projects proposing to construct one or more
3	Dwelling Units for which a Development Application is filed after January 31, 2026, and the project
4	proposes any of the following:
5	(1) construction of new Dwelling Unit(s), including the construction of a Dwelling Unit
6	where an existing unit is proposed for demolition as defined in Section 317(b)(2);
7	(2) merger of two or more Dwelling Units as defined in Section 317(b)(7); or
8	(3) reduction in the number of existing Dwelling Units.
9	(c) Requirements. Any project that meets one or more of the criteria in subsection (b) shall be
10	restricted to a maximum Dwelling Unit size of 4,000 square feet of Gross Floor Area or an equivalent
11	Floor Area Ratio for any individual Dwelling Unit of 1.2:1, whichever is greater, except in the
12	following conditions:
13	(1) any new construction project of four to nine Dwelling Units, where not more than
14	one Dwelling Unit exceeds 4,000 square feet of Gross Floor Area; or
15	(2) any new construction project of 10 or more Dwelling Units, where not more than
16	10% of such units exceed 4,000 square feet of Gross Floor Area.
17	(d) Conditional Use Authorizations for Projects that Fail to Comply with this Section.
18	Projects that fail to comply with the objective standards in this Section 207.10 shall be considered non-
19	code-compliant. If not otherwise prohibited by the Code, a project may exceed the maximum Dwelling
20	Unit size, without satisfying the conditions in subsection (c), if the Planning Commission approves a
21	Conditional Use Authorization for the larger Dwelling Unit(s).
22	(e) Conditional Use Criteria. In addition to the criteria outlined in Planning Code Section
23	303(c), in acting upon an application for Conditional Use Authorization, the Planning Commission
24	shall consider whether facts are presented to establish based on the record before the Commission, that
25	all of the following criteria are met:

1	(1) the proposed project meets applicable Residential Design Guidelines, Citywide
2	Design Standards, and other applicable adopted guidelines or standards;
3	(2) the proposed project does not propose to reduce the size of any other existing
4	Dwelling Unit or negatively impact the characteristics of a Residential Flat, as set forth in Section
5	<u>317(g);</u>
6	(3) the proposed project increases the number of Dwelling Units on the Lot and, if
7	applicable, meets the applicable minimum density requirement under Section 207.9; and
8	(4) the proposed project will not have specific adverse impacts on a Historic Building
9	as defined in Planning Code Section 102 or would render the property ineligible for historic
10	designation as an individual or contributing resource.
11	(f) Calculation of Gross Floor Area. For the purposes of this Section 207.10, the following
12	shall apply in the calculation of a Dwelling Unit's total Gross Floor Area:
13	(1) Gross Floor Area shall have the meaning set forth in Planning Code Section 401;
14	(2) Shared spaces and common areas in multi-unit buildings shall not be included;
15	(3) Storage areas, sheds, or other enclosed areas on the property that are accessory to
16	and assigned to a specific Dwelling Unit but not contiguous with and directly accessible from the uni
17	shall not be included; and
18	(4) Gross Floor Area shall include (A) all expansions of the Residential Building for
19	which a building permit was issued within the previous 10 years, and (B) any Gross Floor Area
20	resulting from construction performed without a validly issued permit regardless of the date of
21	construction.
22	
23	
24	Section 9. Off-Street Parking and Curb Cuts. Article 1 and Article 2 of the Planning
25	Code are hereby amended by revising Sections 155, 249.49, and 249.71, to read as follows

1	SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF
2	OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES.
3	* * * *
4	(r) Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages. In
5	order to protect and improve preserve the pedestrian and bicycle safety and transit service, character
6	of certain districts and to minimize delays to transit, service, garage entries, driveways, or other
7	vehicular access to off-street parking or loading via curb cuts on development lots-shall be
8	regulated as set forth in this subsection (r). <u>However, Tt</u> hese limitations <u>do-shall</u> not apply to the
9	creation of new publicly-accessible Streets and Alleys. Any lot where the only whose sole feasible
10	vehicular access is via a protected street frontage described in this subsection (r) shall be
11	exempted from any off-street parking or loading requirement found elsewhere in this Code,
12	unless a curb cut is otherwise authorized.
13	(1) Curb Cuts Not Permitted. No new or expanded curb cuts shall be permitted on the
14	frontages listed in Table 155(r)(1) below:
15	
16	TABLE 155(r)(1). PROHIBITED STREET FRONTAGES
17	2nd Street from Market to Townsend Streets
18	3rd Street in the UMU District for 100 feet north and south of Mariposa Street and 100 feet north
19	and south of 20th Street
20	3rd Street from Folsom Street to Townsend Street
21	4th Street from Folsom Street to Townsend Street
22	6th Street from Folsom Street to Brannan Street

6th Street for its entirety within the SoMa NCT District

9th Avenue from Lincoln Way to Judah Street in the Inner Sunset NC District

16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts

23

24

1	16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street
2	NCT Districts
3	17th Street in the Castro Street NC District
4	18th Street in the Castro Street NC District
5	22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District
6	24th Street in the 24th Street - Noe Valley NC District east of Castro Street
7	24th Street for the entirety of the 24th Street-Mission NCT District
8	All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD
9	All Alleys in the Chinatown Mixed Use Districts
10	Balboa Street from 35th Avenue to 38th Avenue
11	Brannan Street from 2nd Street to 6th Street
12	Broadway between Van Ness Avenue and Larkin Street
13	Broadway from the Embarcadero on the east to Polk Street on the west
14	Buchanan Street from Post Street to Sutter Street
15	Bush Street between Van Ness Avenue and Larkin Street
16	California Street between Van Ness Avenue and Hyde Street
17	Carl Street in the Cole Valley NC District
18	Castro Street in the Castro Street NC District
19	Chenery Street within the Glen Park NCT District
20	Chestnut Street from Divisadero Street to Fillmore Street
21	Church Street in the Upper Market Street NCT and NCT-3 Districts
22	Clement Street from Arguello Boulevard to Park Presidio Boulevard
23	Cole Street in the Cole Valley NC District
24	Columbus Avenue between Washington and North Point Streets
25	

1	Destination Alleyways, as designated in the Downtown Streetscape Plan
1	Diamond Street within the Glen Park NCT District
<u>,</u>	Divisadero from Page to Oak Streets, from Fell to Grove Streets, and from Geary to Pine Streets
į	Ecker Alley in its entirety
!	Fillmore Street in the Upper Fillmore NC District
1	Folsom Street from 2nd Street to 13th Street
4	Folsom Street, from Second Street to The Embarcadero, except as permitted pursuant to Section 827
(Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District
١	Grant Avenue between Columbus Avenue and Filbert Street
_(Green Street between Grant Avenue and Columbus/Stockton
1	Haight Street in the Lower Haight NC District and Haight Street NC District
1	Hayes Street from Franklin Street to Laguna Street
1	Howard Street from 5th Street to 13th Street
1	Hyde Street between California Street and Pine Street
1	Irving Street from 19th Avenue to 25th Avenue
į	Irving Street from 6th Avenue to 10th Avenue in the Inner Sunset NC District
1	Market Street for its entirety from The Embarcadero to Castro Street
1	Mission Street for the entirety of the Mission Street NCT District
į	Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street
Ī	Natoma Street from 300 feet westerly of 1st Street to 2nd Street
<u>(</u>	Ocean Avenue from Junipero Serra Boulevard to Lagunitas Drive in the Lakeside Village NC
į	<u>District</u>
(Ocean Avenue within the Ocean Avenue NCT District
١,	Octavia Street from Hayes Street to Fell Street

1	Parnassus Avenue in the Cole Valley NC District
2	Pine Street between Van Ness Avenue and Larkin Street
3	Polk Street between Filbert Street and Golden Gate Avenue
4	Post Street, on the north side from Webster Street to Laguna Street and on the south side from
5	Fillmore Street to Webster Street
6	Shaw Alley in its entirety
7	Taraval Street from 19th Avenue to 22nd Avenue
8	The Embarcadero (the western/inland side) between King and Jefferson Streets
9	The Embarcadero in the DTR Districts
10	Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B)
11	Union Street from Fillmore Street to Octavia Street
12	Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District
13	Van Ness Avenue from Hayes Street to Mission Street
14	(2) Protected Street Features. No new or expanded curb cuts shall be permitted within
15	the following street features:
16	(A) An adjacent on-street curbside striped bus stop (e.g., curbside bus stop
17	zones with striping or red curb) that has been approved by the San Francisco Municipal
18	Transportation Agency (SFMTA) Board of Directors;
19	(B) A transit bulb-out, as defined in the Better Streets Plan; or
20	(C) A transit boarding island, as defined in the Better Streets Plan, if vehicles
21	accessing the curb cut would be required to cross over the boarding island.
22	(3) Corner Lots in the SALI District. For corner lots in the SALI District, no new curb
23	cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an Alley
24	in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage
25	along that Street or Alley is designated as a RFD or RFD-MX District

1	(4) Curb Cuts Requiring Planning Commission Approval. In all zoning districts
2	except RH, M, NC-S, P, PDR, and SALI, no new or expanded curb cuts shall be permitted on the
3	frontages listed in Table 155(r)(4), unless approved by the Planning Commission through a
4	Conditional Use Authorization pursuant to Planning Code Section 303. However, if the new or
5	expanded curb cut is part of a project that requires Planning Commission approval under a separate
6	section, such as Section 309 or 329, then the Planning Commission shall consider the curb cut as part
7	of that approval. Regardless of the type of approval, in order to approve such a curb cut, the Planning
8	Commission must make the findings required by Section 303(y). For projects within the C-3-0(SD) and
9	the Central SoMa Special Use District, in no case shall such curb cut approval be granted where the
10	proposed accessory parking would be greater than the amount principally permitted.
11	(A) Protected Streets. Planning Commission approval is required for any new or
12	expanded curb cut that directly fronts any of the streets listed in Table $155(r)(4)$ below.

14	Table 155(r)(4). PLANNING COMMISSION APPROVAL OF CURB CUTS
15	1st Street from Market to Folsom Street
16	5th Street from Howard Street to Townsend Street
17	16th Street in the RTO Districts
18	Beale Street from Market Street to Folsom Street
19	Bryant Street from 2nd Street to 6th Street
20	California Street in its entirety
21	Church Street in the RTO Districts
22	Dolores Street from Market Street to 16th Street
23	Duboce Street from Noe Street to Market Street
24	Fillmore Street from Hermann Street to Duboce Avenue

Folsom Street in the C-3 Districts

13

Fremont Street from Market Street to Folsom Street	
Geary Street in the C-3 Districts	
Grant Avenue from Market Street to Sacramento Street	
<u>Harrison Street from 2nd Street to 6th Street</u>	
Mission Street in the C-3 Districts	
Montgomery Street from Market Street to Columbus Avenue	
Noe Street from Duboce Avenue to Market Street	
Octavia Street from Fell Street to Market Street	
Powell Street in the C-3 Districts	
Stockton Street in the C-3 Districts	
The Embarcadero (eastern/water side) between Townsend and Taylor Streets	
West Portal Avenue in the West Portal NC District	
(B) Protected Street Types with Alternative Frontage. Planning Commission	<u>ı</u>
approval is required for any new or expanded curb cut that directly fronts any of the following when	an
alternative street frontage is available:	
(i) Transit Preferential Streets designated in the Transportation Element	?nt;
(ii) Neighborhood Commercial Streets or Commercial Throughways	
defined by the Better Streets Plan; or	
(iii) Bicycle routes or lanes as adopted by SFMTA Board of Directors.	<u>.</u>
On such bicycle routes or lanes where the bicycle facility is only on one side of the street, the curb cu	<u>ıt</u>
restriction shall apply to the side of the street with the bicycle facility, and shall not apply to the	
opposite side of the street.	
(C) Protected Street Types with No Alternative Frontage. A new or expande	<u>d</u>
curb cut on street types listed in subsection $(r)(4)(B)$ where no alternative frontage exists shall still	
require Planning Commission approval. However, in such cases the Planning Commission shall not	

1	make the findings of Section 303(y) and instead must find that the final design minimizes negative
2	impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.
3	(5) Existing Curb Cuts. Existing curb cuts on frontages listed in subsections (r)(1)-
4	(r)(4) shall not be retained as part of a project that involves new construction, a building alteration
5	that increases the Gross Floor Area of a structure by 20% or more, or a change of use affecting more
6	than 50% of the structure's Gross Floor Area. However, the Planning Commission may allow retention
7	or relocation of up to one existing curb cut along any of the site's frontages, through Conditional Use
8	authorization or other applicable discretionary Planning Commission approval, provided that no
9	existing curb cut shall be maintained if it is located in or affects a protected transit stop feature
10	pursuant to subsection $(r)(2)$, and no existing curb cut may be relocated to newly affect such features.
11	In granting such approval, the Planning Commission must make the additional findings required under
12	Planning Code Section 303(y) and must also find that (1) the project represents an increase in
13	residential density and/or non-residential intensity that is appropriate to the site, such as its proximity
14	to transit or its location within a mixed-use area; and (2) the proposed curb cut is necessary to support
15	the project's scale and function, while being sited and designed to minimize to the fullest extent feasible
16	negative impacts on pedestrian activity, street-level commercial activity, the movement of transit
17	vehicles and passengers, and bicycle facilities.
18	(6) Sites owned by the City and County of San Francisco under the jurisdiction of the
19	SFMTA are not subject to the provisions of this Section 155(r).
20	— (1) Folsom Street, from Second Street to The Embarcadero, not permitted except as set
21	forth in Section 827.
22	— (2) Not permitted:
23	(A) The entire portion of Market Street from The Embarcadero to Castro Street,
24	(B) Hayes Street from Franklin Street to Laguna Street, and Church Street in the NCT-3
25	and Upper Market NCT Districts,

1	— (C) Van Ness Avenue from Hayes Street to Mission Street,
2	(D) Mission Street from The Embarcadero to Annie Street and from 10th Street to
3	Division Street,
4	(E) Octavia Street from Hayes Street to Fell Street,
5	(F) Embarcadero in the DTR Districts,
6	(G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,
7	(H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,
8	(I) Mission Street for the entirety of the Mission Street NCT District,
9	(J) 24th Street for the entirety of the 24th Street-Mission NCT,
10	(K) 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and
11	Mission Street NCT Districts,
12	(L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D
13	Districts,
14	(M) 6th Street for its entirety within the SoMa NCT District,
15	(N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100
16	feet north and south of 20th Streets,
17	— (O) Ocean Avenue within the Ocean Avenue NCT District,
18	(P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,
19	— (Q) Columbus Avenue between Washington and North Point Streets,
20	(R) Broadway from the Embarcadero on the east to Polk Street on the west,
21	(S) All alleyways in the Chinatown Mixed Use Districts,
22	(T) Diamond Street within the Glen Park NCT District,
23	— (U) Chenery Street within the Glen Park NCT District,
24	—— (V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,
25	——————————————————————————————————————

1	(X) Shaw Alley in its entirety,
2	(Y) 2nd Street from Market to Townsend Streets,
3	(Z) Destination Alleyways, as designated in the Downtown Streetscape Plan,
4	(AA) The western (inland) side of the Embarcadero between Townsend and Jefferson
5	Streets,
6	(BB) Post Street, on the north side from Webster Street to Laguna Street and on the south
7	side from Fillmore Street to Webster Street,
8	(CC) Buchanan Street from Post Street to Sutter Street,
9	(DD) Grant Avenue between Columbus Avenue and Filbert Street,
10	(EE) Green Street between Grant Avenue and Columbus/Stockton,
11	(FF) All Alleys within the North Beach NCD and the Telegraph Hill-North Beach
12	Residential SUD,
13	(GG)1 Polk Street between Filbert Street and Golden Gate Avenue,
14	(HH) California Street between Van Ness Avenue and Hyde Street,
15	(II) Hyde Street between California Street and Pine Street,
16	(JJ) Broadway between Van Ness Avenue and Larkin Street,
17	(KK) Bush Street between Van Ness Avenue and Larkin Street,
18	(LL) Pine Street between Van Ness Avenue and Larkin Street, and
19	(MM) Howard Street from 5th Street to 13th Street,
20	(NN) Folsom Street from 2nd Street to 13th Street,
21	(OO) Brannan Street from 2nd Street to 6th Street,
22	—— (PP) Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to
23	Section $329(e)(3)(B)$,
24	——————————————————————————————————————
25	(RR) 4th Street from Folsom Street to Townsend Street, and

1	(SS) 6th Street from Folsom Street to Brannan Street.
2	— (TT) No curb cut shall be permitted that directly fronts an adjacent on-street striped bus
3	stop (e.g., bus stop zones with striping or red curb) that has been approved by the San Francisco
4	Municipal Transportation Agency (SFMTA) Board of Directors, transit bulb-out as defined in the
5	Better Streets Plan, or on street frontage directly adjacent to a transit boarding island as defined in the
6	Better Streets Plan if vehicles accessing the curb cut would be required to cross over the boarding
7	island.
8	(3) Not permitted without Conditional Use authorization or Sections 309 or 329
9	exception. In the C-3-O(SD) and the Central SoMa Special Use Districts, the Planning Commission
10	may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to
11	Sections 309 or 329 in lieu of a Conditional Use authorization as long as the Commission makes the
12	findings required under Section 303(y) and where the amount of parking proposed does not exceed the
13	amounts permitted as accessory according to Section 151.1. In addition, in the MUG, WMUG, MUR,
14	MUO, RED, RED-MX, and SPD Districts, the Planning Commission may grant permission for a new
15	curb cut or an expansion of an existing one as an exception pursuant to Section 329 in lieu of a
16	Conditional Use authorization as long as the Commission makes the findings required under Section
17	303(y). A Planning Commission Conditional Use authorization subject to the additional findings under
18	Section 303(y) is required to allow a new curb cut or expansion of an existing one on any other
19	restricted street identified in this subsection 155(r)(3).
20	(A) Except as provided in Section 155(r), in all zoning districts except RH, M, NC-S, P,
21	PDR, and SALI, no curb cuts accessing off-street parking or loading shall be created or expanded on
22	street frontages identified along any Transit Preferential Street as designated in the Transportation
23	Element of the General Plan, or Neighborhood Commercial Street and Commercial Throughways as
24	defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes,
25	where an alternative frontage is available. On such bicycles routes or lanes where the bicycle facility is

1	only on one side of the street, the curb cut restriction shall apply to the side of the street with the
2	bicycle facility, and shall not apply to the opposite side of the street.
3	(B) The entire portion of California Street,
4	(C) Folsom Street, Geary Street, Mission Street, Powell Street and Stockton Street in the
5	C-3 Districts,
6	(D) Grant Avenue from Market Street to Sacramento Street,
7	(E) Montgomery Street from Market Street to Columbus Avenue,
8	(F) Church Street and 16th Street in the RTO District,
9	(G) Duboce Street from Noe Street to Market Street,
10	(H) Octavia Street from Fell Street to Market Street,
11	(I) 1st, Fremont and Beale Streets from Market to Folsom Street,
12	(J) The eastern (water) side of The Embarcadero between Townsend and Taylor Streets,
13	(K) Fillmore Street from Hermann Street to Duboce Avenue,
14	(L) Noe Street from Duboce Avenue to Market Street, and
15	(M) Dolores Street from Market Street to 16th Street.
16	(N) Harrison Street from 2nd Street to 6th Street,
17	(O) Bryant Street from 2nd Street to 6th Street, and
18	(P) 5th Street from Howard Street to Townsend Street.
19	(4) In all zoning districts except RH, M, NC-S, P, PDR, and SALI, where an alternative
20	frontage is not available, parking or loading access along any Transit Preferential Street as designated
21	in the Transportation Element of the General Plan, or Neighborhood Commercial Street or
22	Commercial Throughways defined in the Better Streets Plan, or any SFMTA Board of Directors
23	adopted bicycle routes or lanes, may be allowed on streets not listed in subsection (r)(2) above as an
24	exception in the manner provided in Section 309 for C-3-O(SD) Districts, Section 329 for Mixed-Use
25	Districts, and in Section 303 for all other Districts in cases where the Planning Commission can

determine that the final design of the parking access minimizes nega	ttive impacts to transit movement
and to the safety of pedestrians and bicyclists to the fullest extent fea	ısible.

(5) Corner lots in the SALI District. For corner lots in the SALI District, no new curb cut shall be permitted, nor any existing curb cut expanded, on any Street or Alley identified as an alley in the Western SoMa Area Plan of the General Plan if any property on the same block with frontage along that Street or Alley is designated as a RED or RED MX District.

(6) A "development lot" shall mean any lot containing a proposal for new construction, building alterations which would increase the gross square footage of a structure by 20 percent or more, or change of use of more than 50 percent of the gross floor area of a structure containing parking. Pre-existing access to off-street parking and loading on development lots that violates the restrictions of this Section 155(r) may not be maintained.

* * * *

(t) Garage Additions in the North Beach Neighborhood Commercial District,
North Beach-Telegraph Hill Residential Special Use District, and Chinatown Mixed Use
Districts. Notwithstanding any other provision of this Code to the contrary, a mandatory
discretionary review hearing by the Planning Commission is required in order to install a
garage in an existing or proposed structure of two units or more in the North Beach NCD, the
North Beach-Telegraph Hill Residential SUD, and the Chinatown Mixed Use Districts.

In order to approve the installation of any garage in these districts, the City shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space; (2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any $\frac{dDwelling}{dDwelling} \frac{dDwelling}{dDwelling} \frac{dDwelling}{dDwelli$

way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the issuance of notification under Section 311 or 312 of this Code, the Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify, and the Department shall determine whether the project complies with subsection (4) above. If the project sponsor does not provide such signed affidavit, or the garage would front on an Alley or on a public right-of-way narrower than 41 feet, the Department shall disapprove the application and no Planning Commission hearing shall be required.

SEC. 249.49. TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT.

* * * *

(c) Controls.

* * *

16 * * * *

(2) **Installation of a Parking Garage.** Installation of a garage in an existing or proposed residential building of two or more units requires a mandatory discretionary review hearing by the Planning Commission. In order to approve the installation of any garage in these districts, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the elimination or reduction of ground-story retail or commercial space; (2) the proposed garage opening/addition of off-street parking will not eliminate or decrease the square footage of any dwelling unit; (3) the building has not had two or more evictions within the past 10 years, with each eviction associated with a separate unit(s), (4) the garage would not front on an Alley pursuant to Section 155(r)(2)(1) of this Code

1	or on a public right-of-way narrower than 41 feet, and (5) the proposed garage opening/
2	addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this
3	Code.
4	* * * *
5	
6	SEC. 249.71. YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT.
7	* * * *
8	(c) Use Controls. The following provisions shall apply to the special use district:
9	* * * *
10	(8) Protected Street Frontages.
11	(A) Section $155(r)\frac{(3)(4)(A)-(B)}{(3)(A)-(B)}$ shall not apply within the special use
12	district.
13	(B) For the purposes of Section 155(r)(4) (C) , the project does not have
14	alternative frontage to Third Street and Mission Street, and therefore curb cuts accessing off-
15	street parking or loading off Third Street and Mission Street may be permitted as an exception
16	pursuant to Section 309 and Section 155(r)(4)(C).
17	* * * *
18	Section 10. San Francisco Municipal Transportation Agency Special Use District.
19	Article 2 of the Planning Code is hereby amended by adding Section 249.11, to read as
20	follows:
21	SEC. 249.11 NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION
22	AGENCY SITES SPECIAL USE DISTRICT.
23	(a) Purpose. There shall be a non-contiguous Special Use District ("SUD") for sites owned by
24	the City and County of San Francisco and under the jurisdiction of the San Francisco Municipal

<u>Transportation Agency (SFMTA) to enable SFMTA to use the sites for transportation and other Public</u>

1	uses as well as uses permitted by the underlying zoning district. This SUD also enables mixed-use
2	residential development with characteristics not accommodated by underlying zoning.
3	(b) Applicability. The provisions in this Section 249.11 shall apply to the following Assessor's
4	Block/Lots: 0019/001; 0490/009, 010, 011, 012, 013; 0635/009, 009A; 0669/012; 1072/001; 1439/035,
5	036, 045, 048, 049; 1440/028, 029, 030; 1453/020; 1526/002, 028, 028A; 1596/044, 045; 1730/050;
6	1763/044; 2647/034, 017; 2864/050; 2979A/002, 034; 2988A/007; 3582/087; 6507/023; 6972/036;
7	7225/013; 7226/016. Notwithstanding Planning Code Section 206.10, which prohibits projects within
8	SUDs that implement Development Agreements from using the HC-SF Program, residential
9	development projects within this SUD may use the HC-SF Program even when such development is
10	associated with a Development Agreement, Project Agreement or other similar agreement.
11	(c) General Controls.
12	(1) Permitted Uses. In addition to any uses permitted by the zoning district in which the
13	lot is located, uses permitted under Section 211.1 shall be principally permitted and uses conditionally
14	permitted under 211.2 shall be conditionally permitted. Where there is a conflict between land use
15	controls in the underlying zoning district and those in Sections 211.1 or 211.2, the more permissive
16	control shall apply.
17	(2) Residential Density. Maximum residential density limits or Floor Area Ratio limits
18	shall not apply to Residential Uses in the SUD. Form Based density shall apply to Residential Uses in
19	the SUD.
20	(3) Measurement of Height. Notwithstanding Planning Code Section 260(a) regarding
21	Method of Measurement, the height of a structure containing a Public Facility may be measured from
22	the centerline of such structure along any frontage for that structure's entire depth.
23	(4) Bulk and Lot Coverage. For Development projects that are in height districts that
24	allow heights of 400 feet or greater, and are using the HC-SF Program in Section 206.10, the following
25	bulk controls and lot coverage provisions shall apply:

1	(A) Notwithstanding Sections 270(i)(1)(A)(i) and 270(i)(1)(B)(i) no setbacks are
2	required for interior property lines abutting lots with a Public Facility.
3	(B) Below a height of 85 feet, no rear yard or lot coverage limits shall apply.
4	For portions of a building between 85 feet in height and 120 feet in height, the bulk controls of Section
5	270(i) shall not apply; rather, for a lot that does not include a Public Facility, the lot coverage shall be
6	<u>limited to 60% of the lot area.</u>
7	(C) For portions of a building above 120 feet in height (herein "above the
8	podium"), building mass may be provided in up to two towers that meet the bulk limits of Section
9	270(i)(1). However, the following exceptions to Section 270(i)(1) shall apply:
10	(i) Tower separation may be reduced to not less than 50 feet if the height
11	of the shorter tower above the podium is no taller than one-half the height of the taller tower above the
12	podium.
13	(ii) A tower's average floorplate above the podium shall be no larger
14	than 14,000 square feet.
15	(iii) If there are two towers, one of the towers shall not be taller than 360
16	<u>feet.</u>
17	(iv) The combined maximum gross floor area of two towers, measured
18	for floors between 120 feet and 360 feet in height shall be limited to 576,000 square feet.
19	(v) The average floorplate for the top 1/3 portion of a tower above the
20	podium shall be reduced in square footage by 10% from the average floorplate of the lower 2/3 portion
21	of the tower, and the allowed maximum dimensions in Section 270(i)(B) for such top 1/3 portion of the
22	tower shall be reduced by 5% from the lower 2/3 portion of the tower.
23	(vi) The standards in this subsection $(c)(4)(C)$ are not eligible for the
24	reduction or modification of standards in Section 206.10(d)(1)(M).
25	(5) Open Space. Section 135 shall apply, except as follows:

1	(A) On-Site Publicly Accessible Usable Open Space. The usable open space
2	requirement may be met for projects subject to the SUD with on-site publicly accessible usable open
3	space, including open space otherwise required by Planning Code Section 270.3. When on-site
4	publicly accessible usable open space is provided, the maintenance, information plaque, and liability
5	provisions of Section 270.3(e) shall apply.
6	(B) Off-Site Publicly Accessible Usable Open Space. When additional off-site
7	improvements are made to meet the usable open space requirement, including improvements on
8	adjacent sidewalks and public rights-of-way, such open space improvements shall comply with all
9	applicable regulations of the San Francisco Municipal Transportation Agency, San Francisco Art
10	Commission, the Department of Public Works, the Bureau of Light, Heat and Power of the Public
11	Utility Commission, or any other public agency, as applicable. The property owner shall maintain all
12	such improvements and meet the liability provisions of Section 270.3(e) for the life of the project.
13	(6) Development Impact Fees. For a development project on land subject to the SUD:
14	(A) With the recommendation of the SFMTA Board of Directors, the Board of
15	Supervisors may waive all or a portion of any applicable Transportation Sustainability Fee under
16	Section 411A, and all or a portion of any applicable Jobs-Housing Linkage Program requirements
17	under Section 413.
18	(B) The provisions of Section 415 et seq., as amended or replaced from time to
19	time, shall apply. Notwithstanding Section 415.6(h)(1), a development project may receive development
20	subsidies if the development provides the same number of on-site affordable units as required by the
21	applicable on-site affordable housing requirement in Section 415 et seq., or any temporary reduction
22	as set forth in Sections 415A et seq. or 415B et seq., plus an additional number of on-site affordable
23	units equal to 25% of the applicable on-site affordable units. Additional units shall be provided as
24	affordable to households at or below 80% of Area Median Income. Any units required to be affordable
25	to middle- or moderate-income households under Sections 415.6(a), 415A, or 415B, as applicable, or

1	this subsection $249.11(c)(6)(B)$, may instead be affordable to moderate- or low-income households.
2	Notwithstanding Section 415.6(f)(1), the moderate and low income units may be located anywhere in
3	the project.
4	
5	Section 11. Displaced Businesses. Article 2 of the Planning Code is hereby amended
6	by adding Section 202.17, to read as follows:
7	SEC. 202.17. PERMITTED USES AND USE SIZE LIMITS FOR DISPLACED
8	BUSINESSES; NOTICE REQUIREMENT.
9	(a) Purpose. It is to the general benefit of the people of San Francisco and the unique
10	character of the City and its neighborhoods to retain commercially viable businesses that are forced to
11	close and relocate for a variety of reasons, including but not limited to new development, escalating
12	commercial rent, or other economic hardship. The provisions of this Section 202.17 are intended to
13	streamline and increase opportunities for Displaced Businesses to relocate within the City, but do not
14	override any controls enacted by voter initiative.
15	(b) Definitions. The following definitions shall apply to this Section 202.17.
16	New Location means the site or location where a Displaced Business seeks to be
17	permitted.
18	Prior Location means the place of operation where a Displaced Business was lawfully
19	permitted and operated for at least five years prior to relocating to the New Location.
20	Displaced Business means a commercial or institutional use with less than 50,000
21	square feet of Gross Floor Area, whose lease expired and was not renewed, or was otherwise
22	terminated by the property owner, and submits a complete Development Application to relocate to a
23	New Location within five years of the property owner submitting a complete Development Application
24	for development at the site of the Prior Location. Any Displaced Business shall not be considered a
25	Displaced Business upon the Department's approval of the first Development Application to relocate to

1	the New Location.
2	(c) Controls.
3	(1) Conditional Use Authorization Not Required. Notwithstanding any other provision
4	of this Code, if the use and use size associated with a Displaced Business is either principally or
5	conditionally permitted in the zoning district of the New Location, the use and use size of the Displaced
6	Business shall be principally permitted. In no event shall this subsection be construed to permit a use
7	or use size that is not permitted in the zoning district of a proposed New Location, or to allow Formula
8	Retail uses in the Neighborhood Commercial Districts without Conditional Use authorization.
9	(2) No Development Impact Fees. A relocating Displaced Business shall not be subject
10	to fees pursuant to Article 4.
11	(d) Notice of Development Applications to Existing Businesses. Within 15 days of
12	determining that a Development Application is complete or deemed complete, if the Development
13	Application is proposed at a property where there is an existing commercial or industrial use with less
14	than 50,000 square feet of Gross Floor Area, the Department shall provide mailed and electronic
15	notice of the Development Application to the existing non-residential tenant and the Office of Small
16	Business. This provision does not increase or decrease the rights or obligations of the property owner
17	or non-residential tenant pursuant to a private agreement, such as a lease.
18	
19	Section 12. Miscellaneous Amendments. These amendments are related to the
20	Housing Element rezoning, and include other code changes to streamline the consideration of
21	housing projects. Articles 1, 1.2, 2, and 3 of the Planning Code are hereby amended by
22	revising Sections 102, 202.2, 306.1, 311 and 317, and deleting Sections 140.1, 206.5, and
23	318, to read as follows.
24	SEC. 102. DEFINITIONS.
25	* * *

1	DBI. The San Francisco Department of Building Inspection or its successor.		
2	Density, Form-Based. A type of residential density where the maximum number of residential		
3	units is not numerically limited by lot or lot area but by the number of units that could be built within		
4	the volume of a proposed development that complies with all applicable Planning Code requirements		
5	and Objective Standards. Such requirements and standards include, but are not limited to, Height,		
6	Bulk, Rear Yard, Lot Coverage, Setbacks, Open Space, Dwelling Unit Exposure, and Dwelling Unit		
7	Mix.		
8	Density, Numeric. A type of residential density where the permitted maximum number of		
9	residential units is calculated based on a specified number of units per lot, or number of units per lot		
10	<u>area.</u>		
11	* * * *		
12	Objective Standard. A standard that does not involve personal or subjective judgment and is		
13	publicly available and uniformly verifiable by reference to a benchmark or criterion and knowable,		
14	including but not limited to those in the Planning Code or any applicable standards adopted by the		
15	<u>Planning Commission, Zoning Administrator, or Board of Supervisors (by ordinance), which are under</u>		
16	the purview of the Planning Commission, Planning Department, or Zoning Administrator, including		
17	any Citywide Design Standards.		
18	Occupied Floor Area. See Floor Area, Occupied.		
19	* * * *		
20	Residential Care Facility. An Institutional Healthcare Use providing lodging, board,		
21	and care for a period of 24 hours or more to persons in need of specialized aid by personnel		
22	licensed by the State of California. Such facility shall display nothing on or near the facility that		

gives an outward indication of the nature of the occupancy except for a sign as permitted by

Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure

which remains residential in character. Such facilities shall include, but not necessarily be

23

24

1	limited to, a board and care home, family care home, long-term nursery, orphanage, rest			
2	home or home for the treatment of addictive, contagious or other diseases, or psychological			
3	disorders.			
4	Residential Flat. A Residential Unit in a building containing two or more Dwelling Units, that			
5	has contiguous habitable space that extends the full depth of the building on the same story from the			
6	front street-facing façade to the rear of the building, and has windows or doorways on both front a			
7	rear facades from at least one habitable room that is not a hallway.			
8	* * * *			
9				
10	SEC. 140.1. COMMON AREA REQUIREMENT FOR EFFICIENCY DWELLING UNITS			
11	WITH REDUCED SQUARE FOOTAGE.			
12	Buildings with 20 or more Efficiency Dwelling Units with reduced square footage, as defined in			
13	Section 318 of this Code, shall include at least one common room for use by the residents. Such			
14	common room(s) may be used as study or reading rooms, shared kitchen or dining facilities, media			
15	rooms, game rooms, fitness facilities, or similar uses appropriate to the needs of residents. Interior			
16	common areas shall be of sufficient size to reasonably accommodate residents' needs, but in no event			
17	shall the area required be less than ten square feet per unit.			
18				
19	SEC. 202.2. LOCATION AND OPERATING CONDITIONS.			
20	* * * *			
21	(f) Residential Uses. The Residential Uses listed below shall be subject to the			
22	corresponding conditions:			
23	(1) Senior Housing. To qualify as Senior Housing, as defined in Section 102			
24	of this Code, the following definitions shall apply and shall have the same meaning as the			

definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to

1 time. These definitions shall apply as shall all of the other provisions of Civil Code Sections

51.2, 51.3, and 51.4. Any Senior Housing must also be consistent with the Fair Housing Act,

42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California Government

Code Sections 12900-12996.

* * * *

(C) **Definition**. "Senior Citizen Housing Development" means a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 Dwelling Units. Any Senior Citizen Housing Development that is required to obtain a public report under Section 11010 of the Business and Professions Code and that submits its application for a public report after July 1, 2001, shall be required to have been issued a public report as a Senior Citizen Housing Development under Section 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a Senior Citizen Housing Development because it was not originally developed or put to use or occupancy by senior citizens.

15 * * * *

SEC. 206.5. STATE RESIDENTIAL DENSITY BONUS PROGRAM: ANALYZED.

(a) Purpose. Sections 206.5, 206.6, and 206.7 shall be referred to as the San Francisco State
Residential Density Bonus Program or the State Density Bonus Program. First, the Analyzed State
Density Bonus Program in Section 206.5 offers an expedited process for projects that seek a density
bonus that is consistent with the pre-vetted menu of incentives, concessions and waivers that the
Planning Department and its consultants have already determined are feasible, result in actual cost
reductions, and do not have specific adverse impacts upon public health and safety of the physical
environment. Second the Individually Requested State Density Bonus Program in Section 206.6 details
the review, analysis and approval process for any project seeking a density bonus that is consistent

1	with State Law, but is not consistent with the requirements for the Analyzed State Density Bonus
2	Program established in Section 206.5. Third, Section 206.7 describes density bonuses available under
3	the State code for the provision of childcare facilities.
4	This Section 206.5 implements the Analyzed State Density Bonus Program or "Analyzed State
5	Program." The Analyzed State Program offers an expedited process for projects that seek a density
6	bonus that is consistent with, among other requirements set forth below, the pre-vetted menu of
7	incentives, waiver and concessions.
8	(b) Applicability.
9	(1) A Housing Project that meets all of the requirements of this subsection (b)(1) or is a
10	Senior Housing Project meeting the criteria of (b)(2) shall be an Analyzed State Density Bonus Project
11	or an "Analyzed Project" for purposes of Sections 206 et seq. A Housing Project that does not meet all
12	of the requirements of this subsection (b), but seeks a density bonus under State law may apply for a
13	density bonus under Section 206.6 as an Individually Requested State Density Bonus Project. To
14	qualify for the Analyzed State Density Bonus Program a Housing Project must meet all of the
15	following:
16	(A) contain five or more residential units, as defined in Section 102, not
17	including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square
18	footage defined in Section 318, and Density Bonus Units permitted through this Section 206.5 or other
19	density program;
20	(B) is not seeking and receiving a density or development bonus under Section
21	207; the HOME-SF Program, Section 206.3; the 100 Percent Affordable Housing Bonus Program,
22	Section 206.4; or any other local or State density bonus program that provides development bonuses;
23	(C) for projects located in Neighborhood Commercial Districts is not seeking to
24	merge lots that result in more than 125 linear feet in lot frontage on any one street;
25	(D) is located in any zoning district that: (i) is not designated as an RH-1 or

1	RH-2 Zoning District; (ii) establishes a maximum dwelling unit density through a ratio of number of			
2	units to lot area, including but not limited to, RH-3, RM, RC, C-2, Neighborhood Commercial, Named			
3	Neighborhood Commercial, and SoMa Mixed Use Districts, but only if the SoMa Mixed Use District			
4	has a density measured by a maximum number of dwelling units per square foot of lot area; (iii) is not			
5	in the North of Market Residential Special Use District, Planning Code Section 249.5 until the			
6	Affordable Housing Incentive Study is completed at which time the Board will review whether the North			
7	of Market Residential Special Use District should continue to be excluded from this Program. The			
8	Study will explore opportunities to support and encourage the provision of housing at the low,			
9	moderate, and middle income range in neighborhoods where density controls have been eliminated.			
10	The goal of this analysis is to incentivize increased affordable housing production levels at deeper and			
11	wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing			
12	development as well as below market rate units within market rate developments; (iv) is not located			
13	within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway;			
14	and (v) is not located on property under the jurisdiction of the Port of San Francisco;			
15	(E) is providing all Inclusionary Units as On-site Units under Section 415.6;			
16	(F) includes a minimum of nine foot ceilings on all residential floors;			
17	(G) is seeking only Concessions or Incentives set forth in subsection (c)(4);			
18	(H) is seeking height increases only in the form of a waiver as described in			
19	subsection $(c)(5)$;			
20	(I) does not demolish, remove, or convert any residential units;			
21	(J) consists only of new construction, and excluding any project that includes an			
22	addition to an existing structure;			
23	(K) includes at the ground floor level active uses, as defined in Section 145.1 at			
24	the same square footages as any neighborhood commercial uses demolished or removed;			
25	(L) if any retail use is demolished or removed, does not include a Formula			

1	Retail use, as defined in Section 303.1, unless the retail use demolished or removed was also a Formula			
2	Retail use, or one of the following uses: Gas Stations, Private or Public Parking Lots, Financial			
3	Services, Fringe Financial Services, Self Storage, Motel, Automobile Sales or Rental, Automotive			
4	Wash, Mortuaries, Adult Business, Massage Establishment, Medical Cannabis Dispensary, and			
5	Tobacco Paraphernalia Establishment, as those uses are defined in Planning Code Section 102;			
6	(M) all on-site income-restricted residential units in the Housing Project are no			
7	smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of			
8	May 16, 2017; and			
9	(N) notwithstanding any other provision of this Code, includes a minimum			
10	dwelling unit mix of at least 40% of all units as two or three bedroom units, including at least 10% of			
11	units as three bedroom units. Larger units should be distributed on all floors, and prioritized in spaces			
12	adjacent to open spaces or play yards. Units with two or three bedrooms should incorporate family			
13	friendly amenities, including bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, and			
14	open space and yards designed for use by children.			
15	(2) A Senior Housing Project, as defined in Section 102, may qualify as an Analyzed			
16	State Density Bonus Project if it follows all of the procedures and conditions set forth in Planning Code			
17	Section 202.2(f).			
18	(3) If located north of the centerline of Post Street and east of the centerline of Van			
19	Ness Avenue, all otherwise eligible Analyzed State Law Density Bonus Projects shall only be permitted			
20	on:			
21	(A) lots containing no existing buildings; or			
22	(B) lots equal to or greater than 12,500 square feet where existing buildings are			
23	developed to less than 20% of the lot's principally permitted buildable gross floor area as determined			
24	by height limits, rear yard requirements and required setbacks.			
25	(c) Development Bonuses. All Analyzed State Law Density Bonus Projects shall receive, at the			

project sponsor's written request, any or all of the following:

(1) Priority Processing. Analyzed Projects that provide 30% or more of Units as Onsite Inclusionary Housing Units or Restricted Affordable Units that meet all of the requirements for an Inclusionary Housing Unit shall receive Priority Processing.

(2) **Density Bonus.** Analyzed Projects that provide On-site Inclusionary Housing Units or Restricted Affordable Units that meet all of the requirements for an Inclusionary Housing Unit shall receive a density bonus as described in Table 206.5A as follows:

Table 206.5A Density Bonus Summary Analyzed				
A	В	ϵ	Đ	E
Restricted Affordable Units or Category	Minimum Percentage of Restricted Affordable Units	Percentage of Density Bonus Granted	Additional Bonus for Each 1% Increase In Restricted Affordable Units	Percentage of Restricted Units Required for Maximum 35% Density Bonus
Very Low Income	5%	20%	2.50%	11%
Lower Income	10%	20%	1.50%	20%
Moderate Income	10%	5%	1%	40%
Senior Citizen Housing, as defined in § 102, and meeting the requirements of § 202.2(f).	100%	50%		

Note: A density bonus may be selected from more than one category, up to a maximum of 35% of the Maximum Allowable Gross Residential Density.

In calculating density bonuses under this subsection 206.5(c)(2) the following shall apply:

(A) When calculating the number of permitted Density Bonus Units or Restricted

Affordable Units, any fractions of units shall be rounded to the next highest number. Analyzed Density

Bonus Program projects must include the minimum percentage of Restricted Affordable Units identified in Column B of Table 206.5A for at least one income category, but may combine density bonuses from

1	more than one income category, up to a maximum of 35% of the Maximum Allowable Gross Residential			
2	Density.			
3	(B) An applicant may elect to receive a Density Bonus that is less than the			
4	amount permitted by this Section; however, the City shall not be required to similarly reduce the			
5	number of Restricted Affordable Units required to be dedicated pursuant to this Section and			
6	Government Code Section 65915(b).			
7	(C) In no case shall a Housing Project be entitled to a Density Bonus of more			
8	than 35%, unless it is a Senior Housing Project meeting the requirements of Section 202.2(f).			
9	(D) The Density Bonus Units shall not be included when determining the			
10	number of Restricted Affordable Units required to qualify for a Density Bonus. Density bonuses shall			
11	be calculated as a percentage of the Maximum Allowable Gross Residential Density.			
12	(E) Any Restricted Affordable Unit provided pr	ursuant to the on-site		
13	requirements of the Inclusionary Affordable Housing Program, Section	n 415 et seq., shall be included		
14	when determining the number of Restricted Affordable Units required	to qualify for a Development		
15	Bonus under this Section 206.5. The payment of the Affordable Housing	ng Fee shall not qualify for a		
16	Development Bonus under this Section. The provision of Off-site Units	s shall not qualify the Principal		
17	Project for a Density Bonus under this Section; however an Off-site Unit may qualify as a Restricted			
18	Affordable Unit to obtain a density bonus for the Off-site Project.			
19	(F) In accordance with state law, neither the granting of a Concession,			
20	Incentive, waiver, or modification, nor the granting of a Density Bonus, shall be interpreted, in and of			
21	itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.			
22	(3) Concessions and Incentives. Analyzed Projects shall receive concessions or			
23	incentives, in the amounts specified in Table 206.5B:			
24	Table 206.5B Concessions and Incentives Summary Anal	lyzad Projects		
25		•		
_0	Target Group	Restricted Affordable Units		

Notes: 1. Common Interest Development is defined in California Civil Code Section 4100.

(4) Menu of Concessions and Incentives: In submitting a request for Concessions or Incentives, an applicant for an Analyzed State Density Bonus Project may request the specific Concessions and Incentives set forth below. The Planning Department, based on Department research and a Residential Density Bonus Study prepared by David Baker Architects, Seifel Consulting, and the San Francisco Planning Department dated August 2015, on file with the Clerk of the Board of Supervisors in File No. 150969, has determined that the following Concessions and Incentives are generally consistent with Government Code Section 65915(d) because, in general, they: are required in order to provide for affordable housing costs; will not be deemed by the Department to have a specific adverse impact as defined in Government Code Section 65915(d); and are not contrary to State or Federal law.

(A) Rear yard: the required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet; and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties.

(B) **Dwelling Unit Exposure:** the dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

(C) Off-Street Loading: off-street loading spaces under Section 152 shall not be

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1	required.
2	(D) Parking: up to a 50% reduction in the residential and commercial parking
3	requirement, per Section 151 or any applicable special use district.
4	(E) Open Space: up to a 5% reduction in required common open space per
5	Section 135, or any applicable special use district.
6	(F) Additional Open Space: up to an additional 5% reduction in required
7	common open space per Section 135 or any applicable special use district, beyond the 5% provided in
8	subsection (E) above.
9	(5) Waiver or Modification of Height Limits. Analyzed Projects may request a waiver
10	of the applicable height restrictions if the applicable height limitation will have the effect of physically
11	precluding the construction of a Housing Project at the densities or with the Concessions or Incentives
12	permitted by subsection (c)(4). Analyzed Projects may receive a height bonus as of right of up to twenty
13	feet or two stories, excluding exceptions permitted per Section 260(b), if the applicant demonstrates
14	that it qualifies for a height waiver through the following formula:
15	Step one: Calculate Base Density and Bonus Density Limits
16	Calculate Base Density (BD), as defined in Section 206.2.
17	Bonus Density Limit (BD): ED multiplied by 1.XX where XX is the density bonus
18	requested per Section 206.5 of this Code (e.g. 7%, 23%, 35%), not to exceed 1.35, the maximum density
19	bonus available by this Section.
20	Step two: Calculate Permitted Envelope (PE). Buildable envelope available under
21	existing height and bulk controls.
22	PE equals lot area multiplied by permitted lot coverage, where lot coverage equals .75,
23	or .8 if the developer elects to request a rear yard modification under Section 206.5(c)(4)(A), multiplied
24	by existing height limit (measured in number of stories), minus one story for projects in districts where
25	non-residential uses are required on the ground floor, and minus any square footage subject to bulk

1	limitations (for parcels that do not have an X bulk designation).		
2	Step three: Calculate Bonus Envelope (BE). Residential envelope necessary to		
3	accommodate additional density ("Bonus envelope" or "BE").		
4	BE equals Bonus Density multiplied by 1,000 gross square feet.		
5	Step four: Calculate Additional Residential Floors. Determine the number of stories		
6	required to accommodate bonus:		
7	(A) If BE is less than or equal to PE, the project is not awarded height under		
8	this subsection (c)(5).		
9	(B) If BE is greater than PE, the project is awarded height, as follows:		
10	(i) If BE minus PE is less than the lot area multiplied by 0.75, project is		
11	allowed one extra story; total gross square footage of building not to exceed BE; or		
12	(ii) If BE minus PE is greater than the lot area multiplied by 0.75 (i.e. if		
13	the difference is greater than one story), project is allowed two extra stories; total gross square footage		
14	of building not to exceed BE.		
15	(d) Application. An application for an Analyzed State Density Bonus Project under this Section		
16	206.5 shall be submitted with the first application for approval of a Housing Project and shall be		
17	processed concurrently with all other applications required for the Housing Project. The application		
18	shall be on a form prescribed by the City and, in addition to any information required for other		
19	applications, shall include the following information:		
20	(1) A description of the proposed Housing Project, including the total number of		
21	dwelling units, Restricted Affordable Units, and Density Bonus Units proposed;		
22	(2) Any zoning district designation, Base Density, assessor's parcel number(s) of the		
23	project site, and a description of any Density Bonus, Concession or Incentive, or waiver requested;		
24	(3) A list of the requested Concessions and Incentives from Section 206.5(c)(4);		
25	(4) If a waiver or modification of height is requested under Section 206.5(c)(5), a		

1	calculation demonstrating how the project qualifies for such waiver under the formula;
2	(5) A full plan set including site plan, elevations, sections, and floor plans, number of
3	market-rate units, Restricted Affordable Units, and Density Bonus units within the proposed Housing
4	Project. The location of all units must be approved by the Planning Department before the issuance of
5	the building permit;
6	(6) Level of affordability of the Restricted Affordable Units and a draft Regulatory
7	Agreement; and
8	(7) Documentation that the applicant has provided written notification to all existing
9	commercial tenants that the applicant intends to develop the property pursuant to this section. Any
10	affected commercial tenants shall be given priority processing similar to the Department's Community
11	Business Priority Processing Program, as adopted by the Planning Commission on February 12, 2015
12	under Resolution Number 19323 to support relocation of such business in concert with access to
13	relevant local business support programs. In no case may a project receive a site permit or any
14	demolition permit prior to 18 months from the date of written notification required by this Section
15	206.5(d)(7).
16	(e) Review Procedures. An application for an Analyzed State Density Bonus Project, shall be
17	acted upon concurrently with the application for other permits related to the Housing Project.
18	(1) Before approving an application for an Analyzed Project, the Planning Department
19	or Commission shall make written findings that the Housing Project is qualified as an Analyzed State
20	Density Bonus Project.
21	(2) Analyzed Projects shall be governed by the conditional use procedures of Section
22	303. All notices shall specify that the Housing Project is seeking a Development Bonus and shall
23	provide a description of the Development Bonuses requested. Analyzed Projects shall also be reviewed
24	for consistency with the Affordable Housing Bonus Program Design Guidelines.
25	(f) Regulatory Agreements. Recipients of a Density Bonus, Incentive, Concession, waiver, or

1	modification shall enter into a Regulatory Agreement with the City, as follows.			
2	(1) The terms of the agreement shall be acceptable in form and content to the Planning			
3	Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the			
4	authority to execute such agreements.			
5	(2) Following execution of the agreement by all parties, the completed Density Bonus			
6	Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and			
7	recorded on the Housing Project.			
8	(3) The approval and recordation of the Regulatory Agreement shall take place prior to			
9	the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all			
10	future owners and successors in interest.			
11	(4) The Regulatory Agreement shall be consistent with the guidelines of the City's			
12	Inclusionary Housing Program and shall include at a minimum the following:			
13	(A) The total number of dwelling units approved for the Housing Project,			
14	including the number of Restricted Affordable Units, Inclusionary Units, HOME-SF Units or other			
15	restricted units;			
16	(B) A description of the household income group to be accommodated by the			
17	Restricted Affordable Units, and the standards for determining the corresponding Affordable Rent or			
18	Affordable Sales Price;			
19	(C) The location, dwelling unit sizes (in square feet), and number of bedrooms			
20	of the Restricted Affordable Units;			
21	(D) Term of use restrictions for Restricted Affordable Units of at least 55 years			
22	for Moderate Income units and at least 55 years for Low and Very Low units;			
23	(E) A schedule for completion and occupancy of Restricted Affordable Units;			
24	(F) A description of any Concession, Incentive, waiver, or modification, if any,			
25	being provided by the City;			

(G) A description of remedies for breach of the agreement (the City	may identify
(-,	3,
tenants or qualified purchasers as third party beneficiaries under the agreement);	
tenunis or quartieu parchasers as intra party beneficiaries under the agreement),	

(H) A list of all on-site family friendly amenities. Family friendly amenities shall include, but are not limited to, dedicated cargo bicycle parking, dedicated stroller storage, and open space and yards designed for use by children; and

(I) Other provisions to ensure implementation and compliance with this Section.

7

8

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1

2

3

4

5

6

SEC. 306.1. APPLICATIONS AND FILING FEES.

9 * * * *

(c) **Content of Applications.** The content of applications shall be in accordance with the policies, rules and regulations of the Planning Department, Zoning Administrator and the Planning Commission. All applications shall be upon forms prescribed therefor, and shall contain or be accompanied by all information required to assure the presentation of pertinent facts for proper consideration of the case and for the permanent record. The applicant may be required to file with his application the information needed for the preparation and mailing of notices as specified in Section 306.3. In addition to any other information required by the Planning Department, the Zoning Administrator and the Planning Commission, an applicant for a conditional use permit or variance who proposes a commercial use for the subject property shall disclose the name under which business will be, or is expected to be, conducted at the subject property, if such name is known at the time of application. The term "known" shall mean actual, not imputed knowledge, and shall consist of direct evidence including but not limited to a contract of sale, lease, or rental, or letter of intent or agreement, between the applicant and a commercial entity. If the business name becomes known to the applicant during the conditional use permit or variance processing period, the applicant promptly shall amend the application to disclose such business name. All applications must

disclose whether there are existing residential uses and non-residential uses, and disclose the presence of any residential or non-residential tenants, located at the subject property at the time the application is submitted.

SEC. 311. PERMIT REVIEW PROCEDURES.

(a) **Purpose.** The purpose of this Section 311 is to establish procedures for reviewing planning entitlement Development Applications applications to determine compatibility of the proposal with the neighborhood and for providing notice to property owners, tenants, and residents on the site and neighboring the site of the proposed project and to interested neighborhood organizations, so that concerns about a project may be identified and resolved during the review of the permit. For purposes of this Section 311, a planning entitlement Development Application application means the application submitted by a project sponsor to the Planning Department, provided said application has been deemed complete by the Planning Department, that includes the information necessary to conduct environmental review, determine Planning Code compliance, and assess conformity with the General Plan.

(b) Applicability.

(1) Within the Priority Equity Geographies SUD, all *planning entitlement*Development Aapplications in Residential, NC, NCT, RTO, Chinatown Mixed Use Districts, and Eastern Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of buildings shall be subject to the notification and review procedures required by this Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, planning entitlement Development Aapplications to construct an Accessory Dwelling Unit pursuant to Section 207.2 shall not be subject to the notification or review requirements of this Section 311. A change of use to a principally permitted use in the Western SoMa Plan Area, Central SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions of this Section 311.

1	*	*	*	*

2 (3) In all Other Projects in Residential, NC, NCT, and Eastern
3 Neighborhoods Mixed Use Districts. All planning entitlement Development Aapplications in
4 Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts that propose any of
5 the following shall be subject to the notification and review procedures required by this
6 Section 311.

7 * * * *

(c) Planning Entitlement Development Application Review for Compliance. Upon acceptance of any Development Ampplication subject to this Section 311, the Planning Department shall review the proposed project for compliance with the Planning Code and any applicable design guidelines, and standards approved by the Planning Commission.

Applications determined not to be in compliance with the Objective Standards of Articles 1.2, 1.5, 2, and 2.5 of the Planning Code, and any applicable Objective Standards adopted by the Commission shall be considered to be code-compliant. Development Applications for projects other than code-compliant residential projects may be subject to additional controls, including the Residential Design Guidelines, including design guidelines for specific areas adopted by the Planning Commission, or with any applicable conditions of previous approvals regarding the project, shall be held until either the application is determined to be in compliance, is disapproved or a recommendation for cancellation is sent to the Department of Building Inspection.

(1) **Design Guidelines** <u>and Standards</u>. The construction of new buildings and alteration of existing buildings shall be consistent with the design policies and guidelines of the General Plan, <u>applicable Objective Standards</u>, <u>and with</u> the "Residential Design Guidelines," and all other applicable design guidelines <u>and standards</u> as adopted and periodically amended for specific areas or conditions by the Planning Commission. <u>The design for new buildings with</u> residential uses in RTO Districts shall also be consistent with the design standards and guidelines of

the "Ground Floor Residential Units Design Guidelines" as adopted and periodically amended by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing building in order to bring it into conformity with the applicable design guidelines. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

* * * *

(d) **Notification.** Upon determination that an application *is in compliance complies* with the development standards of the Planning Code, the Planning Department shall cause a notice to be posted on the site pursuant to rules established by the Zoning Administrator and shall cause a written notice describing the proposed project to be sent in the manner described below. This notice shall be in addition to any notices required by the Building Code and shall have a format and content determined by the Zoning Administrator. The notice shall describe the project review process and shall set forth the mailing date of the notice and the expiration date of the notification period.

16 * * * *

- (5) **Notification Period.** All *planning entitlement Development Aa*pplications shall be held for a period of 30 calendar days from the date of the mailed notice to allow review by residents and owners of neighboring properties and by neighborhood groups.
- (6) **Elimination of Duplicate Notice.** The notice provisions of this Section <u>311</u> may be waived by the Zoning Administrator for *planning entitlement Development Aa*pplications for projects that have been, or before approval will be, the subject of a duly noticed public hearing before the Planning Commission or Zoning Administrator, provided that the nature of work for which the *planning entitlement Development Aa*pplication is required is both substantially included in the hearing notice and is the subject of the hearing.

1	(7) Notification Package. The notification package for a project subject to
2	notice under this Section 311 shall include a written notice and reduced-size drawings of the
3	project. Distributed plans and drawings may be limited to comply with applicable state laws.
4	* * * *
5	(D) The planning entitlement <u>Development</u> <u>Aapplication number(s)</u> shall be
6	disclosed in the written notice. The start and expiration dates of the notice shall be stated. A
7	description about the recipient's rights to request additional information, to request
8	Discretionary Review by the Planning Commission and to appeal to other boards or
9	commissions shall be provided.
10	* * * *
11	(e) Requests for Planning Commission Review. A request for the Planning
12	Commission to exercise its discretionary review powers over a specific planning entitlement
13	<u>Development</u> <u>A</u> application shall be considered by the Planning Commission if received by the
14	Planning Department no later than 5:00 p.m. of the last day of the notification period as
15	described in this Section 311, subject to guidelines adopted by the Planning Commission. The
16	project sponsor of a planning entitlement Development Aapplication may request discretionary
17	review by the Planning Commission to resolve conflicts between the Director of Planning and
18	the project sponsor concerning requested modifications to comply with the Residential Design
19	Guidelines, or other applicable design guidelines or standard.
20	* * * *
21	
22	SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH
23	DEMOLITION, MERGER, AND CONVERSION.
24	(a) Findings. San Francisco faces a continuing shortage of affordable housing. There

is a high ratio of rental to ownership tenure among the City's residents. The General Plan

recognizes that existing housing is the greatest stock of rental and financially accessible residential units, and is a resource in need of protection. Therefore, a public hearing will be held prior to approval of any permit that would remove existing housing, reduce the size of a Residential Flat, merge any portion of a Residential Flat with another unit, or change the configuration of a Residential Flat such that the unit is no longer considered a Residential Flat, with certain exceptions, as described below. The Planning Commission shall develop a Code Implementation Document setting forth procedures and regulations for the implementation of this Section 317 as provided further below. The Zoning Administrator shall modify economic criteria related to property values and construction costs in the Implementation Document as warranted by changing economic conditions to meet the intent of this Section.

(b) **Definitions.** For the purposes of this Section 317, the terms below shall be as defined below. Capitalized terms not defined below are defined in Section 102 of this Code.

13 * * * *

or Unauthorized Units, resulting in a decrease in the number of Residential Units and Unauthorized Units within a building, or the enlargement of one or more existing units while *substantially* reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced. The Planning Commission may reduce the numerical element of this criterion by up to 20% of its value should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing housing and preserve affordable housing. *Residential Merger shall also include the reconfiguration of a Residential Flat with another Dwelling Unit, if the proposed project would reconfigure an existing Residential Flat such that the reconfigured Residential Flat would no longer meet the definition of a Residential Flat, even if the number of Dwelling Units is not reduced and the Residential Flat is not reduced in size.*

* * * *

1	(c) Applicability; Exemptions.			
2	* * * *			
3	(12) Residential Flats. Notwithstanding anything to the contrary in this Section			
4	317, projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats			
5	shall not require a Conditional Use authorization if the project would increase the number of			
6	Dwelling Units on the property.			
7	* * * *			
8	(g) Conditional Use Criteria.			
9	* * * *			
10	(6) Residential Demolition. The Planning Commission shall consider the			
11	following additional criteria in the review of applications for Residential Demolition:			
12	* * * *			
13	(L) whether the project increases the number of family-sized units on-			
14	site <mark>, and in the case of demolition of any Residential Flats whether the proposed project is</mark>			
15	maintaining or increasing the number of units on the lot that contain at least two or more			
16	bedrooms or that are at least equivalent in size to the Residential Flats being demolished;			
17	* * * *			
18	(8) Denial of Application to Remove an Unauthorized Unit; Requirement to			
19	Legalize the Unit. If the Planning Commission denies an application to Remove an			
20	Unauthorized Unit, the property owner shall file an <u>Development Application and any necessary</u>			
21	application for a building permit to legalize the Unit. Failure to do so within a reasonable			
22	period of time, as determined by the Zoning Administrator, shall be deemed to be a violation			
23	of the Planning Code.			
24	(9) Residential Flats. In addition to the other considerations in this subsection (g), the			
25	Planning Commission shall consider the criteria below when reviewing a project application that			

1	would merge a Residential Flat such that it would no longer meet the definition of a Residential Flat:
2	(A) whether reduction in size, reconfiguration, or merger of the Flat(s) would
3	reduce the size of any Flat by more than 25% of its original floor area; and
4	(B) whether the proposed project is maintaining or increasing the number of
5	units on the Lot that contain at least two or more bedrooms or that are at least equivalent in size to the
6	Residential Flats being reduced or reconfigured.
7	* * * *
8	SEC. 318. EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.
9	(a) Definition. For purposes of this Section, an "Efficiency Dwelling Unit with reduced square
10	footage" shall mean an Efficiency Dwelling Unit with a living room of less than 220 square feet and
11	meeting the requirements of Section 1208.4 of the San Francisco Building Code that is not affordable
12	housing, group housing, or student housing as defined in this Code.
13	(b) Limitation on the Total Number of Efficiency Dwelling Units with Reduced Square
14	Footage That Can Be Constructed. The Planning Department may approve the construction of up to a
15	total number of 375 Efficiency Dwelling Units with reduced square footage; provided, however, that
16	Efficiency Dwelling Units shall not be included in this total. For purposes of this subsection, individual
17	units will be counted even if they comprise less than the total number of units in the building.
18	(c) Reporting and Reauthorization. After the approval of approximately 325 Efficiency
19	Dwelling Units with reduced square footage, the Planning Department in collaboration with the
20	Mayor's Office of Housing shall submit a report to the Board of Supervisors that provides whatever
21	information those Departments believe will assist the Board in determining whether to increase the
22	numerical cap on the number of Efficiency Units with reduced square footage or to otherwise modify
23	the requirements. At a minimum, the report shall include the following information:
24	(1) Pricing information, based on data from the Assessor's Office, for sales properties
25	and, to the extent feasible, rental prices for the Efficiency Dwelling Units with reduced square footage;

25	Zoning Category	§ References	C-2
24		ZONING CONTR	OL TABLE FOR C-2 DISTRICTS
23			Table 210.1
22			
21	* * * *		
20	SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.		
19			
18	follows:		
17	812, 825, 827, 829, 830,	831, 832, 833, 83	34, 835, 836, 837, 838, 839, and 840 to read as
16	751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 780.1, 780.3, 810, 811,		
15	730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 750,		
14	712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729,		
13	Planning Code is hereby amended by revising Sections 210.1, 210.2, 210.3, 210.4, 710, 711,		
12	Section 13. Confo	rming Changes to	o Zoning Tables. Articles 2, 7, and 8 of the
11			
10	level, set forth in the Region	al Housing Needs	Allocation.
9	footage with the quantified l	housing production	goals, to the extent available by household income
8	(5) A compa	rison of the numbe	rs of Efficiency Dwelling Units with reduced square
7	Area Plans; and		
6	footage that are entitled and	l/or built and the go	oals for other dwelling unit sizes within any adopted
5			rs of Efficiency Dwelling Units with reduced square
4	are located, both projects that are entitled but not yet built and projects that have been constructed;		
3	(3) A map showing where the Efficiency Dwelling Units with reduced square footage		
2	Units with reduced square footage to similar data for studio and 1-bedroom dwelling units;		
1	(2) A compa	rison of the sales a	nd rental pricing information for Efficiency Dwelling

1	BUILDING STANDARDS		
2	Massing and Setbacks		
3	Height and Bulk Limits	§§ 102, 105,	Generally 40-XVaries. Additional Height Limits of §
4		106, 132.1,	261 apply. See Height and Bulk District Maps.
5		250-252, 260,	
6		<u>263.19,</u> 270,	
7		<u>270.3,</u> 271 ,	
8		295	
9	Floor Area Ratio	§§ 102, 123,	Basic FAR limit is 3.6 to 1. For a lot that is nearer
10		124 <u>, 207.9</u>	to an RM-4 or RC-4 District than to any other R
11			District, the FAR is 4.8 to 1. For a lot that is
12			nearer to a C-3 District than to any R District the
13			FAR is 10.0 to 1. FAR in the Waterfront and
14			Washington-Broadway Special Use Districts is 5
15			to 1. For Office Uses minimum intensities may apply
16			pursuant to § 207.9.
17	* * * *		
18	Miscellaneous		
19	* * * *		
20	Signs	§ 607	As permitted by <i>Section</i> § 607.
21	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
22	<u>Standards</u>	Commerce and	Design Standards, and any other applicable design
23		<u>Industry</u>	guidelines that have been approved by the Planning
24		<u>Element</u>	Commission.
25	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other

1			zoning modifications for eligible projects in the R-4
2			Height and Bulk District.
3	RESIDENTIAL STANDA	RDS AND USE	
4	Development Standard		
5	* * * *		
6	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
7	Demolition, or Merger		Unauthorized Units.
8	of Dwelling Units,		
9	including Residential		
10	Flats		
11	Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more
12	Dwelling Olli Mix	<u> </u>	Dwelling Units. No less than 25% of the total number
13			of proposed Dwelling Units shall contain at least two
14			
15			Bedrooms, and no less than 10% of the total number
16			of proposed Dwelling Units shall contain at least
17			three Bedrooms.
18	Residential Uses		
19	Residential Density,	§ 207	P at a density ratio not exceeding the number of
20	Dwelling Units Density,		dwelling units permitted in the nearest R District,
21	<u>General</u> (5)		with the distance to such R District measured
22			from the midpoint of the front lot line or from a
23			point directly across the street therefrom,
24			whichever permits the greater density; provided,
25			that the maximum density ratio shall in no case

1			be less than one unit for each 800 square feet of
2			lot area. NP above. (8)
3			
4			Form-Based Density applies within the R-4 Height
5			and Bulk District (§§ 263.19, 270(i)) and other
6			parcels per footnote 8.
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
8	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
10	<u>Size</u>		equivalent Floor Area Ratio for any individual
11			Dwelling Unit of 1.2:1. C for Dwelling Units that
12			exceed the greater of those thresholds.
13	Senior Housing <u>Density</u>	§§102,	P up to twice the number of dwelling units
14		202.2(f) <u>, 207</u>	otherwise permitted as a Principal Use in the
15			district and meeting all the requirements of §
16			202.2(f)(1). C up to twice the number of dwelling
17			units otherwise permitted as a Principal Use in
18			the district and meeting all requirements of §
19			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related
20			to location.
21			
22			Form-Based Density applies within the R-4 Height
23			and Bulk District (§§ 263.19, 270(i)) and other
24			parcels per footnote 8.
25	Residential Density,	§208	P at a density ratio not exceeding the maximum
		·	

1	Group Housing <u>Density</u>		density permitted for group housing in the
2			nearest R District, with the distance to such R
3			District measured from the midpoint of the front
4			lot line or from a point directly across the street
5			therefrom, whichever permits the greater density;
6			provided, that the maximum density ratio shall in
7			no case be less than one bedroom for each 275
8			square feet of lot area. NP above. (8)
9			
10			Form-Based Density applies within the R-4 Height
11			and Bulk District (§§ 263.19, 270(i)) and other
12			parcels per footnote 8.
13	* * * *		
14	NON-RESIDENTIAL ST	TANDARDS ANI	DUSES
15	* * * *		
16	Commercial Use Char	acteristics	
17	Drive-up Facility	§ 102	₽ <u>C</u>
18	* * * *		
19	* * * *		

(5) Construction of Accessory Dwelling Units *may be* permitted pursuant to Sections 207.1 and 207.2.

22 * * * *

20

21

23

24

25

(8) <u>Form-Based Zoning applies Fin C-2 zoning districts: (i) on parcels in the R-4 Height and Bulk District; and (ii) on parcels</u> east of or fronting Franklin Street/13th Street and north of Townsend Street, except for parcels within the Northeast Waterfront Historic District, the

- 1 Jackson Square Historic District, and the Jackson Square Historic District Extension, *there is*
- 2 *no density limit*. The Jackson Square Historic District Extension shall include parcels within the
- 3 area bounded by the northern boundary of the Jackson Square Historic District and the
- 4 centerline of Sansome Street, Kearny Street, and Broadway. *On parcels with no density limit*,
- 5 density is regulated by the permitted height and bulk, and required setbacks, exposure, open space, and
- 6 *other Code requirements applicable to each development lot.*

7 //

8

11

12

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

& References | C-3-0 | C-3-

9 * * * *

10 **Table 210.2**

ZONING CONTROL TABLE FOR C-3 DISTRICTS

12	Zoning Category	§ References	C-3-U	C-3-	C-3-R	C-3-G	C-3-S
13				O(SD)			
14	BUILDING STANDARI	os					
15	Massing and Setbacks	5					
16	Height and Bulk Limits	§§ 102, 105,	Varies. S	See also	Height and Bulk	District M	laps.
17		106, 250-					
18		252, 260,					
19		<u>263.19,</u> 261 ,					
20		270, <u>270.3,</u>					
21		271					
22	* * * *						
23	Basic Floor Area Ratio	§§ 102, 123,	9.0 to	6.0 to	6.0 to 1	6.0 to	5.0 to
24	(2)	124 <u>, 207.9</u>	1	1		1	1
25	* * * *						

Miscellaneous			
* * * *			
Signs	§ 607	As permitted by Section § 607.	
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
<u>Standards</u>	Commerce and	Design Standards, and any other applicable design	
	<u>Industry</u>	guidelines that have been approved by the Planning	
	<u>Element</u>	Commission.	
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zon	
		modifications for eligible projects in the R-4 Height	
		Bulk District.	
RESIDENTIAL STANDARDS AND USES			
Development Standar	'ds		
* * * *			
Residential	§ 317	C for Removal of one or more Residential Units or	
Conversion,		Unauthorized Units.	
001110101011,			
Demolition, or Merger			
ŕ			
Demolition, or Merger			
Demolition, or Merger of Dwelling Units,			
Demolition, or Merger of Dwelling Units, including Residential	<u>§ 207.7</u>	Generally required for creation of 10 or more Dwell	
Demolition, or Merger of Dwelling Units, including Residential Flats	<u>§ 207.7</u>		
Demolition, or Merger of Dwelling Units, including Residential Flats	<u>§ 207.7</u>		
Demolition, or Merger of Dwelling Units, including Residential Flats	<u>§ 207.7</u>	Generally required for creation of 10 or more Dwells Units. No less than 25% of the total number of propo Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed	

1	Residential Uses		
2	Residential Density,	§ 207	No density limit. Density is regulated by the permitted
3	Dwelling Units <u>Density</u> ,		height and bulk, and required setbacks, exposure, and
4	General (7)		open space of each development lot.Form-Based
5			<u>Density</u>
6	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
7	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
8	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 square feet of Gross Floor Area or an
9	<u>Size</u>		equivalent Floor Area Ratio for any individual Dwelling
10			Unit of 1.2:1. C for Dwelling Units that exceed the
11			greater of those thresholds.
12	Senior Housing	§§102,	No density limit. Density is regulated by the permitted
13	<u>Density</u>	202.2(f) <u>, 207</u>	height and bulk, and required setbacks, exposure, and
14			open space of each development lot. Form-Based
15			<u>Density</u>
16	Residential Density,	§208	No density limit. Density is regulated by the permitted
17	Group Housing <i>Density</i>		height and bulk, and required setbacks, exposure, and
18			open space of each development lot.Form-Based
19			<u>Density</u>
20	* * * *		
21	NON-RESIDENTIAL ST	ANDARDS AN	D USES
22	* * * *		

(2) [Reserved.] For Office Uses in all C-3 Districts minimum intensities may apply pursuant

25 <u>to § 207.9.</u>

23

1	* * * *						
2							
3	SEC. 210.3. PDR DISTRICTS.						
4	* * * *						
5	//						
6	//						
7	//						
8			Tab	ole 210.3			
9		ZONING	CONTROL TA	ABLE FOR PDI	R DISTRICTS		
10		Γ	T	Γ	1	T	
11	Zoning	§	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2	
12	Category	References					
13	* * * *						
14	RESIDENTIAL	STANDARDS A	AND USES				
15	Development St	tandards					
16	* * * *	,	,				
17	Residential	§ 317	C for Removal	of one or more R	esidential Units o	or Unauthorized	
18	Conversion,		Units; in C-3, o	nly for Removal	above the ground	!floor	
19	Demolition, or						
20	Merger <u>of</u>						
21	Dwelling Units,						
22	<u>including</u>						
23	<u>Residential</u>						
24	<u>Flats</u>						
25	* * * *						

1	* * * *						
2							
3	SEC. 210.4. M DISTRICTS: INDUSTRIAL.						
4	* * * *						
5	//						
6	//						
7	//						
8			Table 210.4				
9	Z	ZONING CONTI	ROL TABLE FOR M DIST	RICTS			
10							
11	Zoning Category	§ References	M-1	M-2			
12	BUILDING STANDARDS	3					
13	* * * *						
14	RESIDENTIAL STANDARDS AND USES						
15	Development Standards	;					
16	* * * *						
17	Residential Conversion,	§ 317	C for Removal of one or m	ore Residential Units or			
18	Demolition, or Merger of		Unauthorized Units.				
19	Dwelling Units, including						
20	Residential Flats						
21	Dwelling Unit Mix	<u>§ 207.7</u>	Generally required for cred	ation of 10 or more			
22			Dwelling Units. No less the	an 25% of the total number			
23			of proposed Dwelling Unit	s shall contain at least two			
24			Bedrooms, and no less than	n 10% of the total number			
25			of proposed Dwelling Unit	s shall contain at least			

		three Bedrooms.	
* * * *			
Residential Uses			
Residential Density,	§ 207	C at a density ratio not e	xceeding the number of
Dwelling Units <u>Density</u> (3)		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 therefrom,
		whichever permits the gr	eater density; provided,
		that the maximum densit	y ratio shall in no case
		be less than one unit for	each 800 feet of lot
		area. Any remaining frac	tion of one-half or more
		of the minimum amount	of lot area per dwelling
		unit shall be adjusted up	ward to the next higher
		whole number of dwelling	g units. NP above.
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project	ct location, but generally
Densities, if Applicable		ranges between 50 and 100	dwelling units per acre.
Maximum Dwelling Unit	<u>§§ 207.10,</u>	P up to 4,000 square feet o	f Gross Floor Area or an
<u>Size</u>	<u>317</u>	equivalent Floor Area Rati	o for any individual
		Dwelling Unit of 1.2:1. C	for Dwelling Units that
		exceed the greater of those	thresholds.
Senior Housing	§ 102	NP	NP
* * * *			
NON-RESIDENTIAL STA	ANDARDS AN	D USES	
Development Standards			

1	Floor Area Ratio	§§ 102, 123,	5 to 1. For Office Uses	5 to 1. For Office Uses
2		<u>207.9,</u> 124	minimum intensities	minimum intensities
3			may apply pursuant to	may apply pursuant to
4			<u>§ 207.9.</u>	<u>§ 207.9.</u>
5	* * * *			

* * * *

(3) Construction of Accessory Dwelling Units may be permitted pursuant to Sections 207.1 and 207.2.

9 * * * *

SEC. 710. NC-1 - NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 District promote low <u>er</u>-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story, <u>with certain exceptions</u>. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services *at the first story provided that the use size generally is limited*

to 3,000 square feet, subject to certain use size limitations. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story. *in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.* Accessory Dwelling Units are permitted *within the District pursuant to Section 207.1 of this Code*.

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

		NC-1		
Zoning Category	§	Controls		
	References			
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk Map		
	106, 250–	Sheets HT02-08, HT10-13 for more information.		
	252, 260,	Height sculpting required on Alleys per § 261.1.		
	261.1,			
	<u>263.19,</u> 270,			
	<u>270.3,</u> 271 .			
	See also			

		T	
1		Height and	
2		Bulk District	
3		Maps	
4	5 Foot Height Bonus	§ 263.20	P(1) in some districts
5	for Active Ground Floor		
6	Uses		
7	Rear Yard	§§ 130, 134,	Required at Grade level and at each succeeding
8		134(a)(e),	level or Story: 25% of lot depth, but in no case less
9		136	than 15 feet
10	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired:; however, if the existing
11	Side Yard	132, 133	sidewalk does not meet the recommended width required
12			by the Better Streets Plan, a front setback shall be
13			provided so that, when combined with the existing
14			sidewalk, the total distance from the curb to the building
15			frontage meets or exceeds the required recommended
16			width under the Better Streets Plan. This setback is
17			required only up to 15 feet above street grade. See §
18			<u>132(e).</u>
19	Street Frontage and Pu	blic Realm	
20	Streetscape and	§ 138.1	Required
21	Pedestrian		
22	Improvements		
23	Street Frontage	§ 145.1	Required; controls apply to above-grade parking
24	Requirements		setbacks, parking and loading entrances, active
25			uses, ground floor ceiling height, street-facing

		ground-level spaces, transparency and
		fenestration, and gates, railings, and grillwork.
		Exceptions permitted for historic buildings.
Ground Floor	§ 145.4	Required on some streets, see § 145.4 for specific
Commercial		districts.
Vehicular Access	§ 155(r)	Restricted on some streets, see § 155(r) for
Restrictions		specific districts
Miscellaneous		
Lot Size (Per	§§ 102,	P(2)
Development)	121.1	
Planned Unit	§ 304	С
Development		
Awning	§ 136.1	P
Canopy or Marquee	§ 136.1	NP <u>(4)</u>
Signs	§§ 262, 602-	As permitted by § 607.1
	604, 607,	
	607.1, 608,	
	609	
General Advertising	§§ 262, 602,	NP
Signs	604, 608,	
	609, 610,	
	611	
Design Guidelines and	General	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Plan	Design Standards, and any other applicable design
	Commerce	
	Commercial Vehicular Access Restrictions Miscellaneous Lot Size (Per Development) Planned Unit Development Awning Canopy or Marquee Signs General Advertising Signs Design Guidelines and	Commercial \$ 155(r) Restrictions \$ 155(r) Miscellaneous Lot Size (Per S§ 102, Development) 121.1 Planned Unit Development \$ 304 Awning S 136.1 \$ 136.1 Canopy or Marquee S 136.1 \$ 262, 602-604, 607, 607.1, 608, 609 General Advertising Signs Gound Advertising Signs Goung G

1		and Industry	guidelines that have been approved by the Planning
2		Element	<u>Commission.</u>
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
4			modifications for eligible projects in the R-4 Height and
5			Bulk District.
6	RESIDENTIAL STANDA	ARDS AND US	ES
7	Development Standard	ls	
8	Usable Open Space	§§ 135, 136	100 square feet if private, or 133 square feet if
9	[Per Dwelling Unit]		common, or the amount of open space required in
10			the nearest Residential District, whichever is less.
11	Off-Street Parking	§§ 145.1,	No car parking required. Maximum permitted per §
12	Requirements	150, 151,	151 Bike parking required per §155.2. If car
13		153 - 156,	parking is provided, car share spaces are required
14		161, 166,	when a project has 50 units or more per §166.
15		204.5	
16	Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more
17			Dwelling Units. No less than 25% of the total
18			number of proposed Dwelling Units shall contain at
19			least two Bedrooms, and no less than 10% of the
20			total number of proposed Dwelling Units shall
21			contain at least three Bedrooms.
22	Use Characteristics	_	
23	Intermediate Length	§§ 102,	P(11)
24	Occupancy	202.10	

1	Single Room	§ 102	Р		
2	Occupancy				
3	Student Housing	§ 102	Р		
4	Residential Uses		Controls by Story		
5			1st	2nd	3rd +
6	Residential Uses	§102	Р	Р	Р
7	Accessory Dwelling	§§102,	P per Planning Cod	de <i>Sections§§</i> 207.	1 and 207.2.
8	Unit <i>Density</i>	207.1, 207.2			
9	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density		
10	<u>General</u>		permitted in the nearest R District, whichever is		
11			greater.		
12					
13			Form-Based Density applies within the R-4 Height and		
14			Bulk District (§§ 263.19, 270(i)).		
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
16	Densities, if Applicable		ranges between 50 ar	nd 100 dwelling un	its per acre.
17	Maximum Dwelling Unit	<u>§§ 207.10,</u>	P up to 4,000 square feet of Gross Floor Area or an		
18	<u>Size</u>	<u>317</u>	equivalent Floor Area Ratio for any individual Dwelling		
19			<u>Unit of 1.2:1. C for 1</u>	Dwelling Units that	t exceed the
20			greater of those thres	sholds.	
21	Group Housing Density	§208	1 bedroom per 275	square foot lot a	rea, or the
22			density permitted in	n the nearest R D	istrict,
23			whichever is greate	er.	
24					

1			Form-Based Density	applies within the	R-4 Height and	
2			Bulk District (§§ 263.19, 270(i)).			
3	Homeless Shelter	§§ 102, 208	Density limits regulated by the Administrative Code			
4	Density					
5	Senior Housing	§§102,	P up to twice the n	umber of dwelling	g units	
6	Density	202.2(f),	otherwise permitte	d as a Principal U	Jse in the	
7		207	district and meetin	g all the requirem	ents of §	
8			202.2(f)(1). C up to	twice the number	er of dwelling	
9			units otherwise pe	rmitted as a Princ	ipal Use in the	
10			district and meetin	g all requirements	s of §	
11			202.2(f)(1), except	for § 202.2(f)(1)(D)(iv), related	
12			to location.			
13						
14			Form-Based Density applies within the R-4 Height and			
15			Bulk District (§§ 26.	3.19, 270(i)).		
16	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	Units, including					
20	Residential Flats					
21			1st	2nd	3rd+	
22	Residential Conversion	§ 317	€	NP	NP	
23	Residential Demolition	§ 317	€	ϵ	ϵ	
24	and Merger					
25	NON-RESIDENTIAL ST	ANDARDS AN	ID USES			

1	Development Standard	ls			
2	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Office Uses minimum intensities may</i>		
3		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
4	Use Size	§ <u>§</u> 102,	P up to 2,999 square feet; C 3,000 square feet and		
5		<u>121.2</u>	above		
6	Off-Street Parking	§§ 145.1,	No car parking required Maximum permitted per §		
7	Requirements	150, 151,	151. Bike parking required per Section 155.2. Car		
8		153 - 156,	share spaces required when a project has 25 or		
9		161, 166,	more parking spaces per §166.		
10		204.5			
11	Off-Street Freight	§§ 150, 152,	None required if gross floor area is less than		
12	Loading	153 - 155,	10,000 square feet. Exceptions permitted per §§		
13		161, 204.5	155 and 161.		
14	Commercial Use Chara	ecteristics			
15	Drive-up Facility	§ 102	NP		
16	Formula Retail	§ 102, 303.1	С		
17	Hours of Operation	§§ 102	P 6 a.m 11 p.m.; C 11 p.m 2 a.m.		
18	Maritime Use	§ 102	NP		
19	Open Air Sales	§§ 102,	See § 703(b)		
20		703(b)			
21	Outdoor Activity Area	§§ 102,	P if located in front of building or if it complies with		
22		145.2, 202.2	Section 202.2(a)(7); C if located elsewhere.		
23	Walk-up Facility	§ 102	P		
24	NON-RESIDENTIAL USES		CONTROLS BY STORY		

1			1st	2nd	3rd+
2	Agricultural Use Category				
3	Agriculture, Industrial	§§ 102,	NP	NP	NP
4		202.2(c)			
5	Agriculture, Large	§§ 102,	С	С	С
6	Scale Urban	202.2(c)			
7	Agriculture,	§§ 102,	Р	Р	Р
8	Neighborhood	202.2(c)			
9	Automotive Use Catego	ory			
10	Automotive Uses*	§ 102	NP	NP	NP
11	Electric Vehicle	§§102,	C(13)	C(13)	C(13)
12	Charging Location	202.2(b),			
13		202.13			
14	Parking Garage,	§ 102	С	С	С
15	Private				
16	Parking Garage, Public	§ 102	С	NP	NP
17	Parking Lot, Private	§§ 102, 142,	С	С	С
18		156			
19	Parking Lot, Public	§§ 102, 142,	С	NP	NP
20		156			
21	Entertainment, Arts and Recreation Use Category				
22	Entertainment, Arts	§ 102	NP	NP	NP
23	and Recreation Uses*				
24	Arts Activities	§ 102	Р	Р	Р

Entertainment, General	§ 102	Р		Р	NP
Entertainment,	§ 102	С		NP	NP
Nighttime					
Movie Theater	§§ 102,	С		С	С
	202.4				
Open Recreation Area	§ 102	С		С	С
Passive Outdoor	§ 102	С		С	С
Recreation					
Industrial Use Categor	у				
Industrial Uses*	§§ 102,	NP	NP	NP	NP
	202.2(d)				
Institutional Use Categ	jory				
Institutional Uses*	§ 102	Р		С	NP
Child Care Facility	§ 102	Р		Р	Р
Community Facility	§ 102	Р		Р	Р
Hospital	§ 102	NP		NP	NP
Medical Cannabis	§§ 102,	NP(6)		NP(6)	NP
Dispensary	202.2(e)				
Public Facilities	§ 102	Р		Р	Р
Religious Institution	§ 102	Р		С	NP
Residential Care	§ 102	Р		Р	Р
Facility					
Social Service or	§ 102	Р		Р	Р
Philanthropic Facility					

Retail Sales and	§§ 102,	P(3)	NP	NP
Service Uses*	202.2(a),			
	202.3			
Adult Business	§ 102	NP	NP	NP
Adult Sex Venue	§ 102	NP	NP	NP
Animal Hospital	§ 102	Р	Р	Р
Bar	§§ 102,	P(6)	NP	NP
	202.2(a)			
Cannabis Retail	§§ 102,	NP(6)	NP(6)	NP
	202.2(a)			
Flexible Retail	§§ 102,	Р	NP	NP
	202.9			
Gym	§ 102	Р	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	С	NP	NP
Liquor Store	§ 102	P(6)(9)	NP	NP
Massage	§§ 102, 204,	Р	NP(12)	NP(12)
Establishment	703			
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102,	NP	NP	NP
	202.2(a)			
Restaurant	§§ 102,	P(3)	P(3)	NP
	202.2(a)			

D ((1) %)	00.400	D(0)	D(0)	MB		
Restaurant, Limited	§§ 102,	P(3)	P(3)	NP		
	202.2(a)					
Services, Financial	§ 102	С	NP	NP		
Services, Fringe	§ 102	NP(10)	NP(10)	NP(10)		
Financial						
Services, Health	§ 102	Р	NP	NP		
Services, Limited	§ 102	Р	NP	NP		
Financial						
Services, Personal	§ 102	Р	NP	NP		
Services, Retail	§ 102	Р	Р	Р		
Professional						
Storage, Self	§ 102	NP	NP	NP		
Tobacco Paraphernalia	§ 102	С	NP	NP		
Establishment						
Trade Shop	§ 102	Р	NP	NP		
Non-Retail Sales and	§ 102	NP	NP	NP		
Service Uses						
Design Professional	§ 102	Р	NP	NP		
Service, Non-Retail	§ 102	С	Р	NP		
Professional						
Trade Office	§ 102	Р	NP	NP		
Utility and Infrastructu	Utility and Infrastructure Use Category					
Utility and	§ 102	C(5)	C(5)	C(5)		
Infrastructure*						

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

- (1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:
- (a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.
 - (b) On Noriega, Irving, Taraval, and Judah Streets west of 19th Avenue.
- (2) C for 5,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.
- (3) TARAVAL STREET RESTAURANT SUBDISTRICT. Applicable only for the Taraval Street NC-1 District between 40th and 41st Avenues and between 45th and 47th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Within the Taraval Street Restaurant Subdistrict, Formula Retail Restaurants and Formula Retail Limited Restaurants are NP. Formula Retail Restaurants and Formula Retail Limited Restaurants are NP if located within one quarter of one mile from the Taraval Street Restaurant Subdistrict.
 - (4) [Note deleted.]—Canopy is P if required as a wind mitigation feature.
 - (5) C if a Macro WTS Facility; P if a Micro WTS Facility.
- (6) C in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat

^{*} Not listed below

1	Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
2	point of commencement.
3	(7) [Note deleted.]
4	(8) [Note deleted.]
5	(9) C within that portion of the City and County bounded as follows: commencing at
6	he intersection of Arguello Boulevard and Frederick Street, then proceeding southerly along
7	Arguello Boulevard to Carl Street, then proceeding easterly along Carl Street to Hillway
8	Avenue, then proceeding southerly along Hillway Avenue to Parnassus Avenue, then
9	proceeding easterly along Parnassus Avenue to Clayton Street, then proceeding northerly
10	along Clayton Street to Frederick Street, then proceeding easterly along Frederick Street to
11	Buena Vista Avenue West, then proceeding generally northerly along Buena Vista Avenue
12	Vest to Haight Street, then proceeding easterly along Haight Street to Baker Street, then
13	proceeding northerly along Baker Street to Oak Street, then proceeding westerly along Oak
14	Street to Stanyan Street, then proceeding southerly along Stanyan Street to Frederick Street,
15	hen proceeding westerly along Frederick Street to the point of commencement.
16	(10) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).
17	Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant
18	o Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial
19	Services are P subject to the restrictions set forth in Section 249.35(c)(3).
20	(11) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or
21	nore Dwelling Units.
22	(12) P if accessory to a Hotel, Personal Service or Health Service.
23	(13) P where existing use is any Automotive Use.
24	

SEC. 711. NC-2 - SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

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

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

Housing development in new buildings is encouraged above the ground *storyfloor*. *Existing residential units are protected by limitations on demolition and upper-story conversions.*Accessory Dwelling Units are permitted *within the District pursuant to Section 207.1 of this Code*.

Table 711 SMALL-SCALE NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-2

ZONING CONTROL TABLE

2

1

	1	
		NC-2
Zoning Category	§	Controls
	References	
BUILDING STANDARD	S	
Massing and Setbacks	,	
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–	Map Sheets HT10-13 for more information. Height
	252, 260,	sculpting required on Alleys per § 261.1.
	261.1, <u>263.19,</u>	
	270, <u>270.3,</u>	
	271. See also	
	Height and	
	Bulk District	
	Maps	
5 Foot Height Bonus	§ 263.20	P(1) in some districts
for Active Ground Floor		
Uses		
Rear Yard	§§ 130, 134,	Required at the Second Story and at each
	134(a)(e),	succeeding level or Story of the building, and at
	136	the First Story if it contains a Dwelling Unit: 25%
		of lot depth, but in no case less than 15 feet
Front Setback and	§§ 130, 131,	Not Required.

132, 133

Side Yard

		T	
1	Front Setback and	§§ 130, 131,	<u>Generally Nn</u> Ot <u>Rr</u> equired.; <u>however</u> , if the existing
2	Side Yard	132, 133	sidewalk does not meet the recommended width
3			required by the Better Streets Plan, a front setback
4			shall be provided so that, when combined with the
5			existing sidewalk, the total distance from the curb to
6			the building frontage meets or exceeds the required
7			recommended width under the Better Streets Plan. This
8			setback is required only up to 15 feet above street
9			grade. See § 132(e).
10	Street Frontage and Pu	ıblic Realm	
11	Streetscape and	§ 138.1	Required.
12	Pedestrian		
13	Improvements		
14	Street Frontage	§ 145.1	Required; controls apply to above-grade parking
15	Requirements		setbacks, parking and loading entrances, active
16			uses, ground floor ceiling height, street-facing
17			ground-level spaces, transparency and
18			fenestration, and gates, railings, and grillwork.
19			Exceptions permitted for historic buildings.
20	Ground Floor	§ 145.4	Required on some streets, see § 145.4 for specific
21	Commercial		districts.
22	Vehicular Access	§ 155(r)	Restricted on some streets, see § 155(r) for
23	Restrictions		specific districts
24	Miscellaneous		

Lot Size (Per	§§ 102,	P(2)
Development)	121.1	
Planned Unit	§ 304	С
Development		
Awning, Canopy or	§ 136.1	Р
Marquee		
General Advertising	§§ 262, 602,	NP
Signs	604, 608,	
	609, 610,	
	611	
Signs	§§ 262, 602-	As permitted by § 607.1
	604, 607,	
	607.1, 608,	
	609	
Design Guidelines and	General	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Plan	Design Standards, and any other applicable design
	Commerce	guidelines that have been approved by the Planning
	and Industry	<u>Commission.</u>
	Element	
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
		modifications for eligible projects in the R-4 Height and
		Bulk District.
RESIDENTIAL STAND	ARDS AND US	ES
Development Standard	ds	

Usable Open Space	§§ 135, 136	100 square feet if	private, or 133 squ	uare feet if	
[Per Dwelling Unit]		common, or the ar	nount of open spa	ice required in	
		the nearest Reside	ential District, whic	chever is less.	
Off-Street Parking	§§ 145.1,	No car parking rec	juired. Maximum p	permitted per §	
Requirements	150, 151,	151. Bike parking	required per §155	.2. If car	
	153 - 156,	parking is provided, car share spaces are required			
	161, 166,	when a project has 50 units or more per §166.			
	204.5				
Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more			
		Dwelling Units. No less than 25% of the total			
		number of proposed Dwelling Units shall contain at			
		least two Bedrooms, and no less than 10% of the			
		total number of proposed Dwelling Units shall			
		contain at least thr	ee Bedrooms.		
Use Characteristics					
Intermediate Length	§§ 102,	P(12)			
Occupancy	202.10				
Single Room	§ 102	Р			
Occupancy					
Student Housing	§ 102	Р			
Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§102,	P per Planning Code Sections §§ 207.1 and 207.2.			
Unit <i>Density</i>	207.1, 207.2				
	[Per Dwelling Unit] Off-Street Parking Requirements Dwelling Unit Mix Use Characteristics Intermediate Length Occupancy Single Room Occupancy Student Housing Residential Uses Residential Uses Accessory Dwelling	[Per Dwelling Unit] Off-Street Parking Requirements 150, 151, 153 - 156, 161, 166, 204.5 Dwelling Unit Mix S 207.7 Use Characteristics Intermediate Length Occupancy Single Room Single Room Occupancy Student Housing Residential Uses Residential Uses Residential Uses Residential Uses S 102 Accessory Dwelling S 102	[Per Dwelling Unit] common, or the ark the nearest Reside Off-Street Parking §§ 145.1, No car parking red Requirements 150, 151, 151. Bike parking parking is provided 161, 166, when a project has 204.5 Dwelling Unit Mix § 207.7 Generally required Dwelling Units. No number of propose least two Bedroom total number of procontain at least three Use Characteristics Intermediate Length §§ 102, P(12) Occupancy 202.10 Single Room § 102 P Cocupancy Student Housing § 102 P Residential Uses §102 P Residential Uses §102 P Accessory Dwelling §§102, P per Planning Co	Common, or the amount of open spatithe nearest Residential District, which the nearest parking is provided, car share space when a project has 50 units of parking is provided, car share space when a project has 50 units of parking is provided, car share space when a project has 50 units of parking is provided, car share space when a project has 50 units of parking is provided, car share space when a	

		1	
1	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density
2	<u>General</u>		permitted in the nearest R District, whichever is
3			greater.
4			
5			Form-Based Density applies within the R-4 Height and
6			Bulk District (§§ 263.19, 270(i)).
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
8	<u>Densities, if Applicable</u>		ranges between 50 and 100 dwelling units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10,</u>	P up to 4,000 square feet of Gross Floor Area or an
10	<u>Size</u>	<u>317</u>	equivalent Floor Area Ratio for any individual Dwelling
11			Unit of 1.2:1. C for Dwelling Units that exceed the
12			greater of those thresholds.
13	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the
14			density permitted in the nearest R District,
15			whichever is greater.
16			
17			Form-Based Density applies within the R-4 Height and
18			Bulk District (§§ 263.19, 270(i)).
19	Homeless Shelter	§§ 102, 208	Density limits regulated by the Administrative Code
20	Density		
21	Senior Housing	§§102,	P up to twice the number of dwelling units
22	Density	202.2(f),	otherwise permitted as a Principal Use in the
23		207	district and meeting all the requirements of §
24			202.2(f)(1). C up to twice the number of dwelling
25			units otherwise permitted as a Principal Use in the

1			district and meetir	ng all requirements	s of §		
2			202.2(f)(1), excep	t for § 202.2(f)(1)(D)(iv), related		
3			to location.				
4							
5			Form-Based Densit	y applies within the	R-4 Height and		
6			Bulk District (§§ 26	(3.19, 270(i)).			
7	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC				
8	Conversion, Demolition,						
9	or Merger of Dwelling						
10	Units, including						
11	Residential Flats						
12			1st	2nd	3rd+		
13	Residential Conversion	§ 317	ϵ	ϵ	NP		
14	Residential Demolition	§ 317	ϵ	ϵ	ϵ		
15	and Merger						
16	NON-RESIDENTIAL ST	ANDARDS AN	ID USES				
17	Development Standard	s					
18	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office</i>	Uses minimum inte	ensities ma <u>y</u>		
19		124 <u>, 207.9</u>	apply pursuant to § 207.9.				
20	Use Size	§§ 102,	P up to 3,999 squ	are feet; C 4,000 s	square feet and		
21		121.2	above				
22	Off-Street Parking	§§ 145.1,	No car parking. M	aximum permitted	per § 151. Bike		
23	Requirements	150, 151,	parking required p	er Section 155.2.	Car share		
24		153 - 156,	spaces required when a project has 25 or more				
25			parking spaces pe	er § 166.			
20			parking spaces pe	er § 166.			

i		1					
1		161, 166,					
2		204.5					
3	Off-Street Freight	§§ 150, 152,	None required if	gross floor area is	less than		
4	Loading	153 - 155,	10,000 square feet. Exceptions permitted per §§				
5		161, 204.5	155 and 161.				
6	Commercial Use Chara	cteristics					
7	Drive-up Facility	§ 102	NP				
8	Formula Retail	§ 102, 303.1	С				
9	Hours of Operation	§§ 102	P 6 a.m 2 a.m.; C 2 a.m 6 a.m.				
10	Maritime Use	§ 102	NP				
11	Open Air Sales	§§ 102,	See § 703(b)				
12		703(b)					
13	Outdoor Activity Area	§§ 102,	P if located in fro	nt or it complies wi	th Section		
14		145.2, 202.2	202.2(a)(7); C if	located elsewhere.			
15	Walk-up Facility	§ 102	Р				
16	NON-RESIDENTIAL US	ES	CONTROLS BY	STORY			
17			1st	2nd	3rd+		
18	Agricultural Use Categ	ory					
19	Agriculture, Industrial	§§ 102,	NP	NP	NP		
20		202.2(c)					
21	Agriculture, Large	§§ 102,	С	С	С		
22	Scale Urban	202.2(c)					
23	Agriculture,	§§ 102,	Р	Р	Р		
24	Neighborhood	202.2(c)					

Automotive Uses*	§ 102	NP	NP	NP
Automotive Repair	§ 102	С	NP	NP
Automotive Service	§ 102	С	NP	NP
Station				
Electric Vehicle	§§102,	C(14)	C(14)	C(14)
Charging Location	202.2(b),			
	202.13			
Fleet Charging	§ 102	С	С	С
Gas Station	§§ 102,	С	NP	NP
	187.1,			
	202.2(b)			
Parking Garage,	§ 102	С	С	С
Private				
Parking Garage, Public	§ 102	С	С	С
Parking Lot, Private	§§ 102, 142,	С	С	С
	156			
Parking Lot, Public	§§ 102, 142,	С	С	С
	156			
Entertainment, Arts an	d Recreation I	Use Category		
Entertainment, Arts	§ 102	NP	NP	NP
and Recreation Uses*				
Arts Activities	§ 102	Р	Р	Р
Entertainment, General	§ 102	Р	Р	NP

1	Entertainment,	§ 102	Р		NP			NP
2	Nighttime							
3	Movie Theater	§§ 102,	Р		Р			Р
4		202.4						
5	Open Recreation Area	§ 102	С		С			С
6	Passive Outdoor	§ 102	С		С			С
7	Recreation							
8	Industrial Use Categor	у						
9	Industrial Uses*	§§ 102,	NP	NP		NP	1	NP
10		202.2(d)						
11	Institutional Use Categ	jory	_					
12	Institutional Uses*	§ 102	Р		С			С
13	Child Care Facility	§ 102	Р		Р			Р
14	Community Facility	§ 102	Р		Р			Р
15	Hospital	§ 102	NP		NI	>		NP
16	Medical Cannabis	§§ 102,	DR		DI	₹		NP
17	Dispensary**	202.2(e)						
18	Public Facilities	§ 102	Р		Р			Р
19	Residential Care	§ 102	Р		Р			Р
20	Facility							
21	Social Service or	§ 102	Р		Р			Р
22	Philanthropic Facility							
23	Sales and Service Category							

Retail Sales and	§§ 102,	Р	Р	NP
Service Uses*	202.2(a),			
	202.3			
Adult Business	§ 102	NP	NP	NP
Adult Sex Venue	§ 102	NP	NP	NP
Animal Hospital	§ 102	Р	Р	NP
Bar	§§ 102,	P(9)	NP	NP
	202.2(a)			
Cannabis Retail	§§ 102,	С	С	NP
	202.2(a)			
Flexible Retail	§§ 102,	Р	NP	NP
	202.9			
Hotel	§ 102	С	С	С
Kennel	§ 102	С	NP	NP
Liquor Store	§ 102	P(9)	NP	NP
Massage	§§ 102, 204,	P(9)	C(13)	NP(13)
Establishment	303(n), 703			
Massage, Foot/Chair	§ 102	P(9)	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102,	NP	NP	NP
	202.2(a)			
Restaurant	§§ 102,	P(4)	P(4)	NP
	202.2(a)			

Destaurant Limited	22 100	D(4)	D(4)	NP
Restaurant, Limited	§§ 102,	P(4)	P(4)	INP
	202.2(a)			
Services, Financial	§ 102	P(5)	C(5)	NP
Services, Fringe	§ 102	P(5)(6)	NP	NP
Financial				
Services, Limited	§ 102	P(5)	NP	NP
Financial				
Services, Retail	§ 102	Р	Р	Р
Professional				
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia	§ 102	С	NP	NP
Establishment				
Trade Shop	§ 102	Р	С	NP
Non-Retail Sales and	§ 102	NP	NP	NP
Service Uses				
Design Professional	§ 102	Р	Р	NP
Service, Non-Retail	§ 102	С	Р	NP
Professional				
Trade Office	§ 102	Р	Р	NP
Utility and Infrastructu	re Use Catego	ory		
Utility and	§ 102	C(7)	C(7)	C(7)
Infrastructure*				
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

- (1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.
- (2) C for 10,000 square feet and above if located within the Priority Equity Geographies Special Use District established under Section 249.97.
 - (3) [Note deleted.]
- (4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Formula Retail Restaurants and Limited-Restaurants are NP.
- (5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: C for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.
- (6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The FFSRUD and its one-quarter mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

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

- (7) C if a Macro WTS Facility; P if a Micro WTS Facility.
- (8) P in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension

1	of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding
2	southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to
3	19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and
4	proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat
5	Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the
6	point of commencement.

- (9) C in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.
 - (10) [Note deleted.]
 - (11) [Note deleted.]
- (12) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.
- (13) P if accessory to a Hotel. Personal Service or Health Service, except C if accessory to a Hotel, Personal Service or Health Service within the boundaries described in note 9 to this Table.
 - (14) P where existing use is any Automotive Use.

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

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. *Existing residential units are protected by limitations on demolitions and upper-story conversions.* Accessory Dwelling Units are permitted *within the District pursuant to Section 207.1 of this Code*.

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

25		NC-3
<u>L</u>		

1	Zoning Category	§ References	Controls		
2	BUILDING STANDARDS				
3	Massing and Setbacks				
4	Height and Bulk Limits	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk		
5		106, 250–252,	Map Sheets HT01-04, HT07, HT08, HT10, and		
6		260, 261.1,	HT11 for more information. Height sculpting		
7		<u>263.19,</u> 270 ,	required on Alleys per § 261.1.		
8		<u>270.3,</u> 271 .			
9		See also			
10		Height and			
11		Bulk District			
12		Maps			
13	* * * *				
14	Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired; however, if the existing		
15	Side Yard	132, 133	sidewalk does not meet the recommended width		
16			required by the Better Streets Plan, a front setback		
17			shall be provided so that, when combined with the		
18			existing sidewalk, the total distance from the curb to		
19			the building frontage meets or exceeds the required		
20			recommended width under the Better Streets Plan.		
21			This setback is required only up to 15 feet above street		
22			grade. See § 132(e).		
23	* * * *				
24	Miscellaneous				
25	* * * *				

1	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
2	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
3		and Industry	guidelines that have been approved by the Planning		
4		Element	Commission.		
5	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other		
6			zoning modifications for eligible projects in the R-4		
7			Height and Bulk District.		
8	RESIDENTIAL STANDARDS AND USES				
9	Development Standards				

* * * *

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Planning C	ode <u>§§</u> Sections ar	ad 207(c)(6)
Unit <i>Density</i>	207.2	207.1 and 207.2.		
Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density		
<u>General</u>		permitted in the r	nearest R District	, whichever is
		greater.		
		Form-Based Dens	ity applies within th	he R-4 Height
		and Bulk District ((§§ 263.19, 270(i)).	-
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location	<u>, but generally</u>
Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Fl	oor Area or an
<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual_

		I	
1			Dwelling Unit of 1.2:1. C for Dwelling Units that
2			exceed the greater of those thresholds.
3	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the
4			density permitted in the nearest R District,
5			whichever is greater.
6			
7			Form-Based Density applies within the R-4 Height
8			and Bulk District (§§ 263.19, 270(i)).
9	* * * *		
10	Senior Housing Density	§§102,	P up to twice the number of dwelling units
11		202.2(f), 207	otherwise permitted as a Principal Use in the
12			district and meeting all the requirements of §
13			202.2(f)(1). C up to twice the number of dwelling
14			units otherwise permitted as a Principal Use in
15			the district and meeting all requirements of §
16			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related
17			to location.
18			
19			Form-Based Density applies within the R-4 Height
20			and Bulk District (§§ 263.19, 270(i)).
21	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC(2)
22	Conversion, Demolition,		
23	or Merger of Dwelling		
24	Units, including		
25	<u>Residential Flats</u>		

1			1st	2nd	3rd+
2	Residential Conversion	§ 317	€	ϵ	C(2)
3	Residential Demolition	§ 317	ϵ	ϵ	ϵ
4	and Merger				
5	NON-RESIDENTIAL STANDARDS AND USES				
6	Development Standards				
7	Floor Area Ratio	§§ 102, 123,	123, 3.6 to 1. <i>For Office Uses minimum intensities may</i>		
8		124 <u>, 207.9</u> apply pursuant to § 207.9.			
9	* * * *				
10	* * * *				
11	(2) THIRD FLOOR RESIDENTIAL CONVERSION:				
12	Boundaries: Applicable to NC-3 Districts.				
13	Controls: A residential use may be converted to an Institutional Use, other than a				other than a
14	Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition				

Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section <u>303317</u>, the Commission finds that:

- (a) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;
 - (b) The proposed use is to be operated by a nonprofit public benefit corporation; and
 - (c) No legally residing residential tenants will be displaced.

21

22

23

24

25

20

15

16

17

18

19

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

NC-S Districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for medium-size commercial uses *in low-scale buildings*. *Rear yards are not required for new development*. Most neighborhood-serving retail businesses are permitted at the first and second stories.

Housing development in new buildings is permitted. *Existing residential units are*protected by limitations on demolitions and prohibitions of upper-story conversions. Accessory

Dwelling Units are permitted within the District pursuant to Section 207.1 of this Code.

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

		NC-S			
Zoning Category	§ References	Controls			
BUILDING STANDARD	BUILDING STANDARDS				
Massing and Setbacks					
Height and Bulk Limits	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk			
	106, 250–252,	Map Sheets HT02-05, HT07, and HT10-13 for			
	260, <u>263.19,</u>				

	261.1, 270,	more information. Height sculpting required on
	<u>270.3,</u> 271 .	Alleys per §261.1.
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *		
Rear Yard	§§ 130, 134,	Not Required. Required at the Second Story and at
	134(a)(e), 136	each succeeding level or Story of the building, and at
		the First Story if it contains a Dwelling Unit: 25% of
		lot depth, but in no case less than 15 feet.
Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired; however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	Front Setback and Side Yard * * * * Miscellaneous * * * *	# * * * * Miscellaneous * * * * * Design Guidelines and See also Height and Bulk District Maps * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

1		and Industry	guidelines that have been approved by the Planning		y the Planning
2		Element	Commission.		
3	Housing Choice-SF § 206.10		Form-based densi	ty, additional heigh	t, and other
4			zoning modification	ons for eligible proj	ects in the R-4
5			Height and Bulk L	District.	
6	RESIDENTIAL STANDA	ARDS AND USE	S		
7	Development Standard	s			
8	* * * *				
9	Residential Uses		C	controls by Story	1
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections § 207.1 and 207.2		7.1 and 207.2.
13	Unit <i>Density</i>	207.2			
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 sc	uare foot lot area	, or the density
15	<u>General</u>		permitted in the nearest R District, whichever is		
16			greater.		
17					
18			Form-Based Dens	ity applies within th	he R-4 Height
19			and Bulk District	(§§ 263.19, 270(i)).	
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
21	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Fl	oor Area or an
23	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>ndividual</u>
24			Dwelling Unit of I	.2:1. C for Dwellin	ng Units that

exceed the greater of those thresholds.

		Τ	T		
1	Group Housing Density	§208	1 bedroom per 2	275 square foot lo	t area, or the
2			density permitted	d in the nearest R	R District,
3			whichever is gre	ater.	
4					
5			Form-Based Dens	sity applies within t	he R-4 Height
6			and Bulk District	(§§ 263.19, 270(i))	<u>.</u>
7	* * * *				
8	Senior Housing Density	§§102,	P up to twice the	number of dwell	ing units
9		202.2(f), 207	otherwise permi	tted as a Principa	I Use in the
10			district and mee	ting all the require	ements of §
11			202.2(f)(1). C up	to twice the num	ber of dwelling
12			units otherwise p	permitted as a Pri	ncipal Use in
13			the district and n	neeting all require	ements of §
14			202.2(f)(1), exce	ept for § 202.2(f)(1)(D)(iv), related
15			to location.		
16					
17			Form-Based Density applies within the R-4 Height		he R-4 Height
18			and Bulk District	(§§ 263.19, 270(i))	<u>.</u>
19	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
20	Conversion, Demolition,				
21	or Merger of Dwelling				
22	Units, including				
23	<u>Residential Flats</u>				
24			1st	2nd	3rd+
25	Residential Conversion	§ 317	ϵ	NP	NP
	· · · · · · · · · · · · · · · · · · ·	·		· · · · · · · · · · · · · · · · · · ·	

1	Residential Demolition	§ 317	ϵ	C	ϵ
2	and Merger				
3	NON-RESIDENTIAL STA	ANDARDS <u>AND</u>	<u>USES</u>		
4	Development Standards				
5	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
6		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
7	* * * *				
8	* * * *				

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

	Broadway NCD			
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				
* * * *				
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing		
Side Yard	132, 133	sidewalk does not meet the recommended width		
		required by the Better Streets Plan, a front setback		
		shall be provided so that, when combined with the		
		existing sidewalk, the total distance from the curb to		
		the building frontage meets or exceeds the required		
		recommended width under the Better Streets Plan.		

1			This setback is req	uired only up to 15	feet above street
2			grade. See § 132(e	<u>e).</u>	
3	* * * *				
4	Miscellaneous				
5	* * * *				
6	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>,</u> <i>and</i>
7	<u>Standards</u>	Commerce	<u>Citywide Design S</u>	tandards, historic	resource
8		and Industry	consideration, an	nd any other applica	able design
9		Element	guidelines that hav	ve been approved b	y the Planning
10			Commission. Prop	perties in this Dist	rict have been
11			identified as pote	entially eligible for	the National
12			Register or Califo	ornia Register.	
13	RESIDENTIAL STANDARDS AND USES				
14	Development Standards				
15	* * * *				
16	Residential Uses		Controls by Story		
17			1st	2nd	3rd +
18	Residential Uses	§102	Р	Р	Р
19	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
20	Unit <i>Density</i>	207.2			
21	Dwelling Unit Density,	§§ 102, 207	1 unit per 400 square foot lot area, or the density		
22	<u>General</u>		permitted in the r	nearest R District,	whichever is
23			greater.		
24	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally
25	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.

1	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squ	are feet of Gross F	loor Area or an
2	<u>Size</u>		equivalent Floor	Area Ratio for any	<u>individual</u>
3			Dwelling Unit of	1.2:1. C for Dwelli	ing Units that
4			exceed the greate	r of those threshold	<u>ls.</u>
5	Group Housing Density	§ 208	1 bedroom per 1	40 square foot lo	t area, or the
6			density permitte	d in the nearest F	R District,
7			whichever is gre	ater.	
8					
9	* * * *				
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	s			
21	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
22		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
23	* * * *				
24	* * * *				

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

2 * * * *

(b) Intent of Controls. The Castro Street District controls are designed to accommodate various scales of maintain existing small-scale-development and promote a balanced mix of uses. Building standards permit small-and mid-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls authorize some additional drinking establishments with a conditional use, permit self-service specialty food establishments, and permit with certain limitations new latenight uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses. Housing development in new buildings is encouraged above the second story. Existing housing units are protected by limitations on demolitions and upper story conversions. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Castro Street NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				

			1
1	Height and Bulk Limits	§§ 102, 105,	40 X, 65 B. Varies. See Height and Bulk Map
2		106, 250–252,	Sheet HT07 for more information. Height
3		253.1, 260,	Sculpting on Alleys per § 261.1.
4		<u>263.19,</u> 261.1,	
5		270, <u>270.3,</u>	
6		271. See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired-; however, if the existing</u>
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·

1		and Industry	guidelines that have been approved by the Planning		y the Planning
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional heigh	nt, and other
4			zoning modification	ons for eligible proj	iects in the R-4
5			Height and Bulk L	<u> Pistrict.</u>	
6	RESIDENTIAL STANDA	ARDS AND USES	S		
7	Development Standard	S			
8	* * * *				
9	Residential Uses		С	controls by Story	/
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	07.1 and 207.2.
13	Unit <i>Density</i>	207.2			
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 squ	are foot lot area, o	r the density
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is
16			greater.Form-Base	ed Density. <mark>(2)</mark>	
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	<u>, but generally</u>
18	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Fl	oor Area or an
20	<u>Size</u>		equivalent Floor A	Area Ratio for any i	individual
21			Dwelling Unit of I	.2:1. C for Dwelli	ng Units that
22			exceed the greater	of those threshold	<u>s.</u>
23	Group Housing Density	§208	Up to 1 bedroom p	oer 210 square foot	t lot area, or the
24			density permitted i	in the nearest R Di	strict, whichever

is greater. Form-Based Density. (2)

		1	1		
1	* * * *				
2	Senior Housing Density	§§102,	P up to twice the	number of dwelling	g units otherwise
3		202.2(f), 207	permitted as a Pr	rincipal Use in the e	district and
4			meeting all the re	equirements of § 20	2.2(f)(1). C up to
5			twice the number	of dwelling units o	therwise
6			permitted as a P	rincipal Use in the c	district and
7			meeting all requi	rements of § 202.2((f)(1), except for §
8			202.2(f)(1)(D)(iv), related to locatio	n. Form-Based
9			<u>Density.<mark>(2)</mark></u>		
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Stor	<u> </u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	s			
21	Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For Off</i>	fice Uses minimum	intensities may
22		124 <u>, 207.9</u>	apply pursuant to	o § 207.9.	
23	* * * *				
24	* * * *				

(2) [noted deleted] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, 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).

* * * *

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Clement Street <u>Neighborhood</u> Commercial District is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of northwest San Francisco. The <u>#District</u> provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the City and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street.

The *Inner Clement Street* District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that supports the <u>dD</u>istrict's vitality. The building standards allow small-<u>to mid</u>-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and protect adjacent residential livability. These controls limit additional financial service uses, additional

eating and drinking establishments, and late-night commercial uses. In order to maintain the street's active retail frontage, controls also prohibit most new automobile and drive-up uses.

Housing development is encouraged in new buildings above the ground story. *Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

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

		Inner Clement Street		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet		
	106, 250–252,	HT03 for more information. Height sculpting		
	260, <u>263.19,</u>	required on Alleys per § 261.1.		
	261.1, 270,			
	<u>270.3,</u> 271 .			
	See also			
	Height and			
	Bulk District			
	Maps			
* * * *				
Front Setback and	§§ 130, 131,	Generally NnOt Rrequired.; however, if the existing		
Side Yard	132, 133	sidewalk does not meet the recommended width		

			,			
1			required by the Be	etter Streets Plan	, a front setback	
2			shall be provided	so that, when cor	nbined with the	
3			existing sidewalk,	the total distance	e from the curb to	
4			the building fronte	ige meets or exce	eeds the required	
5			recommended wid	th under the Bett	er Streets Plan.	
6			This setback is req	uired only up to	15 feet above street	
7			grade. See § 132(e	<u>e).</u>		
8	* * * *					
9	Miscellaneous					
10	* * * *					
11	Design Guidelines and	General Plan	Subject to the U	rban Design Gu	uidelines <u>, <i>Citywide</i></u>	
12	<u>Standards</u>	Commerce	Design Standards	, and any other a	pplicable design	
13		and Industry	guidelines that ha	ve been approved	d by the Planning	
14		Element	Commission.			
15	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional hei	ight, and other	
16			zoning modification	ons for eligible p	rojects in the R-4	
17			Height and Bulk L	District.		
18	RESIDENTIAL STANDA	ARDS AND USE	S			
19	Development Standard	ls				
20	* * * *					
21	Residential Uses		Controls by Story			
22			1st	2nd	3rd +	
23	Residential Uses	§102	Р	Р	Р	
24	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code <i>Sections</i> §§	207.1 and 207.2.	
25	Unit <i>Density</i>	207.2				

			T
1	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density
2	<u>General</u>		permitted in the nearest R District, whichever is
3			greater.Form-Based Density.
4	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
5	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
7	<u>Size</u>		equivalent Floor Area Ratio for any individual
8			Dwelling Unit of 1.2:1. C for Dwelling Units that
9			exceed the greater of those thresholds.
10	Group Housing Density	§208	Up to 1 bedroom per 210 square foot lot area, or the
11			density permitted in the nearest R District, whichever
12			is greater. Form-Based Density.
13	* * * *		
14	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise
15		202.2(f), 207	permitted as a Principal Use in the district and
16			meeting all the requirements of § 202.2(f)(1). C up to
17			twice the number of dwelling units otherwise
18			permitted as a Principal Use in the district and
19			meeting all requirements of § 202.2(f)(1), except for §
20			202.2(f)(1)(D)(iv), related to location.Form-Based
21			<u>Density.</u>
22	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
23	Conversion, Demolition,		
24	or Merger of Dwelling		

1	Units, including					
2	<u>Residential Flats</u>					
3			1st	2nd	3rd+	
4	Residential Conversion	§ 317	ϵ	NP	NP	
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
6	and Merger					
7	NON-RESIDENTIAL STANDARDS AND USES					
8	Development Standards	5				
9	Floor Area Ratio	§§ 102, 123, 1.8 to 1. For Office Uses minimum intensities may				
10		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
11	* * * *					
						

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Outer Clement Street Neighborhood Commercial District is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small-scale convenience businesses, as well as many restaurants and a movie theater. The <u>dDistrict's restaurants serve</u> a neighborhood and Citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings with some fully commercial and fully residential buildings interspersed between them.

The Outer Clement Street District controls are designed to promote development that is in keeping with the $d\underline{D}$ istrict's existing small-scale, mixed-use character. The building

standards *monitorguide* large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. Additional eating and drinking establishments are regulated to prevent over-concentration, while ground-story entertainment and financial service uses are monitored in order to limit the problems of traffic, congestion, noise and late-night activity associated with such uses and to protect existing neighborhood-serving businesses. Other controls restricting late-night activity, hotels, automobile uses, and drive-up facilities are designed to preserve the low-intensity character of the district.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Clement Street
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet
	106, 250–252,	HT03 and HT04 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<i>270.3</i> , 271 .	

		_	· · · · · · · · · · · · · · · · · · ·
1		See also	
2		Height and	
3		Bulk District	
4		Maps	
5	* * * *		
6	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
7	Side Yard	132, 133	sidewalk does not meet the recommended width
8			required by the Better Streets Plan, a front setback
9			shall be provided so that, when combined with the
10			existing sidewalk, the total distance from the curb to
11			the building frontage meets or exceeds the required
12			recommended width under the Better Streets Plan.
13			This setback is required only up to 15 feet above street
14			grade. See § 132(e).
15	* * * *		
16	Miscellaneous		
17	* * * *		
18	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
19	<u>Standards</u>	Commerce and	Design Standards, and any other applicable design
20		Industry	guidelines that have been approved by the Planning
21		Element	Commission.
22	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
23			zoning modifications for eligible projects in the R-4
24			Height and Bulk District.
25	RESIDENTIAL STAND	ARDS AND USES	S

1	Development Standards						
2	* * * *						
3	Residential Uses		С	ontrols by Story	1		
4			1st	2nd	3rd +		
5	Residential Uses	§102	Р	Р	Р		
6	Accessory Dwelling	§§102, 207.1,	P per Planning C	Sode Sections §§ 20	07.1 and 207.2.		
7	Unit <i>Density</i>	207.2					
8	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 squ	are foot lot area, o	r the density		
9	<u>General</u>		permitted in the nearest R District, whichever is				
10			greater.Form-Based Density.				
11	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally				
12	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.				
13	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an				
14	<u>Size</u>		equivalent Floor A	area Ratio for any i	ndividual		
15			Dwelling Unit of 1	.2:1. C for Dwelli	ng Units that		
16			exceed the greater	of those threshold.	<u>S.</u>		
17	Group Housing Density	§208	1 bedroom per 210) square foot lot ar	ea, or the density		
18			permitted in the ne	earest R District, w	hichever is		
19			greater.Form-Base	ed Density.			
20	* * * *						
21	Senior Housing Density	§§102,	P up to twice the n	umber of dwelling	units otherwise		
22		202.2(f), 207	permitted as a Pris	ncipal Use in the d	istrict and		
23			meeting all the requirements of § 202.2(f)(1). C up to				
24			twice the number of	of dwelling units of	herwise		
25			permitted as a Principal Use in the district and				

1			meeting all requirements of § 202.2(f)(1), except for §				
2			202.2(f)(1)(D)(iv), related to location.Form-Based				
3			Density.				
4	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	Controls by StoryC			
5	Conversion, Demolition,						
6	or Merger of Dwelling						
7	Units, including						
8	<u>Residential Flats</u>						
9			1st	2nd	3rd+		
10	Residential Conversion	§ 317	ϵ	NP	NP		
11	Residential Demolition	§ 317	ϵ	C	ϵ		
12	and Merger						
13	NON-RESIDENTIAL STA	ANDARDS AND	USES				
14	Development Standards	3					
15	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may		
16		124 <u>, 207.9</u>	apply pursuant to § 207.9.				
17	* * * *						

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Fillmore Street Neighborhood Commercial District is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood

as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The Upper Fillmore District controls are designed to protect reflect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings. Special controls are designed to preserve the existingan equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, additional bars (unless part of a restaurant) and formula retail establishments are prohibited, and financial service uses are limited. In order to promote continuous retail frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. *Existing residential units are protected by limitations on demolitions and upper-story conversions.* Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

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

	Upper Fillmore Street NCD				
Zoning Category	§ References	Controls			
BUILDING STANDARDS					
Massing and Setbacks					

1	Height and Bulk Limits.	§§ 102, 105,	40 X. Varies. See Height and Bulk Map Sheet
2		106, 250–252,	HT02 for more information. Height sculpting
3		260, <u>263.19,</u>	required on Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

		1	1		
1		and Industry	guidelines that have been approved by the Planning		
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
4			zoning modification	ns for eligible proj	ects in the R-4
5			Height and Bulk D	<u> District.</u>	
6	RESIDENTIAL STANDA	ARDS AND USE	S		
7	Development Standard	S			
8	* * * *				
9	Residential Uses		C	controls by Story	
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Sode Sections §§ 20	7.1 and 207.2.
13	Unit <i>Density</i>	207.2			
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 squ	are foot lot area, o	r the density
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is
16			greater.Form-Base	ed Density. <mark>(2)</mark>	
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally
18	<u>Densities, if Applicable</u>		ranges between 50	and 100 dwelling	units per acre.
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Flo	oor Area or an
20	<u>Size</u>		equivalent Floor A	area Ratio for any i	<u>ndividual</u>
21			Dwelling Unit of 1.2:1. C for Dwelling Units that		
22			exceed the greater	of those thresholds	<u>s.</u>
23	Group Housing Density	§208	Up to 1 bedroom p	oer 210 square foot	lot area, or the
24			density permitted i	in the nearest R Dis	strict, whichever
25			is greater.Form-Be	ased Density. <mark>(2)</mark>	

		1	1			
1	* * * *					
2	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise			
3		202.2(f), 207	permitted as a Pi	rincipal Use in the e	district and	
4			meeting all the re	equirements of § 20	2.2(f)(1). C up to	
5			twice the number	of dwelling units o	therwise	
6			permitted as a Pr	rincipal Use in the c	district and	
7			meeting all requi	rements of § 202.2((f)(1), except for §	
8			202.2(f)(1)(D)(iv), related to locatio	n. Form-Based	
9			Density.(2)			
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC			
11	Conversion, Demolition,					
12	or Merger of Dwelling					
13	Units, including					
14	Residential Flats				_	
15			1st	2nd	3rd+	
16	Residential Conversion	§ 317	ϵ	ϵ	NP	
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
18	and Merger					
19	NON-RESIDENTIAL STA	ANDARDS AND	USES			
20	Development Standard	s				
21	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Off</i>	fice Uses minimum	intensities may	
22		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
23	* * * *					
24	* * * *					

(2) [noted deleted] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, 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).

* * * *

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Northwest of the City's geographical center, the Haight Street Neighborhood Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah. The shopping area provides convenience goods and services to local Haight-Ashbury residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the <u>dD</u>istrict's mixed residential-commercial character.

The Haight Street District controls are designed to *protect-reflect* the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed-use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls limit additional

drinking uses and tourist hotels. Prohibitions of most automobile and drive-up uses protect the dDistrict's continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by prohibition of upper-story conversions and limitations on demolitions*. Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

10	
11	
12	E
13	ľ
14	ŀ
15	
16	
17	
18	
19	
20	
21	
22	
23	*

		Haight Street NCD	
Zoning Category	§ References	Controls	
BUILDING STANDARD	S		
Massing and Setbacks			
Height and Bulk Limits.	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheets	
	106, 250–252,	HT06 and HT07 for more information. Height	
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.	
	261.1, 270,		
	<u>270.3,</u> 271 .		
	See also		
	Height and		
	Bulk District		
	Maps		
* * * *			
Front Setback and	§§ 130, 131,	<u>Generally Nn</u> ot <u>Rr</u> equired.; <u>however</u> , if the existing	
Side Yard	132, 133	sidewalk does not meet the recommended width	

1			required by th	e Better Streets F	Plan, a front setback	
2			shall be provid	ded so that, when	combined with the	
3			existing sidew	alk, the total dist	ance from the curb to	
4			the building frontage meets or exceeds the required			
5			recommended	width under the	Better Streets Plan.	
6			This setback is	s required only up	o to 15 feet above street	
7			grade. See § 1	32(e).		
8	* * * *					
9	Miscellaneous					
10	* * * *					
11	Design Guidelines and	General Plan	Subject to the	e Urban Design	Guidelines, Citywide	
12	<u>Standards</u>	Commerce and	Design Standards, and any other applicable design			
13		Industry	guidelines tha	t have been appro	oved by the Planning	
14		Element	Commission.			
15	Housing Choice-SF	<u>§ 206.10</u>	Form-based d	ensity, additional	height, and other	
16			zoning modific	cations for eligib	le projects in the R-4	
17			Height and Bu	ılk District.		
18	RESIDENTIAL STAND	ARDS AND USE	S			
19	Development Standar	ds				
20	* * * *					
21	Residential Uses		Controls by Story			
22			1st	2nd	3rd +	
23	Residential Uses	§102	Р	Р	Р	
24	Accessory Dwelling	§§102, 207.1,	P per Plannir	ng Code <i>Section</i>	§§§ 207.1 and 207.2.	
25	Unit Density	207.2				

Dwelling Unit Density,	§§ 102, 207	1 unit per 600 square foot lot area, or the density
<u>General</u>		permitted in the nearest R District, whichever is
		greater.Form-Based Density.(1)
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
<u>Size</u>		equivalent Floor Area Ratio for any individual
		Dwelling Unit of 1.2:1. C for Dwelling Units that
		exceed the greater of those thresholds.
Group Housing Density	§208	1 bedroom per 210 square foot lot area, or the density
		permitted in the nearest R District, whichever is
		greater.Form-Based Density.(1)
* * * *		
Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise
	202.2(f), 207	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.Form-Based
		Density. (1)
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
Conversion, Demolition,		
or Merger of Dwelling		
	Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size Group Housing Density * * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition,	General \$ 207.9 Minimum Dwelling Unit Densities, if Applicable \$ 207.10, 317 Maximum Dwelling Unit Size \$\$ 208 Group Housing Density \$208 * * * * * Senior Housing Density \$\$102, 202.2(f), 207 Loss of Dwelling Units: Conversion, Demolition, \$ 317 ***** \$ 317

		1					
1	Units, including						
2	Residential Flats			1	1		
3			1st	2nd	3rd+		
4	Residential Conversion	§ 317	ϵ	N P	N P		
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ		
6	and Merger						
7	NON-RESIDENTIAL ST	TANDARDS AND	USES				
8	Development Standar	ds	_				
9	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Off</i>	ice Uses minimum	intensities may		
10		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.			
11	* * * *						
12	* * * *						
13	(1) [noted deleted	H For Lots outside	e the R-4 Height a	and Bulk District t	he density limits		
14	shall be: one Dwelling U	nit per 600 square	e foot lot area, or	the density permi	tted in the		
15	nearest R District, which	nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square					
16	foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior						

foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, 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).

SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

22

17

18

19

20

21

23

24

25

Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL **DISTRICT**

ZONING CONTROL TABLE

1			Excelsior Outer Mission NCD			
2	Zoning Category	§ References	Controls			
3	BUILDING STANDARDS	S				
4	Massing and Setbacks					
5	* * * *					
6	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing			
7	Side Yard	132, 133	sidewalk does not meet the recommended width			
8			required by the Better Streets Plan, a front setback			
9			shall be provided so that, when combined with the			
10			existing sidewalk, the total distance from the curb to			
11			the building frontage meets or exceeds the required			
12			recommended width under the Better Streets Plan.			
13			This setback is required only up to 15 feet above street			
14			grade. See § 132(e).			
15	* * * *					
16	Miscellaneous					
17	* * * *					
18	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide			
19	<u>Standards</u>	Commerce	Design Standards, and any other applicable design			
20		and Industry	guidelines that have been approved by the Planning			
21		Element	<u>Commission.</u>			
22	RESIDENTIAL STANDA	RDS AND USES	3			
23	Development Standard	Development Standards				
24	* * * *					
25	Residential Uses		Controls by Story			

1			1st	2nd	3rd +
2	Residential Uses	§102	Р	Р	Р
3	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	07.1 and 207.2.
4	Unit	207.2			
5	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 600 sq	uare foot lot area	
6	<u>General</u>				
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location	, but generally
8	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ire feet of Gross Fl	oor Area or an
10	<u>Size</u>		equivalent Floor A	<u>xrea Ratio for any i</u>	<u>ndividual</u>
11			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
12			exceed the greater of those thresholds.		
13	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	area.
14	* * * *				
15	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
16	Conversion, Demolition,				
17	or Merger of Dwelling				
18	Units, including				
19	<u>Residential Flats</u>				
20			1st	2nd	3rd+
21	Residential Conversion	§ 317	ϵ	ϵ	ϵ
22	Residential Demolition	§ 317	€	ϵ	ϵ
23	and Merger				
24	NON-RESIDENTIAL STA	ANDARDS AND	USES		
25	Development Standards				

1	Floor Area Ratio	§§ 102, 123,	3.6 to 1. For Office Uses minimum intensities may
2		124 <u>, 207.9</u>	apply pursuant to § 207.9.
3	* * * *		
4	* * * *		

4 * * * *

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

	Japantown NCD						
§ References	Controls						
BUILDING STANDARDS							
(S							
§§ 130, 131,	Generally Nnot Rrequired: however, if the existing						
132, 133	sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required recommended width under the Better Streets Plan. This setback is required only up to 15 feet above street						
	S§ 130, 131,						

1	* * * *					
2	Design Guidelines <u>and</u> General Plan		Subject to the Urban Design Guidelines, Citywide			
3	<u>Standards</u> Commerce		Design Standards,	and any other app	licable design	
4		and Industry	guidelines that hav	ve been approved b	y the Planning	
5		Element	Commission.			
6	RESIDENTIAL STANDA	ARDS AND USE	S			
7	Development Standards					
8	* * * *					
9	Residential Uses		Controls by Story			
10			1st	2nd	3rd +	
11	Residential Uses	§102	Р	Р	Р	
12	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections § 207.1 and 207.		7.1 and 207.2.	
13	Unit	207.2				
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 400 sq	uare foot lot area		
15	<u>General</u>					
16	Minimum Dwelling Unit	<u>§ 207.9</u>	<u>Varies depending</u>	on project location,	but generally	
17	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
18	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Flo	oor Area or an	
19	<u>Size</u>		equivalent Floor A	rea Ratio for any i	ndividual_	
20			Dwelling Unit of I	.2:1. C for Dwellin	ng Units that	
21			exceed the greater	of those thresholds	<u>5.</u>	
22	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	area.	
23	* * * *					

1	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Conversion, Demolition,				
3	or Merger of Dwelling				
4	<u>Units, including</u>				
5	<u>Residential Flats</u>				
6			1st	2nd	3rd+
7	Residential Conversion	§ 317	€	ϵ	ϵ
8	Residential Demolition	§ 317	€	ϵ	ϵ
9	and Merger				
10	NON-RESIDENTIAL STA	ANDARDS AND	USES		
11	Development Standards				
12	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>		
13		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
14	* * * *				

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, <code>eCitywide</code> specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the <code>dDistrict</code> has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving

- 1 convenience stores and Citywide specialty businesses has shifted, as convenience stores
- 2 have been replaced by restaurants and bars. The proliferation of financial services, limited
- financial services, and professional services has also upset the $d\underline{D}$ istrict's balance of uses.
- The relocation of business and professional offices from downtown to North Beach threatens

5 the loss of upper-story residential units.

8 * * * *

In keeping with the <u>dD</u>istrict's existing mixed-use character, housing development in new buildings is encouraged above the ground floor. Existing residential units are protected by <u>prohibitionslimitations</u> of upper-story conversions, mergers, removals, and demolitions. <u>Per Section 207.1 of this Code</u>, Accessory Dwelling Units are permitted within the existing building envelope, but may not eliminate or reduce ground-story retail or commercial space.

Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		North Beach NCD			
		North Beach NCD			
Zoning Category	§ References	Controls			
BUILDING STANDARDS					
Massing and Setbacks					
Height and Bulk Limits.	§§ 102, 105,	40-X. Varies. See Height and Bulk Map Sheet			
	106, 250–252,	HT01 for more information. Height sculpting			
	260, <u>263.19,</u>	required on Alleys per § 261.1.			
	261.1, 270,				
	<u>270.3,</u> 271 .				
	See also				
	Height and				

1		Bulk District	
2		Maps	
3	* * * *		
4	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
14	Miscellaneous		
15	* * * *	I	
16	Design Guidelines and	General Plan	Subject to the <i>General Plan's</i> Urban Design
17	<u>Standards</u>	Commerce	Guidelines, Citywide Design Standards, and historic
18		and Industry	resource consideration, and any other applicable
19		Element	design guidelines that have been approved by the
20			Planning Commission. Properties in this District
21			have been identified as potentially eligible for
22			National Register or California Register.
23	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
24			zoning modifications for eligible projects in the R-4
25			Height and Bulk District.

RESIDENTIAL STANDARDS AND USES

Development Standards

* * * *

Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	NP(11)	Р	Р	
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code Sections § 207.1 and 207.2.			
Dwelling Units <u>Density</u> , <u>General</u>	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater. Form-Based Density applies within the R-4 Height			
Minimum Dwelling Unit Densities, if Applicable	<u>\$ 207.9</u>	Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.			
Maximum Dwelling Unit Size	§§ 207.10, 317	P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.			
Group Housing <u>Density</u>	§208	 exceed the greater of those thresholds. 1 bedroom per 140 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 			

1			Form-Based Dens	sity applies within t	the R-4 Height
2			and Bulk District	(§§ 263.19, 270(i))	<u>).</u>
3	* * * *				
4	Senior Housing <u>Density</u>	§§102,	P up to twice the	e number of dwel	ling units
5		202.2(f), 207	otherwise permi	tted as a Principa	al Use in the
6			district and mee	ting all the require	ements of §
7			202.2(f)(1). C up	to twice the num	nber of dwelling
8			units otherwise	permitted as a Pr	incipal Use in
9			the district and r	meeting all require	ements of §
10			202.2(f)(1), exce	ept for § 202.2(f)(1)(D)(iv), related
11			to location.		
12					
13			Form-Based Dens	sity applies within t	the R-4 Height
14			and Bulk District	(§§ 263.19, 270(i))	<u>).</u>
15	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
16	Conversion, Demolition,				
17	or Merger of Dwelling				
18	Units, including				
19	Residential Flats				
20			1st	2nd	3rd+
21	Residential Conversion	§§ 317,	ϵ	NP	NP
22		780.3(c)(4)			
23	Residential Demolition	§§ 317,	ϵ	NP	NP
24	and Merger	780.3(c)(4)			
25	NON-RESIDENTIAL ST	ANDARDS AND	USES		

Development Standard	s				
Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Office Uses minimum intensities may</i>			
	124 <u>, 207.9</u>	apply pursuant to § 207.9.			
* * * *					
* Not listed below					
(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))					
* * * *					
(a) Installing a gar	age in an existir	ng or proposed residential building of two or more			
units requires a mandator	y Discretionary F	Review by the Planning Commission. In order to			
approve the installation of	any garage in th	nese districts, the City shall find that:			
* * * *					
(iv) the gar	age would not fro	ont on an Alley pursuant to Section 155(r)($2\underline{1}$) of this			
Code or on a public right-o	of-way narrower	than 41 feet, and			
* * * *					
SEC. 723. POLK S	TREET NEIGHE	BORHOOD COMMERCIAL DISTRICT.			
* * * *					
* * * * (b) Controls.					
(b) Controls.	es. The Polk Str	eet District controls are designed to encourage and			
(b) Controls. (1) Purpos		eet District controls are designed to encourage and rith the surrounding neighborhood. The building			
(b) Controls. (1) Purpos promote development that	t is compatible w	eet District controls are designed to encourage and with the surrounding neighborhood. The building coment and protect rear yards at residential levels.			

commercial uses at the First Story. The controls encourage neighborhood-serving

businesses. They also prohibit new adult entertainment uses. Restrictions on drive-up and

23

24

most automobile uses protect the district's continuous retail frontage and prevent further traffic congestion.

Housing developed in new buildings is encouraged above the First Story, especially in the less intensely developed portions of the district along Larkin Street and on large lots throughout the district. New housing development requires 40% or more two-bedroom plus units to encourage families to live in the district. Parking is limited in new developments given the <u>dD</u>istrict's transit access and the proximity to bus rapid transit along Van Ness Avenue parallel to the district. <u>Existing housing units are protected by on demolitions and upper story conversions</u>. Accessory Dwelling Units are permitted <u>within the district pursuant to Section 207.1 of this Code</u>.

* * * *

(4) Loss of Residential Units. To prevent the loss of existing Residential Units, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.

buildings and alteration of existing buildings in the Polk Street NC District shall be consistent with the design policies and guidelines of the General Plan and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing residential building in order to bring it into conformity with the Citywide Design
Standards, "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

1	ZONING CONTROL TABLE					
2			Polk Street NCD			
3	Zoning Category	§ References	Controls			
4	BUILDING STANDARD	S				
5	Massing and Setbacks					
6	Height and Bulk Limits.	§§ 102, 105,	Varies. 65 A, 80 A, and 130 E. See Height and Bulk			
7		106, 250–252,	Map Sheet HT02 for more information. Height			
8		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.			
9		261.1, 270,				
10		<u>270.3,</u> 271 .				
11		See also				
12		Height and				
13		Bulk District				
14		Maps				
15	* * * *	T				
16	Front Setback and	§§ 130, 131,	Generally Anot Rrequired; however, if the existing			
17	Side Yard	132, 133	sidewalk does not meet the recommended width			
18			required by the Better Streets Plan, a front setback			
19			shall be provided so that, when combined with the			
20			existing sidewalk, the total distance from the curb to			
21			the building frontage meets or exceeds the required			
22			recommended width under the Better Streets Plan.			
23			This setback is required only up to 15 feet above street			
24			grade. See § 132(e).			
25						

1	Streetscape and	§ 138.1	Required.				
2	Pedestrian Improvements						
3	Street Frontage and Public Realm						
4	Streetscape and	<u>§ 138.1</u>	Required.				
5	<u>Pedestrian Improvements</u>						
6	Street Frontage	§ 145.1	Required; controls apply to above-grade parking				
7	Requirements		setbacks, parking and loading entrances, active				
8			uses, ground floor ceiling height, street-facing				
9			ground-level spaces, transparency and				
10			fenestration, and gates, railings, and grillwork.				
11			Exceptions permitted for historic buildings.				
12	* * * *						
13	Miscellaneous						
14	* * * *						
15	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide				
16	<u>Standards</u>	Commerce	Design Standards, and the Polk/Pacific Special				
17		and Industry	Area Design Guidelines, and any other applicable				
18		Element and	design guidelines that have been approved by the				
19		the	Planning Commission.				
20		Polk/Pacific					
21		Special Area					
22		Design					
23		Guidelines					

		1			
1	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	nt, and other
2			zoning modification	ns for eligible proj	ects in the R-4
3			Height and Bulk D	<u> Pistrict.</u>	
4	RESIDENTIAL STANDA	RDS AND USES	S		
5	Development Standard	s			
6	* * * *				
7	Dwelling Unit Mix	§ 207.6	Generally <i>R_r</i> equi	red for creation o	of five or more
8			Dwelling Units. N	lo less than 40%	of the total
9			number of proposed Dwelling Units shall contain		
10			at least two bedrooms; or no less than 30% of the		
11			total number of proposed Dwelling Units shall		
12			contain at least t	hree bedrooms.	
13	* * * *				
14	Residential Uses		Controls by Story		
15			1st	2nd	3rd +
16	Residential Uses	§102	Р	Р	Р
17	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	07.1 and 207.2.
18	Units	207.2			
19	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 400 squ	are foot lot area, o	r the density
20	<u>General</u>		permitted in the ne	varest R District, w	hichever is
21			greater.Form-Based Density.(14)		
22	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
23	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
24	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squa	re feet of Gross Fl	oor Area or an
25	<u>Size</u>		equivalent Floor A	area Ratio for any i	individual

1			Dwelling Unit of	1.2:1. <i>C for Dwelli</i>	ing Units that	
2			exceed the greater of those thresholds.			
3	Residential	§208	1 bedroom per 140 square foot lot area, or the densit			
4	Density, Group Housing		permitted in the n	earest R District, w	rhichever is	
5	<u>Density</u>		greater.Form-Bas	sed Density. <mark>(14)</mark>		
6	* * * *					
7	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise	
8		202.2(f), 207	permitted as a Pr	incipal Use in the d	listrict and	
9			meeting all the requirements of § 202.2(f)(1). C up to			
10			twice the number of dwelling units otherwise			
11			permitted as a Principal Use in the district and			
12			meeting all requirements of § 202.2(f)(1), except for §			
13			202.2(f)(1)(D)(iv), related to location.Form-Based			
14			<u>Density. (14)</u>			
15	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by StoryC			
16	Dwelling Units:					
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	<u>Units, including</u>					
20	<u>Residential Flats</u>					
21			1st	2nd	3rd +	
22	Residential Conversion	§ 317	NP	NP	NP	
23	Residential Demolition	§ 317	NP	NP	NP	
24	and Merger					

Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per §_207.8.			
Units					
NON-RESIDENTIAL STANDARDS AND USES (7)					
Development Standards					
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>			
	124 <u>, 207.9</u>	apply pursuant to § 207.9.			
* * * *					

(14) [noted deleted] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 400 square foot lot area, or the density permitted in the

nearest R District, whichever is greater; up to one Group Housing bedroom per 140 square

foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior

Housing, 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).

15 <u>* * *</u>

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial District functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce Streets. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous

medical and business offices draw clients from throughout the City. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street District controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards <code>monitorguide</code> large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; <code>a conditional use authorization is required if a general retail uses are permitted at the second story only if such use would not involve conversion of any existing housing units. Special controls are designed to protect existing neighborhood-serving ground-story retail uses. Limits on financial service uses are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the <code>dD</code> istrict is encouraged by requiring conditional use authorization for bars and restricting late-night commercial activity. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.</code>

Housing development in new buildings is encouraged above the second story. *Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.* Accessory Dwelling Units are permitted *within the district pursuant to Section 207.1 of this Code*.

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD	
Zoning Category	§ References	Controls	

BUILDING STANDARD	BUILDING STANDARDS				
Massing and Setbacks					
Height and Bulk Limits.	§§ 102, 105,	Varies. 40-X. See Height and Bulk Map Sheets			
	106, 250–252,	HT02 and HT03 for more information. Height			
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.			
	261.1, 270,				
	<u>270.3,</u> 271 .				
	See also				
	Height and				
	Bulk District				
	Maps				
* * * *					
Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired.; however, if the existing</u>			
Side Yard	132, 133	sidewalk does not meet the recommended width			
		required by the Better Streets Plan, a front setback			
		shall be provided so that, when combined with the			
		existing sidewalk, the total distance from the curb to			
		the building frontage meets or exceeds the required			
		recommended width under the Better Streets Plan.			
		This setback is required only up to 15 feet above street			
		grade. See § 132(e).			
* * * *	* * * *				
Miscellaneous	Miscellaneous				
* * * *					

General Plan	Subject to the Urban Design Guidelines, Citywide
Commerce	Design Standards, and any other applicable design
and Industry	guidelines that have been approved by the Planning
Element	Commission.
<u>§ 206.10</u>	Form-based density, additional height, and other
	zoning modifications for eligible projects in the R-4
	Height and Bulk District.
	Commerce and Industry Element

RESIDENTIAL STANDARDS AND USES

Development Standards

* * * :

Residential Uses		Controls by Story		
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections § 207.1 and 207.2.		
Units	207.2			
Dwelling Units <u>Density</u> , §§ 102, 207		1 unit per 800 square foot lot area, or the density		
<u>General</u>		permitted in the nearest R District, whichever is		
		greater.Form-Based Density.		
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
<u>Size</u>		equivalent Floor Area Ratio for any individual		<u>ndividual</u>
		<u>Dwelling Unit of 1.2:1. C for Dwelling Units that</u>		
		exceed the greater	of those thresholds	<u>s.</u>

		1					
1	Group Housing <u>Density</u>	§208	1 bedroom per 27	'5 square foot lot ar	rea, or the density		
2			permitted in the n	earest R District, w	hichever is		
3			greater.Form-Based Density.				
4	* * * *						
5	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise		
6		202.2(f), 207	permitted as a Pri	incipal Use in the a	listrict and		
7			meeting all the re	quirements of § 202	2.2(f)(1). C up to		
8			twice the number	of dwelling units or	therwise		
9			permitted as a Principal Use in the district and				
10			meeting all requirements of § 202.2(f)(1), except for §				
11			202.2(f)(1)(D)(iv), related to location.Form-Based				
12			<u>Density.</u>				
13	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC				
14	Conversion, Demolition,						
15	or Merger of Dwelling						
16	Units, including						
17	Residential Flats						
18			1st	2nd	3rd+		
19	Residential Conversion	§ 317	ϵ	NP	NP		
20	Residential Demolition	§ 317	ϵ	ϵ	ϵ		
21	and Merger						
22	NON-RESIDENTIAL ST	ANDARDS AND	USES				
23	Development Standard	s					
24	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may		
25		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>			

1 2 3 SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT. 4 5 6 The Union Street District controls are designed to provide sufficient growth 7 opportunities for commercial development that is in keeping with the existing scale and 8 character, promote continuous retail frontage, and protect adjacent residential livability. Small-9 to mid-scale buildings and neighborhood-serving uses are promoted, and rear yards above the 10 ground story and at all residential levels are protected. Most commercial development is 11 permitted at the first two stories of new buildings, while retail service uses are monitored at 12 the third story and above. Controls are necessary to preserve the remaining convenience 13 businesses and to reduce the cumulative impacts which the growth of certain uses have on 14 neighborhood residents. Such controls require Conditional Use authorization for additional 15 drinking establishments and limit additional entertainment, and financial service uses. Most 16 automobile and drive-up uses are prohibited in order to maintain continuous retail frontage 17 and minimize further traffic congestion. 18 Housing development in new buildings is encouraged above the second story. Existing 19 residential units are protected by limitations on demolitions and upper story conversions. Accessory 20 Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code. 21 22 Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT 23 **ZONING CONTROL TABLE** 24

25

Union Street NCD

1	Zoning Category	§ References	Controls				
2	BUILDING STANDARDS						
3	Massing and Setbacks	Massing and Setbacks					
4	Height and Bulk Limits.	§§ 102, 105,	Varies. 40-X. See Height and Bulk Map Sheet				
5		106, 250–252,	HT02 for more information. Height sculpting				
6		260, <u>263.19,</u>	required on Alleys per § 261.1.				
7		261.1, 270,					
8		<u>270.3,</u> 271 .					
9		See also					
10		Height and					
11		Bulk District					
12		Maps					
13	* * * *	,					
14	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing				
15	Side Yard	132, 133	sidewalk does not meet the recommended width				
16			required by the Better Streets Plan, a front setback				
17			shall be provided so that, when combined with the				
18			existing sidewalk, the total distance from the curb to				
19			the building frontage meets or exceeds the required				
20			recommended width under the Better Streets Plan.				
21			This setback is required only up to 15 feet above street				
22			grade. See § 132(e).				
23	* * * *						
24	Miscellaneous						
25	* * * *						

Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
	and Industry	guidelines that have been approved by the Planning		
	Element	Commission.		
Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other		
		zoning modifications for eligible projects in the R-4		
		Height and Bulk District.		
RESIDENTIAL STANDARDS AND USES				

Development Standards

Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.			
Units <u>Density</u>	207.2				
Dwelling Units <u>Density,</u> §§ 102, 207		1 unit per 600 square foot lot area, or the density			
<u>General</u>		permitted in the nearest R District, whichever is			
		greater.Form-Based Density.(2)			
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
<u>Size</u>		equivalent Floor Area Ratio for any individual			
		Dwelling Unit of 1.2:1. C for Dwelling Units that			
		exceed the greater	of those thresholds	<u>s.</u>	

	1	1		
Group Housing <u>Density</u>	§208	1 bedroom per 210 square foot lot area, or the density		
		permitted in the nearest R District, whichever is		
		greater.Form-Based Density.(2)		
* * * *				
Senior Housing <u>Density</u>	§§102,	P up to twice the number of dwelling units otherwise		
	202.2(f), 207	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.Form-Based		
		Density. (2)		
Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
Conversion, Demolition,				
or Merger of Dwelling				
Units, including				
Residential Flats				
		1st	2nd	3rd +
Residential Conversion	§ 317	ϵ	ϵ	ϵ
Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For Office Uses minimum intensities may</i>		
	124 <u>, 207.9</u>	apply pursuant to § 207.9.		
	* * * * Senior Housing Density Loss of Dwelling Units: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion Residential Demolition and Merger NON-RESIDENTIAL STA	* * * * * Senior Housing Density \$\\$102, 202.2(f), 207 Loss of Dwelling Units: \(\frac{\\$317}{\} \) Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats Residential Conversion \(\frac{\\$317}{\} \) Residential Demolition \(\frac{\\$317}{\} \) Residential Demolition \(\frac{\\$317}{\} \) Residential Merger NON-RESIDENTIAL STANDARDS AND Development Standards Floor Area Ratio \(\\$\\$102, 123, \)	Senior Housing Density \$\frac{8}{2}\text{102}, \text{P-up to twice the number} \\ \text{permitted as a Pr.} \\ \text{meeting all the recting all required} \\ \text{202.2(f), 207} \] Loss of Dwelling Units: \[\frac{8}{3}\text{317} \] Conversion, Demolition, \\ \text{or Merger of Dwelling} \\ \text{Units, including} \\ \text{Residential Flats} \] Residential Conversion \[\frac{8}{3}\text{317} \] Residential Demolition \[\frac{8}{3}\text{317} \] Controls by Story Conversion, Demolition, \\ \text{or Merger of Dwelling} \\ \text{Units, including} \\ \text{Residential Plats} \\ \text{Residential Plats} \\ \text{NON-RESIDENTIAL STANDARDS AND USES} \\ \text{Development Standards} \] Floor Area Ratio \[\frac{8}{5}102, 123, 3.0 to 1. For Offite of the control of	permitted in the nearest R District, we greater, Form-Based Density. 22 * * * * * Senior Housing Density \$\\$102, 202.2(\frac{1}{2}), 207 Pup to twice the number of dwelling permitted as a Principal Use in the experiments of \$\\$20.2(\frac{1}{2}), 207 twice the number of dwelling units of permitted as a Principal Use in the experiments of \$\\$20.2(\frac{1}{2})(\frac{1})(\frac{1}

1	* * * *
2	* * *
3	(2) [noted deleted] For Lots outside the R-4 Height and Bulk District the density limits
4	shall be: one Dwelling Unit per 600 square foot lot area, or the density permitted in the
5	nearest R District, whichever is greater; up to one Group Housing bedroom per 210 square
6	foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior
7	Housing, P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in
8	the district and meeting all the requirements of § 202.2(f)(1).
9	* * * * ===============================
10	
11	SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.
12	* * * *
13	(b) Controls.
14	(1) Purposes. The Pacific Avenue Neighborhood Commercial District controls
15	are designed to promote a small, neighborhood serving mixed-use commercial street that
16	preserves the surrounding neighborhood residential character. These controls are intended to
17	preserve livability in a largely low-rise development residential neighborhood, enhance solar
18	access on a narrow street right-of-way, and protect residential rear yard patterns at the
19	ground floor. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1
20	of this Code.
21	* * * *
22	(3) Loss of Residential Units. To prevent the loss of existing Residential Units, the
23	removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited
24	even if such loss of Residential Units would otherwise be allowed pursuant to Section 317 of this Code.

buildings and alteration of existing buildings in the Pacific Avenue Neighborhood Commercial District shall be consistent with the design policies and guidelines of the General Plan, the Citywide Design Standards, the Urban Design Guidelines and with the "Polk/Pacific Special Area Design Guidelines" as adopted by the Planning Commission. The Planning Director may require modifications to the exterior of a proposed new building or proposed alteration of an existing residential building in order to bring it into conformity with the Citywide Design Standards and the "Polk/Pacific Special Area Design Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Pacific Avenue NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. 40-X. See Height and Bulk Map Sheets
	106, 250–252,	HT01 and HT02 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	

1		Bulk District	
2		Maps	
3	* * * *		
4	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
14	Miscellaneous		
15	* * * *		
16	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
17	<u>Standards</u>	Commerce	Design Standards, and the Polk/Pacific Special
18		and Industry	Area Design Guidelines, and any other applicable
19		Element and	design guidelines that have been approved by the
20		the	Planning Commission.
21		Polk/Pacific	
22		Special Area	
23		Design	
24		Guidelines	

		T	T		
1	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	nt, and other
2			zoning modification	ns for eligible proj	iects in the R-4
3			Height and Bulk D	<u>Pistrict.</u>	
4	RESIDENTIAL STANDA	RDS AND USES	S		
5	Development Standard	s			
6	* * * *				
7	Dwelling Unit Mix	§ § 207.6	Generally <i>R<u>r</u></i> equi	red for creation o	of five or more
8			Dwelling Units. N	lo less than 40%	of the total
9			number of propo	sed Dwelling Uni	ts shall contain
10			at least two bedr	ooms; or no less	than 30% of the
11			total number of p	roposed Dwelling	g Units shall
12			contain at least t	hree bedrooms.	
13	* * * *				
14	Residential Uses		Controls by Story		/
15			1st	2nd	3rd +
16	Residential Uses	§102	Р	Р	Р
17	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	07.1 and 207.2.
18	Unit	207.2			
19	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 1,000 sq	uare foot lot area,	or the density
20	<u>General</u>		permitted in the ne	varest R District, w	hichever is
21			greater.Form-Base	ed Density.	
22	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
23	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
24	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squa	re feet of Gross Fl	oor Area or an
25	<u>Size</u>		equivalent Floor A	rea Ratio for any i	individual

1			Dwelling Unit of	1.2:1. C for Dwelli	ing Units that
2			exceed the greate	r of those threshold	<u>ls.</u>
3	Group Housing <u>Density</u>	§208	1 bedroom per 27	'5 square foot lot ar	rea, or the density
4			permitted in the n	earest R District, w	rhichever is
5			greater.Form-Bas	sed Density.	
6	* * * *				
7	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
8		202.2(f), 207	permitted as a Pr	incipal Use in the a	listrict and
9			meeting all the re	quirements of § 202	2.2(f)(1). C up to
10			twice the number	of dwelling units or	therwise
11			permitted as a Pr	incipal Use in the a	listrict and
12			meeting all requir	rements of § 202.2(f)(1), except for §
13			202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
14			Density.		
15	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
16	Dwelling Units:				
17	Conversion, Demolition,				
18	or Merger of Dwelling				
19	Units, including				
20	Residential Flats				
21			1st	2nd	<i>3rd</i> +
22	Residential Conversion	§ 317	NP	NP	NP.
23	Residential Demolition	§ 317	NP	NP	NP
24	Residential Merger	§ 317	NP	NP	NP

1	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8.		
2	Units				
3	NON-RESIDENTIAL STANDARDS AND USES				
4	Development Standards				
5	Floor Area Ratio	§§ 102, 123,	1.5 to 1. <i>For Office Uses minimum intensities may</i>		
6		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
7	* * * *				

SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lakeside Village Neighborhood Commercial District is located in the southwestern part of the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

Building controls for the Lakeside Village Neighborhood Commercial District promote low-intensity various scales of development which isare compatible with the existing scale and character of the District. Commercial development is limited to one story, with certain exceptions. Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. *Existing* residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions. Accessory Dwelling Units are permitted within the District-pursuant to Sections 207.1 and 207.2 of this Code.

5

6

1

2

3

4

Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING

7	CONTROL TABLE				
8			Lakeside Village NCD		
9	Zoning Category	§ References	Controls		
10	BUILDING STANDARD	S			
11	Massing and Setbacks	į			
12	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 26-X. See Height and Bulk		
13		106, 250–252,	Map Sheet HT12 for more information. Height		
14		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.		
15		261.1, 270,			
16		<u>270.3,</u> 271 .			
17		See also			
18		Height and			
9		Bulk District			
20		Maps			
21	* * * *				
22	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired.; however, if the existing		
23	Side Yard	132, 133	sidewalk does not meet the recommended width		
24			required by the Better Streets Plan, a front setback		
25			shall be provided so that, when combined with the		

			<u> </u>		
1			existing sidewalk,	the total distance fi	rom the curb to
2			the building fronta	ige meets or exceed	ls the required
3			recommended wid	th under the Better	Streets Plan.
4			This setback is req	uired only up to 15	feet above street
5			grade. See § 132(e	<u>e).</u>	
6	* * * *				
7	Miscellaneous				
8	* * * *				
9	Canopy or Marquee	§ 136.1	NP <u>(5)</u>		
10	* * * *				
11	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>
12	<u>Standards</u>	Commerce	e Design Standards, and any other applicable design		licable design
13		and Industry	guidelines that hav	ve been approved b	y the Planning
14		Element	Commission.		
15	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
16			zoning modification	ns for eligible proj	ects in the R-4
17			Height and Bulk D	<u> District.</u>	
18	RESIDENTIAL STANDA	ARDS AND USE	S		
19	Development Standard	s			
20	* * * *				
21	Residential Uses		C	Controls by Story	,
22			1st	2nd	3rd +
23	Residential Uses	§102	Р	Р	Р

and 207.2.
and 201.2.
-density
ever is
generally
s per acre.
Area or an
<u>idual</u>
Inits that
or the density
ever is
s otherwise
et and
(1). C up to
'ise
et and
except for §
rm-Based

or Merger of Dwelling				
Units, including				
<u>Residential Flats</u>				
		1st	2nd	3rd+
Residential Conversion	§ 317	ϵ	NP	NP
Residential Demolition	§ 317	ϵ	C	ϵ
and Merger				
NON-RESIDENTIAL ST	ANDARDS AND	USES		
Development Standard	ls			
Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
	124 <u>, 207.9</u>	apply pursuant to § 207.9.		
* * * *				

(5) Canopy is P if required as a wind mitigation feature.

SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street – Noe Valley District controls are designed to allow for development that is compatible with the existing *small-scale*, mixed-use neighborhood commercial character and surrounding residential area. The small-to mid-scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-night activity, certain potentially troublesome commercial uses are regulated. Financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and parking congestion.

Housing development in new buildings is encouraged above the ground story. *Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions.*Accessory Dwelling Units are permitted-within the district pursuant to Section 207.1 of this Code.

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

		24th Street – Noe Valley NCD	
Zoning Category	§ References	Controls	
BUILDING STANDARD	S		
Massing and Setbacks			
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk	
	106, 250–252,	Map Sheet HT07 for more information. Height	
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.	
	261.1, 270,		
	<u>270.3,</u> 27 1.		

1		See also	
2		Height and	
3		Bulk District	
4		Maps	
5	* * * *		
6	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired.; however, if the existing
7	Side Yard	132, 133	sidewalk does not meet the recommended width
8			required by the Better Streets Plan, a front setback
9			shall be provided so that, when combined with the
0			existing sidewalk, the total distance from the curb to
1			the building frontage meets or exceeds the required
2			recommended width under the Better Streets Plan.
3			This setback is required only up to 15 feet above street
4			grade. See § 132(e).
5	* * * *		
6	Miscellaneous		
7	* * * *		
8	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
9	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
20		and Industry	guidelines that have been approved by the Planning
21		Element	Commission.
22	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
23			zoning modifications for eligible projects in the R-4
24			Height and Bulk District.
25	RESIDENTIAL STANDA	ARDS AND USE	s

* * * *				
Dwelling Unit Mix	§ 207.7	Generally_Rre	equired for crea	tion of 10 or m
		Dwelling Unit	s. No less than	25% of the to
		number of pro	oposed Dwellin	g Units shall c
		at least two B	sedrooms, and	no less than 1
		the total numl	ber of proposed	d Dwelling Uni
		contain at lea	st three Bedroo	oms.
* * * *				
Residential Uses			Controls by	Story
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§102, 207.1,	P per Plannin	ig Code <i>Section</i>	<u> </u>
Unit <i>Density</i>	207.2			
Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 600	square foot lot a	rea, or the dens
<u>General</u>		permitted in th	e nearest R Disti	rict, whichever
		greater.Form-	Based Density.	
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies dependi	ing on project lo	cation, but gene
Densities, if Applicable		ranges between	n 50 and 100 dw	elling units per
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 s	square feet of Gr	oss Floor Area
<u>Size</u>		equivalent Flo	or Area Ratio fo	r any individual
		Dwelling Unit	of 1.2:1. C for 1	Owelling Units i
		Biretting entit	<u>ej 1:2:1: e je: 1</u>	

		1	1		
1	Group Housing <u>Density</u>	§208	1 bedroom per 21	0 square foot lot a	rea, or the density
2			permitted in the n	earest R District, w	hichever is
3			greater.Form-Bas	sed Density.	
4	* * * *				
5	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
6		202.2(f), 207	permitted as a Pri	incipal Use in the a	listrict and
7			meeting all the re	quirements of § 202	2.2(f)(1). C up to
8			twice the number	of dwelling units o	therwise
9			permitted as a Pri	incipal Use in the a	listrict and
10			meeting all requir	rements of § 202.2(f)(1), except for §
11			202.2(f)(1)(D)(iv)	, related to location	n. Form-Based
12			<u>Density.</u>		
13	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
14	Conversion, Demolition,				
15	or Merger of Dwelling				
16	Units, including				
17	Residential Flats				
18			1st	2nd	3rd +
19	Residential Conversion	§ 317	ϵ	NP	NP
20	Residential Demolition	§ 317	ϵ	ϵ	ϵ
21	and Merger				
22	NON-RESIDENTIAL ST	ANDARDS AND	USES		
23	Development Standard	S			
24	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum i	intensities may
25		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	

* * * *

2 * * * *

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the southwestern part of the City, the West Portal Avenue Neighborhood Commercial District stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. More than half of the number of medical, professional and business offices are located at the ground level. Except for one three movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family oriented.

The West Portal Avenue District controls are designed to preserve the existing familyoriented, village character of West Portal Avenue. *The building standards limit building heights to*26 feet and two stories and maintain the existing pattern of rear yards at the ground level and above.

The height, bulk and design of new development, especially on large lots, should respect the small-to mid-scale character of the district and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform with the existing small use sizes in the district.

24 * * * *

Housing development *is limited* in new buildings is encouraged. Existing residential units are protected by limitations on demolition and prohibition of upper-story conversions; new construction is to be carefully reviewed to should ensure appropriate scale, design and compatibility with adjacent development. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

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

		West Portal Avenue NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. 26-X. See Height and Bulk Map Sheets
	106, 250–252,	HT06 and HT12 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *		
Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired.; however, if the existing</u>
Side Yard	132, 133	sidewalk does not meet the recommended width

1			required by th	ne Better Streets F	Plan, a front setback
2			shall be provi	ided so that, when	combined with the
3			existing sidew	valk, the total dist	ance from the curb to
4			the building f	rontage meets or	exceeds the required
5			recommended	l width under the	Better Streets Plan.
6			This setback i	is required only up	o to 15 feet above street
7			grade. See §	<u>132(e).</u>	
8	* * * *				
9	Miscellaneous				
10	* * * *				
11	Design Guidelines and	General Plan	Subject to th	ne Urban Design	Guidelines, Citywide
12	<u>Standards</u>	Commerce	Design Stand	ards, and any oth	er applicable design
13		and Industry	guidelines tha	ıt have been appro	oved by the Planning
14		Element	Commission.		
15	Housing Choice-SF	<u>§ 206.10</u>	Form-based o	lensity, additional	height, and other
16			zoning modifi	cations for eligib	le projects in the R-4
17			Height and B	ulk District.	
18	RESIDENTIAL STANDA	ARDS AND USE	S		
19	Development Standard	ds			
20	* * * *				
21	Residential Uses			Controls by	Story
22			1st	2nd	3rd +
23	Residential Uses	§102	Р	Р	NPP
24	Accessory Dwelling	§§102, 207.1,	P per Planni	ng Code <i>Section</i>	<u>s§§</u> 207.1 and 207.2.
25	Unit _s <u>Density</u>	207.2			

		1	T
1	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 square foot lot area, or the density
2	<u>General</u>		permitted in the nearest R District, whichever is
3			greater.Form-Based Density.
4	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
5	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
7	<u>Size</u>		equivalent Floor Area Ratio for any individual
8			Dwelling Unit of 1.2:1. C for Dwelling Units that
9			exceed the greater of those thresholds.
10	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density
11			permitted in the nearest R District, whichever is
12			greater.Form-Based Density.
13	* * * *		
14	Senior Housing <u>Density</u>	§§102,	P up to twice the number of dwelling units otherwise
15		202.2(f), 207	permitted as a Principal Use in the district and
16			meeting all the requirements of § 202.2(f)(1). C up to
17			twice the number of dwelling units otherwise
18			permitted as a Principal Use in the district and
19			meeting all requirements of § 202.2(f)(1), except for §
20			202.2(f)(1)(D)(iv), related to location.Form-Based
21			<u>Density.</u>
22	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
23	Conversion, Demolition,		
19 20 21 22	_	<u>§ 317</u>	meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.Form-Based Density.

1	Units, including				
2	Residential Flats				
3			1st	2nd	3rd+
4	Residential Conversion	§ 317	ϵ	NP	NP
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ
6	and Merger				
7	NON-RESIDENTIAL STANDARDS AND USES				
8	Development Standards	S			
9	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
10		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
11	* * * *				
11	* * * *				

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset neighborhood, consisting of the NC-2 district bounded by Lincoln Way on the north, Fifth Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the \(\delta D\)istrict's mixed residential-commercial character.

Housing development in new buildings is encouraged above the ground story. *Existing*residential units are protected by prohibition of upper-story conversions and limitations on

demolitions. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

3

4

1

2

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

6			Inner Sunset NCD
7	Zoning Category	§ References	Controls
8	BUILDING STANDARD	S	
9	Massing and Setbacks		
10	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
11		106, 250–252,	Map Sheets HT05 and HT06 for more
12		260, <u>263.19,</u>	information. Height sculpting required on Alleys
13		261.1, 270,	per § 261.1.
14		<u>270.3,</u> 271 .	
15		See also	
16		Height and	
17		Bulk District	
18		Maps	
19	* * * *		
20	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
21	Side Yard	132, 133	sidewalk does not meet the recommended width
22			required by the Better Streets Plan, a front setback
23			shall be provided so that, when combined with the
24			existing sidewalk, the total distance from the curb to
25			the building frontage meets or exceeds the required

1			recommended wid	th under the Better	Streets Plan.
2			This setback is req	quired only up to 15	feet above street
3			grade. See § 132(e	<u>e).</u>	
4	* * * *				
5	Miscellaneous				
6	* * * *				
7	Design Guidelines and	General Plan	Subject to the U	rban Design Guid	elines <u>, <i>Citywide</i></u>
8	<u>Standards</u>	Commerce	Design Standards	, and any other app	licable design
9		and Industry	guidelines that ha	ve been approved b	y the Planning
10		Element	Commission.		
11	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	<u>ty, additional heigh</u>	t, and other
12			zoning modification	ons for eligible proj	ects in the R-4
13			Height and Bulk D	<u> District.</u>	
14	RESIDENTIAL STANDA	RDS AND USE	S		
15	Development Standard	s			
16	* * * *				
17	Residential Uses		c	Controls by Story	,
18			1st	2nd	3rd +
19	Residential Uses	<u>§ 102</u>	Р	Р	Р
20	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20)7.1 and 207.2.
21	Units <u>Density</u>	207.2			
22	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density
23	<u>General</u>		permitted in the ne	earest R District, w	hichever is
24			greater.Form-Bas	ed Density. <mark>(1)</mark>	
	•	•	•		

			1		
1	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	<u>, but generally</u>
2	Densities, if Applicable		ranges between 50	0 and 100 dwelling	units per acre.
3	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squ	are feet of Gross Fl	loor Area or an
4	<u>Size</u>		equivalent Floor	Area Ratio for any	individual
5			Dwelling Unit of	1.2:1. <i>C for Dwelli</i>	ing Units that
6			exceed the greater	r of those threshold	<u>ls.</u>
7	Group Housing <u>Density</u>	§208	1 bedroom per 27	5 square foot lot ar	rea, or the density
8			permitted in the n	earest R District, w	rhichever is
9			greater.Form-Bas	ed Density. <mark>(1)</mark>	
10	* * * *				
11	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	units otherwise
12		202.2(f), 207	permitted as a Pri	incipal Use in the d	listrict and
13			meeting all the red	quirements of § 202	2.2(f)(1). C up to
14			twice the number	of dwelling units of	therwise
15			permitted as a Pri	incipal Use in the d	listrict and
16			meeting all requir	ements of § 202.2(j	f)(1), except for §
17			202.2(f)(1)(D)(iv)	, related to location	ı. Form-Based
18			<u>Density.<mark>(1)</mark></u>		
19	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
20	Conversion, Demolition,				
21	or Merger of Dwelling				
22	Units, including				
23	Residential Flats				
24			1st	2nd	3rd+
25	Residential Conversion	§ 317	ϵ	NP	NP
24		§ 317			

Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Off</i>	ice Uses minimum	intensities may
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
* * * *				

(1) [noted deleted] For Lots outside the R-4 Height and Bulk District the density limits shall be: one Dwelling Unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater; up to one Group Housing bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater; for Senior Housing, 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).

* * * *

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Noriega Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes *the non-residential currently-zoned NC-2* properties fronting both sides of Noriega Street between 19th and 27th and 30th through 33rd Avenues.

The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow *small-various* scale *s of* buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

	1	
		Noriega Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT05
	106, 250–252,	and HT06 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	

1		Height and	
2		Bulk District	
3		Maps	
4	* * * *		
5	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
6	Side Yard	132, 133	sidewalk does not meet the recommended width
7			required by the Better Streets Plan, a front setback
8			shall be provided so that, when combined with the
9			existing sidewalk, the total distance from the curb to
10			the building frontage meets or exceeds the required
11			recommended width under the Better Streets Plan.
12			This setback is required only up to 15 feet above street
13			grade. See § 132(e).
14	* * * *		
15	Miscellaneous		
16	* * * *		
17	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
18	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
19		and Industry	guidelines that have been approved by the Planning
20		Element	Commission.
21	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
22			zoning modifications for eligible projects in the R-4
23			Height and Bulk District.
24	RESIDENTIAL STANDA	ARDS AND USE	s
25	Development Standard	ls	

1	* * * *				
2	Off-Street Parking	§§ 145.1,	No car parking required. Maximum permitted per		
3	Requirements	150, 151, 153		ing required per §	
4	requirements	- 156, 161,		ed, car share spa	
		, ,		•	
5		166, 204.5	required when a project has 50 units or more per		nits or more per
6			§ 166.		
7	* * * *				
8	Residential Uses		С	Controls by Story	у
9			1st	2nd	3rd +
10	Residential Uses	§102	Р	Р	Р
11	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code <i>Sections</i> §§ 20	07.1 and 207.2.
12	Unit	207.2			
13	Dwelling Units <u>Density,</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density		r the density
14	<u>General</u>		permitted in the ne	earest R District, w	hichever is
15			greater.Form-Bas	ed Density.	
16	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
17	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
18	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an
19	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>individual</u>
20			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that
21			exceed the greater	of those threshold	<u>s.</u>
22	Group Housing <u>Density</u>	§208	1 bedroom per 27:	5 square foot lot ar	rea, or the density
23			permitted in the ne	earest R District, w	hichever is
24			greater.Form-Bas	ed Density.	
25	* * * *				

1	Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	g units otherwise
2		202.2(f), 207	permitted as a Pr	incipal Use in the c	listrict and
3			meeting all the re	quirements of § 20	2.2(f)(1). C up to
4			twice the number	of dwelling units o	therwise
5			permitted as a Pr	incipal Use in the c	listrict and
6			meeting all requi	rements of § 202.2((f)(1), except for §
7			202.2(f)(1)(D)(iv)), related to locatio	n. Form-Based
8			<u>Density.</u>		
9	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>·C</u>	
10	Conversion, Demolition,				
11	or Merger of Dwelling				
12	Units, including				
13	Residential Flats				
14			1st	2nd	3rd+
15	Residential Conversion	§ 317	ϵ	ϵ	NP
16	Residential Demolition	§ 317	ϵ	ϵ	ϵ
17	and Merger				
18	NON-RESIDENTIAL ST	ANDARDS AND	USES		
19	Development Standard	s			
20	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Off</i>	ice Uses minimum	intensities may
21		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
22	* * * *				
	<u> </u>				

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

23

24

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes *the non-residential currently-zoned NC-2* properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-to mid-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Irving Street NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				

			1
1	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for
2		106, 250–252,	more information. Height sculpting required on
3		260, <u>263.19,</u>	Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

1		and Industry	guidelines that hav	ve been approved b	y the Planning
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
4			zoning modification	ns for eligible proj	ects in the R-4
5			Height and Bulk D	<u> Pistrict.</u>	
6	RESIDENTIAL STANDA	RDS AND USES	S		
7	Development Standard	S			
8	* * * *				
9	Residential Uses		Controls by Story		
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Sode Sections §§ 20	7.1 and 207.2.
13	Unit	207.2			
14	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 squ	are foot lot area, or	the density
15	<u>General</u>		permitted in the ne	earest R District, wh	hichever is
16			greater.Form-Base	ed Density.	
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally
18	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	re feet of Gross Flo	oor Area or an
20	<u>Size</u>		equivalent Floor A	rea Ratio for any i	<u>ndividual</u>
21			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that
22			exceed the greater	of those thresholds	<u>. </u>
23	Group Housing <u>Density</u>	§208	1 bedroom per 275	square foot lot are	ea, or the density

25

permitted in the nearest R District, whichever is

greater.Form-Based Density.

1	* * * *				
2	Senior Housing <u>Density</u>	§§102,	P up to twice th	ne number of dwell	ing units otherwise
3		202.2(f), 207	permitted as a	Principal Use in th	e district and
4			meeting all the	requirements of §	202.2(f)(1). C up to
5			twice the numb	er of dwelling unit	s otherwise
6			permitted as a	Principal Use in th	e district and
7			meeting all req	uirements of § 202	.2(f)(1), except for §
8			202.2(f)(1)(D)(iv), related to loca	tion.Form-Based
9			Density.		
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Ste	vry <u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	s			
21	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For C</i>	Office Uses minimu	m intensities may
22		124 <u>, 207.9</u>	apply pursuant	to § 207.9.	
23	* * * *				
24	* * *				

SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the *non-residential currently-zoned NC-2*-properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-<u>to mid</u>-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Taraval Street NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				

		T.	Ţ
1	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for
2		106, 250–252,	more information. Height sculpting required on
3		260, <u>263.19,</u>	Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps.	
10	* * * *		
11	Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired.; however, if the existing</u>
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *		
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

1		and Industry	guidelines that have	been approved by	the Planning
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based density,	additional height,	and other zoning
4			modifications for eli	gible projects in th	e R-4 Height and
5			Bulk District.		
6	RESIDENTIAL STANDARDS AND USES				
7	Development Standards				
8	* * * *				
9	Residential Uses		Controls by Story		
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12					
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
13	Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning C	Sode Sections §§ 20	07.1 and 207.2.
				Sode <i>Sections§§</i> 20	
13	Unit	207.2		are foot lot area, o	r the density
13 14	Unit Dwelling Units <u>Density</u> ,	207.2	1 unit per 800 squ	are foot lot area, o	r the density
13 14 15	Unit Dwelling Units <u>Density</u> ,	207.2	1 unit per 800 squa permitted in the ne greater.Form-Base	are foot lot area, o	r the density hichever is
13 14 15 16	Unit Dwelling Units <u>Density</u> , <u>General</u>	207.2 §§ 102, 207	1 unit per 800 square permitted in the new greater. Form-Base Varies depending of	are foot lot area, or varest R District, wo	r the density hichever is but generally

equivalent Floor Area Ratio for any individual

exceed the greater of those thresholds.

greater.Form-Based Density.

Dwelling Unit of 1.2:1. C for Dwelling Units that

permitted in the nearest R District, whichever is

1 bedroom per 275 square foot lot area, or the density

Group Housing *Density*

§208

20

21

22

23

24

25

<u>Size</u>

			1		
1	* * * *				
2	Senior Housing <u>Density</u>	§§102,	P up to twice th	e number of dwellin	g units otherwise
3		202.2(f), 207	permitted as a I	Principal Use in the	district and
4			meeting all the	requirements of § 20	02.2(f)(1). C up to
5			twice the number	er of dwelling units o	otherwise
6			permitted as a I	Principal Use in the	district and
7			meeting all requ	uirements of § 202.2	(f)(1), except for §
8			202.2(f)(1)(D)(i	v), related to locatio	on. <u>Form-Based</u>
9			<u>Density.</u>		
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Stor	ry <u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	S			
21	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Q</i>	ffice Uses minimum	intensities may
22		124 <u>, 207.9</u>	apply pursuant	to § 207.9.	
23	* * * *				
24	* * * *				

SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the *non-residential currently-zoned NC-2* properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-<u>to mid</u>-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Housing development in new buildings is encouraged above the ground story. Accessory

Dwelling Units are permitted.

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Judah Street NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				

1	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for
2		106, 250–252,	more information. Height sculpting required on
3		260, <u>263.19,</u>	Alleys per § 261.1.
4		261.1, 270,	
5		<u>270.3,</u> 271 .	
6		See also	
7		Height and	
8		Bulk District	
9		Maps	
10	* * * *		
11	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
12	Side Yard	132, 133	sidewalk does not meet the recommended width
13			required by the Better Streets Plan, a front setback
14			shall be provided so that, when combined with the
15			existing sidewalk, the total distance from the curb to
16			the building frontage meets or exceeds the required
17			recommended width under the Better Streets Plan.
18			This setback is required only up to 15 feet above street
19			grade. See § 132(e).
20	* * * *		
21	Miscellaneous		
22	* * * *	,	
23	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
24	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

1		and Industry	guidelines that hav	ve been approved b	y the Planning
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based densi	ty, additional heigh	nt, and other
4			zoning modification	ons for eligible proj	iects in the R-4
5			Height and Bulk D	District.	
6	RESIDENTIAL STANDA	RDS AND USE	S		
7	Development Standard	s			
8	* * * *				
9	Residential Uses		C	Controls by Story	/
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	07.1 and 207.2.
13	Unit	207.2			
14	Dwelling Units <u>Density</u> ,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density
15	<u>General</u>		permitted in the ne	earest R District, w	hichever is
16			greater.Form-Bas	ed Density.	
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
18	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		oor Area or an
20	<u>Size</u>		equivalent Floor A	Area Ratio for any t	individual
21			Dwelling Unit of I	.2:1. C for Dwelli	ng Units that
22			exceed the greater	of those threshold	<u>s.</u>
23	Group Housing <u>Density</u>	§208	1 bedroom per 27:	5 square foot lot ar	ea, or the density
24			permitted in the ne	earest R District, w	hichever is

greater.Form-Based Density.

* * * *				
Senior Housing <u>Density</u>	§§102,	P up to twice the	number of dwelling	; units otherwise
	202.2(f), 207	permitted as a Pr	incipal Use in the c	listrict and
		meeting all the re	quirements of § 20.	2.2(f)(1). C up to
		twice the number	of dwelling units o	therwise
		permitted as a Pr	incipal Use in the c	listrict and
		meeting all requi	rements of § 202.2(f)(1), except for §
		202.2(f)(1)(D)(iv), related to location.Form-Based		
		<u>Density.</u>		
Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>·C</u>	
Conversion, Demolition,				
or Merger of Dwelling				
Units, including				
Residential Flats			T	1
		1st	2nd	3rd+
Residential Conversion	§ 317	ϵ	ϵ	NP
Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL ST	ANDARDS AND	USES		
Development Standard	S			
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Off</i>	ice Uses minimum	intensities may
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
* * * *				

SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

Most new commercial development is permitted at the ground and second stories.

Neighborhood- serving businesses are strongly encouraged. The second story may be used by some retail stores, personal services, and medical, business and professional offices.

Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by limitations on demolition and upper-story conversions.* Accessory Dwelling Units are permitted *within the District pursuant to Sections 207.1 and 207.2 of this Code*.

Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Inner Balboa Street NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				

1	Massing and Setbacks		
2	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40 X. See Height and Bulk
3		106, 250–252,	Map Sheet HT03 for more information. Height
4		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
5		261.1, 270,	
6		<u>270.3,</u> 271 .	
7		See also	
8		Height and	
9		Bulk District	
10		Maps	
11	* * * *		
12	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
13	Side Yard	132, 133	sidewalk does not meet the recommended width
14			required by the Better Streets Plan, a front setback
15			shall be provided so that, when combined with the
16			existing sidewalk, the total distance from the curb to
17			the building frontage meets or exceeds the required
18			recommended width under the Better Streets Plan.
19			This setback is required only up to 15 feet above street
20			grade. See § 132(e).
21	* * * *		
22	Miscellaneous		
23	* * * *		
24	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
25	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

1		and Industry	guidelines that hav	ve been approved b	y the Planning
2		Element	Commission.		
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other
4			zoning modification	ns for eligible proj	ects in the R-4
5			Height and Bulk D	<u> District.</u>	
6	RESIDENTIAL STANDA	RDS AND USES	S		
7	Development Standard	s			
8	* * * *				
9	Residential Uses		Controls by Story		
10			1st	2nd	3rd +
11	Residential Uses	§102	Р	Р	Р
12	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections §§ 20	7.1 and 207.2.
13	Unit <i>Density</i>	207.2			
14	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 squ	are foot lot area, or	r the density
15	<u>General</u>		permitted in the ne	earest R District, wi	hichever is
16			greater.Form-Based Density.		
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
18	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
20	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>ndividual</u>
21			Dwelling Unit of I	.2:1. C for Dwellin	ng Units that
22			exceed the greater	of those thresholds	<u>s.</u>
23	Group Housing Density	§208	1 bedroom per 275	5 square foot lot ar	ea, or the density

25

permitted in the nearest R District, whichever is

greater. Form-Based Density.

1	* * * *				
2	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise		
3		202.2(f), 207	permitted as a Pr	incipal Use in the a	listrict and
4			meeting all the re	quirements of § 202	2.2(f)(1). C up to
5			twice the number	of dwelling units or	therwise
6			permitted as a Pr	incipal Use in the a	listrict and
7			meeting all requir	rements of § 202.2(f)(1), except for §
8			202.2(f)(1)(D)(iv)	, related to locatio	1. Form-Based
9			Density.		
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats			T	
15			1st	2nd	3rd+
16	Residential Conversion	§ 317	ϵ	ϵ	NP
17	Residential Demolition	§ 317	ϵ	ϵ	ϵ
18	and Merger				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	S			
21	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>		
22		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
23	* * * *				

SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

Most new commercial development is permitted at the ground and second stories.

Neighborhood-serving businesses are strongly encouraged. The second story may be used by some retail stores, personal services, and medical, business and professional offices.

Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by limitations on demolition and upper-story conversions.* Accessory Dwelling Units are permitted *within the District pursuant to Sections 207.1 and 207.2 of this Code*.

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

		Outer Balboa Street NCD	
Zoning Category	§ References	Controls	
BUILDING STANDARDS			

1	Massing and Setbacks	i	
2	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40 X. See Height and Bulk
3		106, 250–252,	Map Sheet HT04 for more information. Height
4		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
5		261.1, 270,	
6		<u>270.3,</u> 271 .	
7		See also	
8		Height and	
9		Bulk District	
10		Maps	
11	* * * *		
12	Front Setback and	§§ 130, 131,	<u>Generally Nnot Rrequired.; however, if the existing</u>
13	Side Yard	132, 133	sidewalk does not meet the recommended width
14			required by the Better Streets Plan, a front setback
15			shall be provided so that, when combined with the
16			existing sidewalk, the total distance from the curb to
17			the building frontage meets or exceeds the required
18			recommended width under the Better Streets Plan.
19			This setback is required only up to 15 feet above street
20			grade. See § 132(e).
21	* * * *		
22	Miscellaneous		
23	* * * *	 ,	
24	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
25	<u>Standards</u>	Commerce	Design Standards, and any other applicable design

1		and Industry	guidelines that have	been approved by	the Planning	
2		Element	Commission.			
3	Housing Choice-SF	<u>§ 206.10</u>	Form-based density	, additional height,	and other zoning	
4			modifications for eli	igible projects in th	e R-4 Height and	
5			Bulk District.			
	RESIDENTIAL STAND	ARDS AND USE	S			
,	Development Standard	ds				
3	* * * *					
9	Residential Uses		Controls by Story			
0			1st	2nd	3rd +	
1	Residential Uses	§102	Р	Р	Р	
<u>)</u>	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	07.1 and 207.2.	
	Unit <i>Density</i>	207.2				
	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 squ	are foot lot area, o	r the density	
	<u>General</u>	<u>General</u>		permitted in the nearest R District, whichever is		
;			greater.Form-Based Density.			
•	Minimum Dwelling Unit	num Dwelling Unit § 207.9		Varies depending on project location, but generally		
3	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
9	Maximum Dwelling Unit	§\$ 207.10, 317	P up to 4.000 saud	are feet of Gross Fl	oor Area or an	

§§ 207.10, 317

§208

Maximum Dwelling Unit

Group Housing Density

20

21

22

23

24

25

<u>Size</u>

P up to 4,000 square feet of Gross Floor Area or an

equivalent Floor Area Ratio for any individual

exceed the greater of those thresholds.

greater.Form-Based Density.

Dwelling Unit of 1.2:1. C for Dwelling Units that

1 bedroom per 275 square foot lot area, or the density

permitted in the nearest R District, whichever is

* * * *				
Senior Housing Density	§§102,	P up to twice the	number of dwelling	units otherwise
	202.2(f), 207	permitted as a Pr	incipal Use in the c	listrict and
		meeting all the re	equirements of § 20.	2.2(f)(1). C up to
		twice the number	of dwelling units o	therwise
		permitted as a Pr	incipal Use in the c	listrict and
		meeting all requi	rements of § 202.2(f)(1), except for §
		202.2(f)(1)(D)(iv)), related to location	n. Form-Based
		Density.		
Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>:C</u>	
Conversion, Demolition,				
or Merger of Dwelling				
Units, including				
Residential Flats				
		1st	2nd	3rd+
Residential Conversion	§ 317	ϵ	ϵ	NP
Residential Demolition	§ 317	ϵ	ϵ	ϵ
and Merger				
NON-RESIDENTIAL ST	ANDARDS AND	USES		
Development Standard	ls			
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Off</i>	ice Uses minimum	intensities may
	124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
* * * *	•	•		

SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING

4 CONTROL TABLE

	<u> </u>	CONTROL TABLE
		Bayview NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	os	
Massing and Setbacks	3	
* * * *		
Front Setback and	§§ <u>130,</u> 131,	<u>Generally Nnot Rrequired.; however, if the existing</u>
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		
* * * *		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	and Industry	guidelines that have been approved by the Planning
	Element	Commission.

1 **RESIDENTIAL STANDARDS AND USES** 2 **Development Standards** 3 4 **Residential Uses Controls by Story** 5 1st 2nd 3rd + 6 Р Ρ Ρ Residential Uses §102 7 P per Planning Code Sections §§ 207.1 and 207.2. Accessory Dwelling §§102, 207.1, 8 Unit *Density* 207.2 9 Dwelling Unit Density, §§ 102, 207 1 unit per 600 square foot lot area. 10 **General** 11 Minimum Dwelling Unit § 207.9 *Varies depending on project location, but generally* 12 Densities, if Applicable ranges between 50 and 100 dwelling units per acre. 13 Maximum Dwelling Unit §§ 207.10, 317 P up to 4,000 square feet of Gross Floor Area or an 14 Size equivalent Floor Area Ratio for any individual 15 Dwelling Unit of 1.2:1. C for Dwelling Units that 16 exceed the greater of those thresholds. 17 **Group Housing Density** § 208 1 bedroom per 210 square foot lot area. 18 19 Controls by StoryC(1) Loss of Dwelling Units: § 317 20 Conversion, Demolition, 21 or Merger of Dwelling

1st

 $\frac{2nd}{}$

Units, including

Residential Flats

22

23

24

25

3rd+

			,				
1	Residential Conversion	§ 317	€	ϵ	<i>C</i> (1)		
2	Residential Demolition	§ 317	€	ϵ	ϵ		
3	and Merger						
4	NON-RESIDENTIAL ST	ANDARDS AND	USES				
5	Development Standards						
6	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may		
7		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>			
8	* * * *						
9	* Not listed below						
10	(1) THIRD FLOOR RESIDENTIAL CONVERSION:						
11	Boundaries: Applicable to the Bayview NCD						
12	Controls: A Residential Use may be converted to an Institutional Use, other than a						
13	Medical Cannabis Dispen	sary, as a Condi	tional Use on the	third story and ab	ove if in addition		
14	to the criteria set forth in	Section<u>§</u> 303 <u>317</u> , t	he Commission fir	nds that:			
15	(a) The structur	e in which the Re	esidential Use is to	be converted ha	as been found		
16	eligible for listing on the N	lational Register	of Historic Places	•			
17	(b) The propose	ed use is to be op	erated by a nonp	rofit public benefi	t corporation;		
18	and						
19	(c) No legally re	siding residentia	l tenants will be di	isplaced.			
20							
21	* * * *						
22							
23	SEC. 738. CORTL	AND AVENUE N	IEIGHBORHOOD	COMMERCIAL	DISTRICT.		
24	* * * *						

Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

2	ZONING CONTROL TABLE
_	

		Cortland Avenue NCD	
Zoning Category	§ References	Controls	
BUILDING STANDARD	S		
Massing and Setbacks	3		
* * * *			
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired.; however, if the existing	
Side Yard	132, 133	sidewalk does not meet the recommended width	
		required by the Better Streets Plan, a front setback	
		shall be provided so that, when combined with the	
		existing sidewalk, the total distance from the curb to	
the building frontage meets or exceeds the required			
recommended width under the Better Streets Plan.			
		This setback is required only up to 15 feet above str	
		grade. See § 132(e).	
* * * *			
Miscellaneous			
* * * *			
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywia	
<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
	and Industry	guidelines that have been approved by the Planning	
	Element	Commission.	

1	Development Standards							
2	* * * *							
3	Residential Uses		С	ontrols by Story	,			
4			1st	2nd	3rd +			
5	Residential Uses	§102	Р	Р	Р			
6	Accessory Dwelling	§§102, 207.1,	P per Planning C	code Sections §§ 20	7.1 and 207.2.			
7	Unit <i>Density</i>	207.2						
8	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 sq	uare foot lot area	, or the density			
9	<u>General</u>		permitted in the nearest R District, whichever is					
10			greater.					
11	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally					
12	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.					
13	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an					
14	<u>Size</u>		equivalent Floor Area Ratio for any individual					
15			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that			
16			exceed the greater	of those thresholds	<u>. </u>			
17	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the					
18			density permitted	I in the nearest R	District,			
19			whichever is grea	ater.				
20	* * * *							
21	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>2</u>				
22	Conversion, Demolition,							
23	or Merger of Dwelling							
24	Units, including							
25	Residential Flats							

1			1st	2nd	3rd+
2	Residential Conversion	§ 317	ϵ	ϵ	NP
3	Residential Demolition	§ 317	ϵ	ϵ	ϵ
4	and Merger				
5	NON-RESIDENTIAL ST	ANDARDS AND	USES		
6	Development Standard	s			
7	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
8		124, 207.9	apply pursuant to	<i>§ 207.9.</i>	·

9

12

13

14

15

16

17

18

19

20

21

22

23

24

25

11

SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Financial service uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new

buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. *Existing residential units are protected by limitations on demolitions and upper-story conversions.* Accessory Dwelling Units are permitted *within the District pursuant to Sections 207.1 and 207.2 of this Code*.

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Geary Boulevard NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARD	S					
Massing and Setbacks						
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk				
	106, 250–252,	Map Sheets HT03-04 for more information.				
	260, <u>263.19,</u>	Height sculpting required on Alleys per § 261.1.				
	261.1, 270,					
	<u>270.3,</u> 271 .					
	See also					
	Height and					
	Bulk District					
	Maps.					
* * * *						
Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired-; however, if the existing				
Side Yard	132, 133	sidewalk does not meet the recommended width				

1			required by the B	etter Streets Plan, a	ı front setback	
2			shall be provided so that, when combined with the			
3			existing sidewalk, the total distance from the curb to			
4			the building frontage meets or exceeds the required			
5			recommended wi	dth under the Better	· Streets Plan.	
6			This setback is re	quired only up to 1.	5 feet above street	
7			grade. See § 132	<u>(e).</u>		
8	* * * *					
9	Miscellaneous					
10	* * * *					
11	Design Guidelines and	General	Subject to the Url	oan Design Guide	lines <u>, <i>Citywide</i></u>	
12	<u>Standards</u>	Plan	Design Standards, and any other applicable design			
13		Commerce	guidelines that have been approved by the Planning			
14		and Industry	Commission.			
15		Element				
16	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	y, additional height,	and other zoning	
17			modifications for e	ligible projects in th	ne R-4 Height and	
18			Bulk District.			
19	RESIDENTIAL STANDA	RDS AND USI	ES			
20	Development Standard	s				
21	* * * *					
22	Residential Uses			Controls by Stor	y	
23			1st	2nd	3rd +	
24	Residential Uses	§102	Р	Р	Р	

07.2.
<u>Ily</u>
<u>Ily</u>
<u>re.</u>
<u>an</u>
<u>t</u>
the
ever
vise
p to
for §
<u>d</u>

1	or Merger of Dwelling					
2	Units, including					
3	Residential Flats					
4			1st	2nd	3rd+	
5	Residential Conversion	§ 317	ϵ	ϵ	C(2)	
6	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
7	and Merger					
8	NON-RESIDENTIAL ST	ANDARDS AND	USES			
9	Development Standard	s				
10	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may	
11		124 <u>, 207.9</u> apply pursuant to § 207.9.				
12	* * * *					
13	* * * *					
14	(2) THIRD FLOOR RESIDENTIAL CONVERSION:					
15	Boundaries: Applicable to the Geary Boulevard NCD					

Boundaries: Applicable to the Geary Boulevard NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in *Section*§ 303317, the Commission finds that:

- (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;
 - (b) The proposed use is to be operated by a nonprofit public benefit corporation; and
 - (c) No legally residing residential tenants will be displaced.

23 * * *

1

1

16

17

18

19

20

21

22

24

25 SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

2

Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE 3

ZONING CONTROL TABLE						
		Mission Bernal NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARDS	3					
Massing and Setbacks						
* * * *						
Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired: however, if the existing				
Side Yard	132, 133	sidewalk does not meet the recommended width				
		required by the Better Streets Plan, a front setback				
		shall be provided so that, when combined with the				
		existing sidewalk, the total distance from the curb to				
		the building frontage meets or exceeds the required				
		recommended width under the Better Streets Plan.				
		This setback is required only up to 15 feet above street				
		grade. See § 132(e).				
* * * *						
Miscellaneous						
* * * *						
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide				
<u>Standards</u>	Commerce	Design Standards, and any other applicable design				
	and Industry	guidelines that have been approved by the Planning				
	Element	Commission.				
RESIDENTIAL STANDA	RDS AND USES	3				

1	Development Standards							
2	* * * *							
3	Residential Uses		C	ontrols by Story	1			
4			1st	2nd	3rd +			
5	Residential Uses	§102	Р	Р	Р			
6	Accessory Dwelling	§§102, 207.1,	P per Planning C	Sode Sections §§ 20	7.1 and 207.2.			
7	Unit <i>Density</i>	207.2						
8	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 sq	uare foot lot area	, or the density			
9	<u>General</u>		permitted in the nearest R District, whichever is					
10			greater.					
11	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally					
12	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.					
13	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an					
14	<u>Size</u>		equivalent Floor A	area Ratio for any i	ndividual			
15			Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that			
16			exceed the greater	of those thresholds	<u>.</u>			
17	Group Housing Density	§ 208	1 bedroom per 2	10 square foot lot	area, or the			
18			density permitted	d in the nearest R	District,			
19			whichever is grea	ater.				
20	* * * *							
21	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C(1)</u>				
22	Conversion, Demolition,							
23	or Merger of Dwelling							
24	Units, including							
25	Residential Flats							

				2 1	2.1			
1			1st	2nd	3rd+			
2	Residential Conversion	§ 317	€	ϵ	<i>C</i> (1)			
3	Residential Demolition	§ 317	ϵ	ϵ	ϵ			
4	and Merger							
5	NON-RESIDENTIAL STANDARDS AND USES							
6	Development Standards							
7	Floor Area Ratio	§§ 102, 123,	3.6 to 1. For Office	ce Uses minimum i	ntensities may			
8		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>				
9	* * * *							
10	* Not listed below							
11	(1) THIRD FLOOR RESIDENTIAL CONVERSION:							
12	Boundaries: Appli	cable to the Miss	sion Bernal NCD					
13	Controls: A Resid	ential Use may b	e converted to an	Institutional Use,	other than a			
14	Medical Cannabis Dispen	sary, as a Condi	tional Use on the	third story and ab	ove if in addition			
15	to the criteria set forth in	Section § 303 <u>317</u> , t	ne Commission fir	nds that:				
16	(a) The structur	e in which the Re	esidential Use is to	be converted ha	s been found			
17	eligible for listing on the N	lational Register	of Historic Places	•				
18	(b) The propose	ed use is to be op	erated by a nonp	rofit public benefit	corporation;			
19	and							
20	(c) No legally residing residential tenants will be displaced.							
21	* * * *							
22								
23	SEC. 741. SAN BR	RUNO AVENUE	NEIGHBORHOOI	D COMMERCIAL	DISTRICT.			

Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

2	ZONING CONTROL TABLE

		San Bruno Avenue NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARD	S					
Massing and Setbacks						
* * * *						
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing				
Side Yard	132, 133	sidewalk does not meet the recommended width				
		required by the Better Streets Plan, a front setback				
		shall be provided so that, when combined with the				
		existing sidewalk, the total distance from the curb to				
		the building frontage meets or exceeds the required				
		recommended width under the Better Streets Plan.				
		This setback is required only up to 15 feet above street				
		<u>grade. See § 132(e).</u>				
* * * *						
Miscellaneous						
* * * *						
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide				
<u>Standards</u>	Commerce	Design Standards, and any other applicable design				
	and Industry	guidelines that have been approved by the Planning				
	Element	Commission.				
RESIDENTIAL STAND	ARDS AND USE	S				
Development Standards						

Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§102, 207.1,	, P per Planning Code Sections §§ 207.1 and 207			
Unit <i>Density</i>	207.2				
Dwelling Unit Density,	§§ 102, 207	1 unit per 800 so	quare foot lot are	ea, or the dens	
<u>General</u>		permitted in the	nearest R Distri	ct, whichever i	
		greater.			
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
<u>Size</u>		equivalent Floor Area Ratio for any individual			
		Dwelling Unit of 1.2:1. C for Dwelling Units that			
		exceed the greate	r of those threshol	<u>lds.</u>	
Group Housing Density	§ 208	1 bedroom per 2	275 square foot l	lot area, or the	
		density permitte	d in the nearest	R District,	
		whichever is gre	ater.		
* * * *					
Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>		
Conversion, Demolition,					
or Merger of Dwelling					
Units, including					
Residential Flats					

1	Residential Conversion	§ 317	ϵ	ϵ	NP	
2	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
3	and Merger					
4	NON-RESIDENTIAL STANDARDS AND USES					
5	Development Standard	S				
6	Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Offi	ce Uses minimum i	ntensities may	
7	124, 207.9 apply pursuant to § 207.9.					
8	* * * *					
9	* * * *					

SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

The Cole Valley Neighborhood Commercial District is located along Cole Street from Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit line.

Building controls for the Cole Valley Neighborhood Commercial District promote <u>small</u> <u>to mid-scale low intensity</u> development which is compatible with the existing scale and character of the area. Commercial development is limited to one story <u>with some exceptions</u>.

Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207.1 and 207.2 of this Code.

5

6

7

1

2

3

4

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

8

	1	T
		Cole Valley NCD
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk
	106, 250–252,	Map Sheet HT06 for more information. Height
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps	
* * * *		
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback

1			shall be provided	so that, when comb	ined with the	
2			existing sidewalk,	the total distance fi	rom the curb to	
3			the building fronte	ige meets or exceed	ls the required	
4			recommended wid	th under the Better	Streets Plan.	
5			This setback is req	guired only up to 15	feet above street	
6			grade. See § 132(e	<u>e).</u>		
7	* * * *					
8	Miscellaneous					
9	* * * *					
10	Canopy or Marquee	§ 136.1	NP <u>(5)</u>			
11	* * * *					
12	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>, <i>Citywide</i></u>	
13	<u>Standards</u>	Commerce	Design Standards, a	and any other appli	cable design	
14		and Industry	guidelines that have been approved by the Planning			
15		Element	Commission.			
16	Housing Choice-SF	<u>§ 206.10</u>	Form-based density	, additional height,	and other zoning	
17			modifications for eli	igible projects in th	e R-4 Height and	
18			Bulk District.			
19	RESIDENTIAL STANDA	ARDS AND US	ES			
20	Development Standard	ds				
21	* * * *					
22	Residential Uses	C	Controls by Story	,		
23			1st	2nd	3rd +	
24	Residential Uses	§102	Р	Р	Р	

1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections § 207.1 and 207.2.
2	Unit <i>Density</i>	207.2	
3	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density
4	<u>General</u>		permitted in the nearest R District, whichever is
5			greater.Form-Based Density.
6	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
7	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
8	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
9	<u>Size</u>		equivalent Floor Area Ratio for any individual
10			Dwelling Unit of 1.2:1. C for Dwelling Units that
11			exceed the greater of those thresholds.
12	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density
13			permitted in the nearest R District, whichever is
14			greater.Form-Based Density.
15	* * * *		
16	Senior Housing Density	§§102,	P up to twice the number of dwelling units otherwise
17		202.2(f), 207	permitted as a Principal Use in the district and
18			meeting all the requirements of § 202.2(f)(1). C up to
19			twice the number of dwelling units otherwise
20			permitted as a Principal Use in the district and
21			meeting all requirements of § 202.2(f)(1), except for §
22			202.2(f)(1)(D)(iv), related to location. Form-Based
23			Density.
24	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC
25	Conversion, Demolition,		

or Merger of Dwelling						
Units, including						
Residential Flats						
		1st	2nd	3rd+		
Residential Conversion	§ 317	ϵ	NP	N P		
Residential Demolition	§ 317	ϵ	ϵ	ϵ		
and Merger						
NON-RESIDENTIAL ST	ANDARDS AND	USES				
Development Standard	ls					
Floor Area Ratio	§§ 102, 123,	1.8 to 1. For Offi	ice Uses minimum i	ntensities may		
	124 <u>, 207.9</u>	apply pursuant to § 207.9.				
* * * *						

(5) Canopy is P if required as a wind mitigation feature.

SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

Most new commercial development is permitted at the ground and second stories.

Neighborhood-serving businesses are strongly encouraged. The second story may be used

- 1 by some retail stores, personal services, and medical, business and professional offices.
- 2 Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities,
- 3 and other automobile uses protect the livability within and around the District, and promote
- continuous retail frontage. 4

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207.1 and 207.2 of this Code.

8

9

10

25

5

6

7

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT **ZONING CONTROL TABLE**

11			Lower Haight Street NCD					
12	Zoning Category	§ References	Controls					
13	BUILDING STANDARDS							
14	Massing and Setbacks							
15	Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk					
16		106, 250–252,	Map Sheet HT07 for more information. Height					
17		260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.					
18		261.1, 270,						
19		<u>270.3,</u> 271 .						
20		See also						
21		Height and						
22		Bulk District						
23		Maps.						
24	* * * *							

1	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing			
2	Side Yard	132, 133	sidewalk does not meet the recommended width			
3			required by the Better Streets Plan, a front setback			
4			shall be provided s	so that, when comb	ined with the	
5			existing sidewalk,	the total distance fi	rom the curb to	
6			the building fronta	ge meets or exceed	ls the required	
7			recommended wid	th under the Better	Streets Plan.	
8			This setback is req	uired only up to 15	feet above street	
9			grade. See § 132(e	<u>).</u>		
10	* * * *					
11	Miscellaneous					
12	* * * *					
13	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>	
14	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design	
15		and Industry	guidelines that hav	ve been approved b	y the Planning	
16		Element	Commission.			
17	Housing Choice-SF	<u>§ 206.10</u>	Form-based densit	ty, additional heigh	t, and other	
18			zoning modification	ns for eligible proj	ects in the R-4	
19			Height and Bulk D	<u>istrict.</u>		
20	RESIDENTIAL STANDA	ARDS AND USE	S			
21	Development Standard	s				
22	* * * *					
23	Residential Uses		Controls by Story			
24			1st	2nd	3rd +	
25	Residential Uses	§102	Р	Р	Р	

nd 207.2.
ensity
er is
enerall <u>y</u>
er acre.
ea or an
ua <u>l</u>
ts that
the density
er is
therwise
and
). C up to
e
and
ecept for §
-Based

1	or Merger of Dwelling					
2	Units, including					
3	<u>Residential Flats</u>					
4			1st	2nd	3rd+	
5	Residential Conversion	§ 317	ϵ	ϵ	NP	
6	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
7	and Merger					
8	NON-RESIDENTIAL ST	ANDARDS AND	USES			
9	Development Standard	s				
10	Floor Area Ratio	§§ 102, 123,	2.5 to 1 <u>. For Offi</u>	ce Uses minimum i	ntensities may	
11		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
12	2 * * * *					
13	* * * *					
14						

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

16 * * * *

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

		Lower Polk Street NCD				
Zoning Category	§ References	Controls				
BUILDING STANDARDS						
Massing and Setbacks						
* * * *						

1	Front Setback and	§§ <u>130,</u> 131,	Generally Nnot Rrequired: however, if the existing					
2	Side Yard	132, 133	sidewalk does not meet the recommended width					
3			required by the Better Streets Plan, a front setback					
4			shall be provided s	so that, when comb	pined with the			
5			existing sidewalk, the total distance from the curb to					
6			the building fronta	ige meets or exceed	ds the required			
7			recommended width under the Better Streets Plan.					
8			This setback is req	uired only up to 15	5 feet above street			
9			grade. See § 132(e).					
10	* * * *							
11	Miscellaneous							
12	* * * *							
13	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide					
14	<u>Standards</u>	Commerce	Design Standards, and any other applicable design					
15		and Industry	guidelines that have been approved by the Planning					
16		Element	Commission.					
17	RESIDENTIAL STANDARDS AND USES							
18	Development Standards							
19	* * * *							
20	Residential Uses		Controls by Story					
21			1st	2nd	3rd +			
22	Residential Uses	§102	Р	Р	Р			
23	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections §§ 207.1 and 207.2.					
24	Unit <i>Density</i>	207.2		· -				
	1		1					

1	Dwelling Unit Density,	§§ 102, 207	1 unit per 600 s	quare foot lot area	a, or the density	
2	<u>General</u>		permitted in the nearest R District, whichever is			
3			greater.			
4	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
5	<u>Densities, if Applicable</u>		ranges between 5	50 and 100 dwelling	units per acre.	
6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squ</u>	uare feet of Gross F	loor Area or an	
7	<u>Size</u>		equivalent Floor	Area Ratio for any	<u>individual</u>	
8			Dwelling Unit of 1.2:1. C for Dwelling Units that			
9			exceed the greater of those thresholds.			
10	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the			
11			density permitted in the nearest R District,			
12			whichever is greater.			
13	* * * *					
14	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u> </u>		
15	Conversion, Demolition,					
16	or Merger of Dwelling					
17	Units, including					
18	Residential Flats					
19			1st	2nd	3rd+	
20	Residential Conversion	§ 317	ϵ	ϵ	C(1)	
21	Residential Demolition	§ 317	€	€	ϵ	
22	and Merger					
23	NON-RESIDENTIAL ST	ANDARDS AND	USES			
24	Development Standard	s				

1	Floor Area Ratio	§§ 102, 123,	3.6 to 1. For Office Uses minimum intensities may			
2		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
3	* * * *					
4	* Not listed below					
5	(1) THIRD FLOOF	R RESIDENTIAL	CONVERSION:			
6	Boundaries: Applie	cable to the Low	er Polk Street NCD			
7	Controls: A Reside	ential Use may b	e converted to an Institutional Use, other than a			
8	Medical Cannabis Dispens	sary, as a Condi	tional Use on the third story and above if in addition			
9	to the criteria set forth in S	<i>ection<u>§</u> 303<u>317</u>,</i> t	he Commission finds that:			
10	(a) The structure	e in which the Re	esidential Use is to be converted has been found			
11	eligible for listing on the N	ational Register	of Historic Places;			
12	(b) The propose	d use is to be op	perated by a nonprofit public benefit corporation;			
13	and					
14	(c) No legally res	siding residentia	I tenants will be displaced.			
15	* * * *					
16						
17	SEC. 745. INNER	TARAVAL STRE	EET NEIGHBORHOOD COMMERCIAL DISTRICT.			
18	The Inner Taraval S	Street Neighborh	ood Commercial District is located along Taraval			
19	Street between 19th and F	orest Side Aven	nues in the Inner Sunset neighborhood. It is			
20	separated from the Tarava	al Street Neighbo	orhood Commercial District by 19th Avenue. The			
21	District is a small-scale linear shopping street which provides convenience goods and					
22	services to the surrounding	g neighborhood	as well as limited comparison shopping goods for a			
23	wider market.					

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

Most new commercial development is permitted at the ground and second stories.

Neighborhood-serving businesses are strongly encouraged. The second story may be used by some retail stores, personal services, and medical, business and professional offices.

Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the District, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by limitations on demolition and upper-story conversions.* Accessory Dwelling Units are permitted *within the District pursuant to Sections 207.1 and 207.2 of this Code*.

Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		Inner Taraval Street NCD		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 40-X. See Height and Bulk		
	106, 250–252,	Map Sheets HT06 for more information. Height		
	260, <u>263.19,</u>	sculpting required on Alleys per § 261.1.		
	261.1, 270,			
	<u>270.3,</u> 271 .			
	See also			

1		Height and	
2		Bulk District	
3		Maps.	
4	* * * *		
5	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
6	Side Yard	132, 133	sidewalk does not meet the recommended width
7			required by the Better Streets Plan, a front setback
8			shall be provided so that, when combined with the
9			existing sidewalk, the total distance from the curb to
10			the building frontage meets or exceeds the required
11			recommended width under the Better Streets Plan.
12			This setback is required only up to 15 feet above street
13			grade. See § 132(e).
14	* * * *		
15	Miscellaneous		
16	* * * *		
17	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
18	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
19		and Industry	guidelines that have been approved by the Planning
20		Element	Commission.
21	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
22			modifications for eligible projects in the R-4 Height and
23			Bulk District.
24	RESIDENTIAL STAND	ARDS AND USI	ES
25	Development Standard	ds	

1	* * * *						
2	Residential Uses		Controls by Story				
3			1st	2nd	3rd +		
4	Residential Uses	§102	Р	Р	Р		
5	Accessory Dwelling	§§102, 207.1,	P per Planning	g Code <i>Sections</i>	ş <u>§§</u> 207.1 and 207.2.		
6	Unit <i>Density</i>	207.2					
7	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 s	quare foot lot ar	rea, or the density		
8	<u>General</u>		permitted in the nearest R District, whichever is				
9			greater.Form-Based Density.				
10	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally				
11	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.				
12	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an				
13	<u>Size</u>		equivalent Floor Area Ratio for any individual				
14			Dwelling Unit of 1.2:1. C for Dwelling Units that				
15			exceed the grea	ter of those thre	sholds.		
16	Group Housing Density	§208	1 bedroom per 2	275 square foot	lot area, or the density		
17			permitted in the	nearest R Distr	ict, whichever is		
18			greater.Form-B	ased Density.			
19	* * * *						
20	Senior Housing Density	§§102,	P up to twice th	e number of dwe	elling units otherwise		
21		202.2(f), 207	permitted as a Principal Use in the district and				
22			meeting all the requirements of § 202.2(f)(1). C up to				
23			twice the number of dwelling units otherwise				
24			permitted as a Principal Use in the district and				
25			meeting all requ	uirements of § 20	92.2(f)(1), except for §		

1			202.2(f)(1)(D)(iv), related to location.Form-Based			
2			<u>Density.</u>			
3	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>		
4	Conversion, Demolition,					
5	or Merger of Dwelling					
6	Units, including					
7	Residential Flats					
8			1st	2nd	3rd+	
9	Residential Conversion	§ 317	ϵ	ϵ	NP	
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
11	and Merger					
12	NON-RESIDENTIAL ST	ANDARDS AND	USES			
13	Development Standard	s				
14	Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Offi	ice Uses minimum i	ntensities may	
15		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		
16	* * * *					
17	* * * *					
18						
19	SEC. 746. LELANI	D AVENUE NEIC	SHBORHOOD CO	OMMERCIAL DIS	STRICT.	
20	* * * *					
21	Table 746. LELAN	ID AVENUE NEI	GHBORHOOD C	OMMERCIAL DI	STRICT ZONING	
22		CON	TROL TABLE			
23			Leland Avenue	NCD		
24	Zoning Category	§ References	Controls			
			<u> </u>	<u> </u>		

BUILDING STANDARDS

1	Massing and Setbacks					
2	* * * *					
3	Front Setback and	§§ 130, 131,	<i>Generally Nn</i> ot <i>R</i>	required <u>-; <i>however</i></u>	; if the existing	
4	Side Yard	132, 133	sidewalk does not	meet the recommer	<u>ıded width</u>	
5			required by the Be	tter Streets Plan, a	front setback	
6			shall be provided	so that, when comb	ined with the	
7			existing sidewalk,	the total distance fi	rom the curb to	
8			the building fronto	ige meets or exceed	ls the required	
9			recommended wid	th under the Better	Streets Plan.	
10			This setback is req	uired only up to 15	feet above street	
11			grade. See § 132(e	<u>e).</u>		
12	* * * *					
13	Miscellaneous					
14	* * * *					
15	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, <i>Citywide</i></u>	
16	<u>Standards</u>	Commerce	Design Standards,	and any other app	licable design	
17		and Industry	guidelines that hav	ve been approved b	y the Planning	
18		Element	Commission.			
19	RESIDENTIAL STANDA	RDS AND USES	S			
20	Development Standard	s				
21	* * * *					
22	Residential Uses	C	Controls by Story			
23			1st 2nd 3rd +			
24	Residential Uses	§102	Р	Р	Р	

1	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	07.1 and 207.2.	
2	Unit <i>Density</i>	207.2				
3	Dwelling Unit Density,	§§ 102, 207	1 unit per 800 square foot lot area, or the density			
4	<u>General</u>		permitted in the	nearest R District	, whichever is	
5			greater.			
6	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
7	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
8	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an	
9	<u>Size</u>		equivalent Floor Area Ratio for any individual			
10			Dwelling Unit of 1.2:1. C for Dwelling Units that			
11			exceed the greater of those thresholds.			
12	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the			
13			density permitted in the nearest R District,			
14			whichever is greater.			
15	* * * *					
16	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>		
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	<u>Units, including</u>					
20	Residential Flats					
21			1st	2nd	3rd+	
22	Residential Conversion	§ 317	ϵ	ϵ	NP	
23	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
24	and Merger					
25	NON-RESIDENTIAL ST	ANDARDS AND	USES			

Development Standards					
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>			
	124 <u>, 207.9</u>	apply pursuant to § 207.9.			
* * * *					

5 * * * *

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

NCT-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small

- 1 clusters with three or more commercial establishments, commonly grouped around a corner;
- and in some cases short linear commercial strips with low-scale, interspersed mixed-use
- 3 (residential-commercial) development. Building controls for the NCT-1 District promote low-
- 4 intensity development which is compatible with the existing scale and character of these
- 5 neighborhood areas. Commercial development is limited to one story, with certain exceptions.
- 6 Rear yard requirements at all levels preserve existing backyard space.

7 * * *

Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

10

11

12

9

8

Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1 ZONING CONTROL TABLE

13

14

15

16

17

18

19

20

21

22

23

24

		NCT-1
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT11
	106, 250–252,	and HT12 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	

		I	
1		Bulk District	
2		Maps.	
3	* * * *		
4	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
4	Miscellaneous		
5	* * * *		
16	Canopy or Marquee	§ 136.1	NP(2)
7	* * * *		
18	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
19	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
20		and Industry	guidelines that have been approved by the Planning
21		Element	Commission.
22	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
23			zoning modifications for eligible projects in the R-4
24			Height and Bulk District.
25	RESIDENTIAL STANDA	ARDS AND USE	S

1	Development Standards							
2	* * * *	* * * *						
3	Residential Uses		C	Controls by Story	1			
4			1st	2nd	3rd +			
5	Residential Uses	§102	P(1)	Р	Р			
6	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections §§ 20	07.1 and 207.2.			
7	Unit	207.2						
8	Dwelling Units, Senior	§ 102,	No density limit by	y lot area. Density 1	estricted by			
9	Housing, and Group	202.2(f), 207,	physical envelope	controls of height,	bulk, setbacks,			
10	Housing <u>-, Generally</u>	208	open space, exposure and other applicable controls of					
11			this and other Codes, as well as by applicable design					
12			guidelines, applicable elements and area plans of the					
13			General Plan, and design review by the Planning					
14			Department. Form-Based Density.					
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	, but generally			
16	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.			
17	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an			
18	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>ndividual</u>			
19			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that			
20			exceed the greater of those thresholds.					
21	* * * *							
22	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>				
23	Dwelling Units:							
24	Conversion, Demolition,							
25	or Merger of Dwelling							

		1	1		
1	Units, including				
2	Residential Flats				
3			1st	2nd	3rd+
4	Residential Conversion	§ 317	ϵ	NP	NP
5	Residential Demolition	§ 317	ϵ	ϵ	ϵ
6	and Merger				
7	Division of Dwelling	§ 207.8	Division of existing	ng Dwelling Units	P per § 207.8
8	Units				
9	NON-RESIDENTIAL STANDARDS AND USES				
10	Development Standards				
11	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Office Uses minimum intensities may</i>		
12		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
13	* * * *				
14	* * * *				
15	(1) C required for	ground floor Res	sidential Use wher	street frontage i	s listed in <u>Section</u>
16	145.4(b) <u>.</u>				
17	(2) {Note deleted.}	- <u>Canopy is P if rea</u>	guired as a wind mit	tigation feature.	
18	* * * *				
19					
20	SEC. 751. NCT-2 -	- SMALL-SCALE	E NEIGHBORHO	OD COMMERCIA	AL TRANSIT
21	DISTRICT.				
22	* * * *				
23	Housing development in new buildings is encouraged above the ground story. Existing				
24	residential units are protected by limitations on demolition and upper story conversions. Accessory				
25	Dwelling Units are permitted.				

Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 **ZONING CONTROL TABLE**

3 4

5

6

7

8 9

10 11

12

13 14

15

16 17

18

19 20

21 22

23

25

24

		NCT-2
Zoning Category	§ References	Controls

BUILDING STANDARDS

Massing and Setbacks

Height and Bulk Limits.

106, 250–252,
260, <u>263.19,</u>
261.1, 270,
<u>270.3,</u> 271 .
See also

Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per § 261.1.

Height and **Bulk District**

§§ 102, 105,

Maps

Front Setback and §§ 130, 131, Side Yard 132, 133

Generally Anot Rrequired.; however, if the existing sidewalk does not meet the recommended width <u>required by the Better Streets Pl</u>an, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the required

recommended width under the Better Streets Plan.

1			This setback is req	juired only up to 15	feet above street
2			grade. See § 132(e	<u>?).</u>	
3	* * * *				
4	Miscellaneous				
5	* * * *				
6	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>, <i>Citywide</i></u>
7	<u>Standards</u>	Commerce	Design Standards, a	and any other appli	cable design
8		and Industry	guidelines that have been approved by the Planning		
9		Element	Commission.		
10	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning		
11			modifications for eli	igible projects in th	e R-4 Height and
12			Bulk District.		
13	RESIDENTIAL STAND	ARDS AND US	ES		
14	Development Standard	ds			
15	* * * *				
16	Dwelling Unit Mix	§ 207.6	Generally <u>R</u> equ	ired for creation o	f five or more
17			Dwelling Units. N	No less than 40%	of the total
18			number of propo	sed Dwelling Unit	s shall contain
19			at least two bedr	ooms; or no less	than 30% of the
20			total number of p	proposed Dwelling	Units shall
21			contain at least t	hree bedrooms.	
22	* * * *				
23	Residential Uses		Controls by Story		
24			1st	2nd	3rd +
25	Residential Uses	§102	P(1)	Р	Р

			T			
1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
2	Unit	207.2				
3	Dwelling Units, Senior	§ 102,	No density limit b	y lot area. Density	restricted by	
4	Housing, and Group	202.2(f), 207,	physical envelope	controls of height,	bulk, setbacks,	
5	Housing., Generally	208	open space, expos	ture and other appl	icable controls of	
6			this and other Cod	des, as well as by a	pplicable design	
7			guidelines, applic	able elements and e	area plans of the	
8			General Plan, and design review by the Planning			
9			Department. Form-Based Density.			
10	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
11	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
12	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
13	<u>Size</u>		equivalent Floor Area Ratio for any individual			
14			Dwelling Unit of 1.2:1. C for Dwelling Units that			
15			exceed the greater	r of those threshold	<u>S.</u>	
16	* * * *					
17	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
18	Dwelling Units:					
19	Conversion, Demolition,					
20	or Merger of Dwelling					
21	Units, including					
22	<u>Residential Flats</u>					
23			1st	2nd	3rd+	
24	Residential Conversion	§ 317	ϵ	ϵ	ϵ	

1	Residential Demolition	§ 317	ϵ	ϵ	ϵ		
2	and Merger						
3	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8				
4	Units						
5	NON-RESIDENTIAL STANDARDS AND USES						
6	Development Standards						
7	Floor Area Ratio §§ 102, 123, 2.5 to 1. For Office Uses minimum intensities may						
8		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>			
9	* * * *						
10	* * *						
11	1 (1) C required for ground floor Residential Use when street frontage is listed in <u>Section</u>						
12	2 145.4(b) <u>.</u>						
13	* * * *						
14							
15	SEC. 752. NCT-3 -	- MODERATE-S	CALE NEIGHBO	RHOOD COMME	RCIAL		
16	TRANSIT DISTRICT.						
17	* * * *						
18	(e) Housing devel	lopment in new b	uildings is encou	aged above the s	second story.		
19	Existing Residential Units a	re protected by lim	itations on demolit	ions and upper sto	r y conversions.		
20	Accessory Dwelling Units	are permitted wi	thin the district pur	suant to Sections 2	07.1 and 207.2 of		
21	this Code.						
22							
23	Table 752. MODERATE	E-SCALE NEIGH	IBORHOOD COM	MERCIAL TRAN	NSIT DISTRICT		
24	NCT-3						
25	ZONING CONTROL TABLE						

		NCT-3
Zoning Category	§ References	Controls
BUILDING STANDARDS	S	
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT02
	106, 250–252,	and HT07 for more information. Height sculpting
	260, <u>263.19,</u>	required on Alleys per § 261.1.
	261.1, 270,	
	<u>270.3,</u> 271 .	
	See also	
	Height and	
	Bulk District	
	Maps.	
* * * *		
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired.; however, if the existing
Side Yard	132, 133	sidewalk does not meet the recommended width
		required by the Better Streets Plan, a front setback
		shall be provided so that, when combined with the
		existing sidewalk, the total distance from the curb to
		the building frontage meets or exceeds the required
		recommended width under the Better Streets Plan.
		This setback is required only up to 15 feet above street
		grade. See § 132(e).
* * * *		
Miscellaneous		

1	* * * *					
2	Design Guidelines and	General Plan	Subject to the Urba	an Design Guidel	ines <u>, <i>Citywide</i></u>	
3	<u>Standards</u>	Commerce	Design Standards, a	and any other applic	cable design	
4		and Industry	guidelines that have been approved by the Planning			
5		Element	Commission.			
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based density,	additional height,	and other zoning	
7			modifications for eligible projects in the R-4 Height and			
8			Bulk District.			
9	RESIDENTIAL STANDARDS AND USES					
10	Development Standards					
11	* * * *					
12	Dwelling Unit Mix	§ 207.6	Generally <i>Rr</i> equi	ired for creation o	f five or more	
13			Dwelling Units. N	lo less than 40%	of the total	
14			number of propo	sed Dwelling Unit	s shall contain	
15			at least two bedr	ooms; or no less	than 30% of the	
16			total number of p	roposed Dwelling	Units shall	
17			contain at least t	hree bedrooms.		
18	* * * *		1			
19	Residential Uses		С	controls by Story		
20			1st	2nd	3rd +	
21	Residential Uses	§102	P(1)	Р	Р	
22	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
23	Unit	207.2				

	Г	1	1			
1	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
2	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
3	Housing., Generally	208	open space, exposure and other applicable controls of			
4			this and other Coe	les, as well as by ap	pplicable design	
5			guidelines, applica	able elements and e	area plans of the	
6			General Plan, and	l design review by t	he Planning	
7			Department.Form	-Based Density.		
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
10	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
11	<u>Size</u>		equivalent Floor Area Ratio for any individual			
12			Dwelling Unit of 1.2:1. C for Dwelling Units that			
13			exceed the greater of those thresholds.			
14	* * * *					
15	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
16	Dwelling Units:					
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	Units, including					
20	Residential Flats					
21			1st	2nd	3rd+	
22	Residential Conversion	§ 317	ϵ	ϵ	ϵ	
23	Residential Demolition	§ 317	€	ϵ	ϵ	
24	and Merger					
	·	•	•			

1	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8		
2	Units				
3	NON-RESIDENTIAL STA	ANDARDS AND	USES		
4	Development Standards				
5	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>		
6		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
7	* * * *				
8	* * *				
9	(1) C required for ground floor Residential Use when street frontage is listed in <u>Section</u>				

(1) C required for ground floor Residential Use when street frontage is listed in <u>Section</u> 145.4(b).

11 * * * *

SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		SoMa NCT			
Zoning Category	§ References	Controls			
BUILDING STANDARD	BUILDING STANDARDS				
Massing and Setbacks	Massing and Setbacks				
* * * *					
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing			
Side Yard	132, 133	sidewalk does not meet the recommended width			
		required by the Better Streets Plan, a front setback			
		shall be provided so that, when combined with the			

1			existing sidewalk,	the total distance f	rom the curb to	
2			the building fronta	ge meets or exceed	ls the required	
3			recommended wid	th under the Better	Streets Plan.	
4			This setback is required only up to 15 feet above street			
5			grade. See § 132(e).			
6	* * * *					
7	Miscellaneous					
8	* * * *					
9	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide			
10	<u>Standards</u>	Commerce	Design Standards, and any other applicable design			
11		and Industry	guidelines that have been approved by the Planning			
12		Element	Commission.			
13	RESIDENTIAL STANDARDS AND USES					
14	Development Standard	s				
15	* * * *					
16	Residential Uses		С	ontrols by Story	1	
17			1st	2nd	3rd +	
18	Residential Uses	§102	P(1)	Р	Р	
19	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections 207	7.1 and 207.2.	
20	Unit	207.2				
21	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
22	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
23	Housing., <i>Generally</i>	208	open space, exposure and other applicable controls of			
24			this and other Cod	les, as well as by ap	pplicable design	
25			guidelines, applice	able elements and a	erea plans of the	

1			General Plan, and	l design review by ti	he Planning	
2			Department. Form-Based Density.			
3	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	Varies depending on project location, but generally		
4	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
5	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Flo	oor Area or an	
6	<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual	
7			Dwelling Unit of I	1.2:1. C for Dwellin	ng Units that	
8			exceed the greater	r of those thresholds	<u>v.</u>	
9	* * * *					
10	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
11	Dwelling Units:					
12	Conversion, Demolition,					
13	or Merger of Dwelling					
14	Units, including					
15	<u>Residential Flats</u>					
16			1st	2nd	3rd+	
17	Residential Conversion	§ 317	€	ϵ	N P	
18	Residential Demolition	§ 317	ϵ	ϵ	ϵ	
19	and Merger					
20	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Units	s P per § 207.8	
21	Units					
22	NON-RESIDENTIAL STA	ANDARDS AND	USES			
23	Development Standard	s				
24	Floor Area Ratio	§§ 102, 123,	2.5 to 1. For Office Uses minimum intensities may			
25		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>		

1	* * * *						
2	* Not listed below						
3	(1) C required f	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)					
4	* * * *	* * *					
5							
6	SEC. 754. MISS	ION STREET NEIC	SHBORHOOD COMMERCIAL TRANSIT				
7	DISTRICT.						
8	* * * *						
9	Table 754. MISSION	N STREET NEIGHI	BORHOOD COMMERCIAL TRANSIT DISTRICT				
10		ZONING	CONTROL TABLE				
11			Mission Street NCT				
12	Zoning Category	§ References	Controls				
13	BUILDING STANDAR	DS					
14	Massing and Setback	ks					
15	* * * *						
16	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing				
17	Side Yard	132, 133	sidewalk does not meet the recommended width				
18			required by the Better Streets Plan, a front setback				
19			shall be provided so that, when combined with the				
20			existing sidewalk, the total distance from the curb to				
21			the building frontage meets or exceeds the required				
22			recommended width under the Better Streets Plan.				
23			This setback is required only up to 15 feet above street				
24			grade. See § 132(e).				
25	* * * *						

1	Miscellaneous				
2	* * * *				
3	Design Guidelines and	General Plan	Subject to the Ur	ban Design Guid	elines <u>, Citywide</u>
4	<u>Standards</u>	Commerce	Design Standards,	and any other app	olicable design
5		and Industry	guidelines that have been approved by the Planning		
6		Element	Commission.		
7	RESIDENTIAL STANDARDS AND USES				
8	Development Standards				
9	* * * *				
10	Dwelling Unit Mix	§ § 207.6	Generally <i>Rr</i> equired for creation of five or more		
11			Dwelling Units. No less than 40% of the total		
12			number of proposed Dwelling Units shall contain		
13			at least two bedr	ooms; or no less	than 30% of the
14			total number of p	roposed Dwelling	g Units shall
15			contain at least t	hree bedrooms.	
16	* * * *				
17	Residential Uses		C	ontrols by Story	/
18			1st	2nd	3rd +
19	Residential Uses	§102	P(1)	Р	Р
20	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections 20	7.1 and 207.2.
21	Unit	207.2			
22	Dwelling Units, Senior	§ 102,	No density limit by	lot area. Density	restricted by
23	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
24	Housing, <i>Generally</i>	208	open space, exposi	ure and other appli	icable controls of
25			this and other Cod	les, as well as by ap	oplicable design

1			guidelines, applica	able elements and	area plans of the
2			General Plan, and	l design review by	the Planning
3			Department.Form	-Based Density.	
4	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	n, but generally
5	Densities, if Applicable		ranges between 50	and 100 dwelling	g units per acre.
6	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	are feet of Gross F	loor Area or an
7	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
8			Dwelling Unit of I	1.2:1. <i>C for Dwell</i>	ing Units that
9			exceed the greater	of those threshold	<u>ds.</u>
10	* * * *				
11	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
12	Dwelling Units:				
13	Conversion, Demolition,				
14	or Merger of Dwelling				
15	Units, including				
16	Residential Flats				
17			1st	2nd	<i>3rd</i> +
18	Residential Conversion	§ 317	€	ϵ	ϵ
19	Residential Demolition	§ 317	ϵ	ϵ	ϵ
20	and Merger				
21	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Uni	ts P per § 207.8
22	Units				
23	NON-RESIDENTIAL ST	ANDARDS AND	USES		
24	Development Standard	ls			

Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office Uses minimum intensities may</i>
	124 <u>, 207.9</u>	apply pursuant to § 207.9.
* * * *		

4 * * * *

SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

7 * * *

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Ocean Avenue NCT		
Zoning Category	§ References	Controls		
BUILDING STANDARD	S			
Massing and Setbacks				
Height and Bulk Limits.	§§ 102, 105,	Varies, but generally 45 X. See Height and Bulk		
	106, 250–252,	Map Sheet HT12 for more information. Height		
	260, 261.1,	sculpting required on Alleys per § 261.1.		
	<u>263.19,</u> 270,			
	270.3,271. See			
	also Height			
	and Bulk			
	District Maps.			

1	* * * *		
2	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
3	Side Yard	132, 133	sidewalk does not meet the recommended width
4			required by the Better Streets Plan, a front setback
5			shall be provided so that, when combined with the
6			existing sidewalk, the total distance from the curb to
7			the building frontage meets or exceeds the required
8			recommended width under the Better Streets Plan.
9			This setback is required only up to 15 feet above street
10			grade. See § 132(e).
11	* * * *		
12	Miscellaneous		
13	* * * *		
14	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
15	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
16		and Industry	guidelines that have been approved by the Planning
17		Element	Commission.
18	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
19			modifications for eligible projects in the R-4 Height and
20			Bulk District.
21	RESIDENTIAL STAND	ARDS AND USI	ES
22	Development Standard	ds	
23	* * * *		
24	Dwelling Unit Mix	§ 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more
25			Dwelling Units. No less than 40% of the total

		1	1		
1			number of propo	sed Dwelling Uni	ts shall contain
2			at least two bedrooms; or no less than 30% of the		
3			total number of proposed Dwelling Units shall		
4			contain at least three bedrooms.		
5	* * * *				
6	Residential Uses		C	Controls by Story	у
7			1st	2nd	3rd +
8	Residential Uses	§102	P(1)	Р	Р
9	Accessory Dwelling	§§102, 207.1,	P per Planning (Code Sections 20	7.1 and 207.2.
10	Unit	207.2			
11	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by		
12	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
13	Housing., Generally	208	open space, expos	ure and other appl	icable controls of
14			this and other Coe	les, as well as by a	pplicable design
15			guidelines, applica	able elements and e	area plans of the
16			General Plan, and	l design review by i	the Planning
17			Department.Form	-Based Density.	
18	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
19	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
20	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fi	loor Area or an
21	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
22			Dwelling Unit of I	1.2:1. C for Dwelli	ing Units that
23			exceed the greater	of those threshold	<u>'s.</u>
24	* * * *				

1	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Dwelling Units:				
3	Conversion, Demolition,				
4	or Merger of Dwelling				
5	<u>Units, including</u>				
6	<u>Residential Flats</u>				
7			1st	2nd	3rd+
8	Residential Conversion	§ 317	ϵ	ϵ	ϵ
9	Residential Demolition	§ 317	ϵ	ϵ	ϵ
10	and Merger				
11	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8 <u>.</u>
12	Units				
13	NON-RESIDENTIAL STA	ANDARDS AND	USES		
14	Development Standards	5			
15	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
16		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
17	* * * *				

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

20 * * * *

18

19

21

22

23

24

25

Commercial uses are encouraged at the ground story. Retail frontages and pedestrianoriented streets are protected by limiting curb cuts (i.e. driveways, garage entries) as well as requiring ground floor commercial uses on portions of Diamond and Chenery Streets. Housing development is encouraged above the ground story. Housing density is not controlled by the size of the lot but by dwelling unit standards, physical envelope controls and unit mix requirements. Given the area's location and accessibility to the transit network, accessory parking for residential and commercial uses is not required. Any new parking is required to be set back to support a pedestrian friendly streetscape. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

5

6

7

1

2

3

4

Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT **ZONING CONTROL TABLE**

,		201111	AG CONTROL TABLE
8			Glen Park NCT
9	Zoning Category	§ References	Controls
10	BUILDING STANDARD	S	
11	Massing and Setbacks		
12	Height and Bulk Limits-	§§ 102, 105,	30-X and 40-X Varies. See Height and Bulk Map
13		106, 250–252,	Sheet HT11 for more information. Height
14		260, 261.1,	sculpting required on Alleys per § 261.1.
15		<u>263.19,</u> 270,	
16		<u>270.3,</u> 271 .	
17		See also	
18		Height and	
19		Bulk District	
20		Maps	
21	* * * *		
22	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing
23	Side Yard	132, 133	sidewalk does not meet the recommended width
24			required by the Better Streets Plan, a front setback
25			shall be provided so that, when combined with the

		1	
1			existing sidewalk, the total distance from the curb to
2			the building frontage meets or exceeds the required
3			recommended width under the Better Streets Plan.
4			This setback is required only up to 15 feet above street
5			grade. See § 132(e).
6	* * * *		
7	Miscellaneous		
8	* * * *		
9	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
10	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
11		and Industry	guidelines that have been approved by the Planning
12		Element	Commission.
13	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
14			modifications for eligible projects in the R-4 Height and
15			Bulk District.
16	RESIDENTIAL STAND	ARDS AND USI	ES
17	Development Standard	ds	
18	* * * *		
19	Dwelling Unit Mix	§ 207.6	Generally, minimum percentages of two bedroom and
20			three bedroom Dwelling Units Rrequired for
21			creation of five or more Dwelling Units. No less
22			than 40% of the total number of proposed Dwelling
23			Units shall contain at least two bedrooms; or no less
24			than 30% of the total number of proposed Dwelling
25			Units shall contain at least three bedrooms.

1	* * * *					
2	Residential Uses		Controls by Story			
3			1st 2nd 3rd +			
4	Residential Uses	§102	P(1)	Р	Р	
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
6	Unit	207.2				
7	Dwelling Units, Senior	§ 102,	No density limit by	y lot area. Density i	restricted by	
8	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
9	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of			
10			this and other Codes, as well as by applicable design			
11			guidelines, applicable elements and area plans of the			
12			General Plan, and design review by the Planning			
13			Department. Form	-Based Density		
14	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
15	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
16	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	oor Area or an	
17	<u>Size</u>		equivalent Floor A	Area Ratio for any i	<u>individual</u>	
18			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that	
19			exceed the greater	of those threshold	<u>s.</u>	
20	* * * *					
21	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
22	Dwelling Units:					
23	Conversion, Demolition,					
24	or Merger of Dwelling					

1	Units, including								
2	<u>Residential Flats</u>								
3			1st	2nd	3rd+				
4	Residential Conversion	§ 317	€	ϵ	NP				
5	Residential Demolition	§ 317	€	ϵ	ϵ				
6	and Merger								
7	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8						
8	Units								
9	NON-RESIDENTIAL STANDARDS AND USES								
10	Development Standards								
11	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>						
12		124 <u>, 207.9</u>	apply pursuant to § 207.9.						
13	* * * *								
14	* * * *								
15									
16	SEC. 757. FOLSO	OM STREET NEIC	SHBORHOOD CO	OMMERCIAL TR	ANSIT				
17	DISTRICT.								
18	* * * *								
19	Table 757. FOLSOM	STREET NEIGHI	BORHOOD COM	MERCIAL TRAN	SIT DISTRICT				
20		ZONING	CONTROL TABL	.E					
21			Folsom Street NCT						
22	Zoning Category	§ References	Controls						

BUILDING STANDARDS

Massing and Setbacks

23

24

1	* * * *						
2	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing				
3	Side Yard	132, 133	sidewalk does not meet the recommended width				
4			required by the Better Streets Plan, a front setback				
5			shall be provided so that, when combined with the				
6			existing sidewalk, the total distance from the curb to				
7			the building frontage meets or exceeds the required				
8			recommended width under the Better Streets Plan.				
9			This setback is required only up to 15 feet above street				
10			grade. See § 132(e).				
11	* * * *						
12	Miscellaneous						
13	* * * *						
14	Design Guidelines and	§ 823(b), and	WSoMa Design Standards, and the Urban Design				
15	<u>Standards</u>	General Plan	Guidelines, Citywide Design Standards, and any				
16		Commerce	other applicable design guidelines that have been				
17		and Industry	approved by the Planning Commission.				
18		Element					
19	RESIDENTIAL STANDA	ARDS AND USE	S				
20	Development Standard	S					
21	* * * *						
22	Dwelling Unit Mix	§ § 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more				
23			Dwelling Units. No less than 40% of the total				
24			number of proposed Dwelling Units shall contain				
25			at least two bedrooms; or no less than 30% of the				

1			total number of proposed Dwelling Units shall					
2			contain at least three bedrooms.					
3	* * * *							
4	Residential Uses		Controls by Story					
5			1st	2nd	3rd +			
6	Residential Uses	§102	P(1)	Р	Р			
7	Group Housing	§§ 102, 208	C(1)	С	С			
8	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.					
9	Unit	207.2						
10	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by					
11	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,					
12	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of					
13			this and other Codes, as well as by applicable design					
14			guidelines, applicable elements and area plans of the					
15			General Plan, and design review by the Planning					
16			Department. Form-Based Density					
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally					
18	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.					
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an					
20	<u>Size</u>		equivalent Floor Area Ratio for any individual					
21			Dwelling Unit of 1.2:1. C for Dwelling Units that					
22			exceed the greater	of those thresholds	<u>s.</u>			
23	* * * *							
24	Loss <i>and Division</i> -of	<u>§ 317</u>	Controls by Story	<u> </u>				
25	Dwelling Units:							

1	Conversion, Demolition,				
2	or Merger of Dwelling				
3	Units, including				
4	Residential Flats				
5			1st	2nd	3rd+
6	Residential Conversion	§ 317	€	€	NP
7	Residential Demolition or	§ 317	ϵ	ϵ	ϵ
8	Merger				
9	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Unit	s P per § 207.8
10	Units				
11	NON-RESIDENTIAL STANDARDS AND USES				
12	Development Standards				
13	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
14		124 <u>, 207.9</u>	apply pursuant to	§ 207.9.	
15	* * * *				
16					
17	* * * *				
18					
19	SEC. 758. REGION	NAL COMMERC	IAL DISTRICT.		
20	* * * *				
21	Table 758. REGIONAL COMMERCIAL DISTRICT				
22		ZONII	NG CONTROL TA	ABLE	
23			Regional Comm	nercial District	
24	Zoning Category	Zoning Category § References Controls			
25	BUILDING STANDARDS				

1	Massing and Setbacks		
2	* * * *		
3	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing
4	Side Yard	132, 133	sidewalk does not meet the recommended width
5			required by the Better Streets Plan, a front setback
6			shall be provided so that, when combined with the
7			existing sidewalk, the total distance from the curb to
8			the building frontage meets or exceeds the required
9			recommended width under the Better Streets Plan.
10			This setback is required only up to 15 feet above street
11			<u>grade. See § 132(e).</u>
12	* * * *		
13	Miscellaneous		
14	* * * *		
15	Design Guidelines and	§ 823(b), and	WSoMa Design Standards, and the Urban Design
16	<u>Standards</u>	General Plan	Guidelines, Citywide Design Standards, and any
17		Commerce	other applicable design guidelines that have been
18		and Industry	approved by the Planning Commission.
19		Element	
20	RESIDENTIAL STANDA	ARDS AND USE	S
21	Development Standard	s	
22	* * * *		
23	Dwelling Unit Mix	§§ 207.6	Generally <i>R_r</i> equired for creation of five or more
24			Dwelling Units. No less than 40% of the total
25			number of proposed Dwelling Units shall contain

			1		
1			at least two bedr	ooms; or no less	than 30% of the
2			total number of proposed Dwelling Units shall		
3			contain at least t	hree bedrooms.	
4	* * * *		,		
5	Residential Uses		C	Controls by Stor	у
6			1st	2nd	3rd +
7	Residential Uses	§102	Р	Р	Р
8	(Except for Group				
9	Housing, see below)				
10	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections 20	7.1 and 207.2.
11	Unit	207.2			
12	Group Housing	§ <u>§</u> 102, 208	C(1)	С	С
13	Dwelling Units, Group	§ 102,	No density limit by lot area. Density restricted by		
14	Housing, and Senior	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
15	Housing, <i>Generally</i>	208	open space, expos	ure and other appl	icable controls of
16			this and other Coe	les, as well as by a	pplicable design
17			guidelines, applica	able elements and a	area plans of the
18			General Plan, and	l design review by	the Planning
19			Department. Form	-Based Density	
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally
21	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
22	Maximum Dwelling Unit	§§ 207.10, 317	P up to 4,000 squa	are feet of Gross F	loor Area or an
23	<u>Size</u>		equivalent Floor A	Area Ratio for any	<u>individual</u>
24			Dwelling Unit of I	1.2:1. C for Dwelli	ing Units that
25			exceed the greater	of those threshold	<u>ls.</u>

		•	•		
1	* * * *				
2	Loss and Division of	<u>§ 317</u>	Controls by StoryC		
3	Dwelling Units:				
4	Conversion, Demolition,				
5	or Merger of Dwelling				
6	Units, including				
7	Residential Flats				
8			1st	2nd	3rd+
9	Residential Conversion	§ 317	ϵ	ϵ	<u>NP</u>
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ
11	and Merger				
12	Division of Dwelling	§ 207.8	Division of exist	ting Dwelling Unit	s P per § 207.8
13	Units				
14	NON-RESIDENTIAL ST	ANDARDS AND	USES		
15	Development Standard	s			
16	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office</i>	ce Uses minimum i	ntensities may
17		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
18	* * * *				
19	* Not listed below				

^{*} Not listed below

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

21

22

20

23 SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT 24 DISTRICT.

The Divisadero Street Neighborhood Commercial Transit District ("Divisadero Street NCT") extends along Divisadero Street between Haight and O'Farrell Streets. Divisadero Street's dense mixed-use character consists of buildings with residential units above groundstory commercial use. Buildings typically range in height from two to four stories with occasional one-story commercial buildings. The dDistrict has an active and continuous commercial frontage along Divisadero Street for most of its length. Divisadero Street is an important public transit corridor and throughway street. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

The Divisadero Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks. Housing development in new buildings is encouraged above the ground story. *Existing residential units are protected by limitations on demolition and upper-story conversions.* Accessory Dwelling Units are permitted-within the district pursuant to Section 207.1 of this Code.

Consistent with Divisadero Street's existing mixed-use character, new commercial development is permitted at the ground and second stories. Most neighborhood-serving businesses are strongly encouraged. Controls on new Formula Retail uses are consistent with Citywide policy for Neighborhood Commercial Districts. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Additional flexibility is offered for second-floor Eating and Drinking, Entertainment, and Trade Shop uses in existing non-residential buildings to encourage the preservation and reuse of such buildings. Hotels are monitored at all stories. Limits on late-night activity, drive-up

facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

If the Planning Department determines that any site proposed for residential development and located within the Divisadero Street NCT has received a 50% or greater increase in residential densities over prior zoning through the adoption of Ordinance No. 127-15, any development project that is subject to the Inclusionary Affordable Housing Program on such site shall pay the Affordable Housing Fee, or provide one of the Alternatives to Payment of the Affordable Housing Fee, set forth in Planning Code Sections 415 et seq., except that the amount of the Affordable Housing Fee or Alternatives to Payment of the Affordable Housing Fee shall be modified as set forth in Planning Code Sections 428 et seq.

Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Divisadero St. NCT		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits.	§§ 102, 105,	65-A, and 40-X south of Oak Street Varies. See		
	106, 250–252,	Height and Bulk Map Sheets HT02 and HT07 for		
	260, 261.1,	more information. Height sculpting required on		
	<u>263.19,</u> 270,	Alleys per § 261.1.		
	<u>270.3,</u> 271 .			
	See also			
	Height and			

1		Bulk District	
2		Maps	
3	* * * *		
4	Front Setback and	§§ 130, 131,	<u>Generally Nn</u> ot <u>Rr</u> equired: however, if the existing
5	Side Yard	132, 133	sidewalk does not meet the recommended width
6			required by the Better Streets Plan, a front setback
7			shall be provided so that, when combined with the
8			existing sidewalk, the total distance from the curb to
9			the building frontage meets or exceeds the required
10			recommended width under the Better Streets Plan.
11			This setback is required only up to 15 feet above street
12			grade. See § 132(e).
13	* * * *		
14	Miscellaneous		
15	* * * *		
16	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
17	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
18		and Industry	guidelines that have been approved by the Planning
19		Element	Commission.
20	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning
21			modifications for eligible projects in the R-4 Height and
22			Bulk District.
23	RESIDENTIAL STAND	ARDS AND USE	ES .
24	Development Standard	ds	
25	* * * *		
	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·

1	Dwelling Unit Mix	§ 207.6	Generally <i>R<u>r</u></i> equi	red for creation o	f five or more
2			Dwelling Units. N	lo less than 40%	of the total
3			number of propos	sed Dwelling Unit	ts shall contain
4			at least two bedro	ooms; or no less	than 30% of the
5			total number of p	roposed Dwelling	g Units shall
6			contain at least t	hree bedrooms.	
7	* * * *				
8	Residential Uses		C	ontrols by Story	1
9			1st	2nd	3rd +
10	Residential Uses	§102	P(1)	Р	Р
11	Accessory Dwelling	§§102, 207.1,	P per Planning C	ode Sections 20	7.1 and 207.2.
12	Unit	207.2			
13	Dwelling Units, Senior	§ 102,	No density limit by	lot area. Density	restricted by
14	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,		
15	Housing, <i>Generally</i>	208	open space, exposure and other applicable controls of		
16			this and other Cod	les, as well as by ap	oplicable design
17			guidelines, applice	able elements and a	area plans of the
18			General Plan, and	design review by t	he Planning
19			Department.Form	-Based Density	
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending of	on project location	, but generally
21	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 squa</u>	re feet of Gross Fl	oor Area or an
23	<u>Size</u>		equivalent Floor A	area Ratio for any i	ndividual
24			Dwelling Unit of 1	.2:1. C for Dwelli	ng Units that
25			exceed the greater	of those threshold.	<u>s.</u>

			_		
1	* * * *				
2	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by StoryC		
3	Dwelling Units:				
4	Conversion, Demolition,				
5	or Merger of Dwelling				
6	Units, including				
7	Residential Flats				
8			1st	2nd	3rd+
9	Residential Conversion	§ 317	ϵ	ϵ	<u>NP</u>
10	Residential Demolition	§ 317	ϵ	ϵ	ϵ
11	and Merger				
12	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8
13	Units				
14	NON-RESIDENTIAL STA	ANDARDS AND	USES		
15	Development Standard	s			
16	Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>		
17		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
18	* * *				
19	9 * * * *				

SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

23 * * * *

20

21

22

24

25

The Fillmore Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and

- 1 surrounding neighborhoods. Rear yard requirements at residential levels preserve open space
- 2 corridors of interior blocks. Housing development in new buildings is encouraged above the
- 3 ground story. Existing residential units are protected by limitations on demolition and upper-story
- *conversions.* Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of

this Code.

* * * *

Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Fillmore St. NCT		
Zoning Category	§ References	Controls		
BUILDING STANDARDS				
Massing and Setbac	ks			
* * * *				
Front Setback and	§§ 130, 131,	Generally Nnot Rrequired: however, if the existing		
Side Yard	132, 133	sidewalk does not meet the recommended width		
		required by the Better Streets Plan, a front setback		
		shall be provided so that, when combined with the		
		existing sidewalk, the total distance from the curb to		
		the building frontage meets or exceeds the required		
		recommended width under the Better Streets Plan.		
		This setback is required only up to 15 feet above street		
		grade. See § 132(e).		
* * * *				
Miscellaneous				

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Urba	an Design Guidel	lines <u>, Citywide</u>
3	<u>Standards</u>	Commerce	Design Standards, a	and any other appli	cable design
4		and Industry	guidelines that have	been approved by	the Planning
5		Element	Commission.		
6	RESIDENTIAL STAND	ARDS AND USE	S		
7	Development Standard	ds			
8	* * * *				
9	Dwelling Unit Mix	§ 207.6	Generally <i><u>R</u>r</i> equi	ired for creation o	of five or more
10			Dwelling Units. N	lo less than 40%	of the total
11			number of propo	sed Dwelling Unit	ts shall contain
12			at least two bedr	ooms; or no less	than 30% of the
13			total number of p	roposed Dwelling	g Units shall
14			contain at least t	hree bedrooms.	
15	* * * *		1		
16	Residential Uses		С	controls by Story	/
17			1st	2nd	3rd +
18	Residential Uses	§102	P(1)	Р	Р
19	Accessory Dwelling	§§102, 207.1,	P per Planning C	code Sections 20	7.1 and 207.2.
20	Unit	207.2			
21	Dwelling Units, Senior	§ 102,	No density limit by	lot area. Density	restricted by
22	Housing, and Group	202.2(f), 207,	physical envelope	controls of height,	bulk, setbacks,
23	Housing, <i>Generally</i>	208	open space, exposi	ure and other appli	icable controls of
24			this and other Cod	les, as well as by ap	oplicable design
25			guidelines, applice	able elements and a	area plans of the

1			General Plan, and design review by the Planning		
2			Department.Form	-Based Density	
3	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	but generally
4	Densities, if Applicable		ranges between 5	0 and 100 dwelling i	units per acre.
5	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squ	are feet of Gross Flo	oor Area or an
6	<u>Size</u>		equivalent Floor	Area Ratio for any in	<u>ıdividual</u>
7			Dwelling Unit of	1.2:1. C for Dwellin	ng Units that
8			exceed the greate	r of those thresholds	<u>.</u>
9	* * * *				
10	Loss and Division of	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Dwelling Units:				
12	Conversion, Demolition,				
13	or Merger of Dwelling				
14	Units, including				
15	Residential Flats				
16			1st	2nd	3rd+
17	Residential Conversion	§ 317	ϵ	NP.	<u>NP</u>
18	Residential Demolition	§ 317	ϵ	ϵ	ϵ
19	and Merger				
20	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8
21	Units				
22	NON-RESIDENTIAL ST	ANDARDS AND	USES		
23	Development Standard	s			
24	Floor Area Ratio	§§ 102, 123,	3.6 to 1. <i>For Office</i>	ice Uses minimum in	ntensities may
25		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	

1 * * * *

2 * * * *

SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

5 * * * *

The Hayes-Gough District controls are designed to allow for growth and expansion that is compatible with the existing building and use scales. Building standards protect the moderate building and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and housing is strongly encouraged at the third story and above. Retail sales activity, especially neighborhood-serving businesses, is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.

Housing development in new buildings is encouraged *above the second story*, and is controlled not by lot area but by physical envelope controls. *Existing residential units are protected by limitations on demolitions, mergers, subdivisions, and upper story conversions.* Given the area's central location and accessibility to the downtown and to the City's transit network, accessory parking for Residential Uses is not required. The code controls for this district are supported and augmented by design guidelines and policies in the Market and Octavia Area Plan of the General Plan. *Accessory Dwelling Units are permitted*.

Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

1			Hayes-Gough NCT
2	Zoning Category	§ References	Controls
3	BUILDING STANDARD	S	
4	Massing and Setbacks		
5	Height and Bulk Limits-	§§ 102, 105,	Varies. See Height and Bulk Map Sheets HT02
6		106, 250–252,	and HT07 for more information. Height sculpting
7		260, 261.1,	required on Alleys per § 261.1.
8		<u>263.19,</u> 270,	
9		<u>270.3,</u> 271 .	
10		See also	
11		Height and	
12		Bulk District	
13		Maps	
14	* * * *		
15	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired; however, if the existing
16	Side Yard	132, 133	sidewalk does not meet the recommended width
17			required by the Better Streets Plan, a front setback
18			shall be provided so that, when combined with the
19			existing sidewalk, the total distance from the curb to
20			the building frontage meets or exceeds the required
21			recommended width under the Better Streets Plan.
22			This setback is required only up to 15 feet above street
23			grade. See § 132(e).
24	* * * *		
25	Miscellaneous		

1	* * * *				
2	Design Guidelines and	General Plan	Subject to the Urb	an Design Guidel	ines <u>, <i>Citywide</i></u>
3	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
4		and Industry	guidelines that have	been approved by	the Planning
5		Element	Commission.		
6	Housing Choice-SF	<u>§ 206.10</u>	Form-based density,	additional height,	and other zoning
7			modifications for eli	gible projects in the	e R-4 Height and
8			Bulk District.		
9	RESIDENTIAL STANDARDS AND USES				
10	Development Standards				
11	* * * *				
12	Dwelling Unit Mix	§ 207.6	Generally <i><u>R</u>r</i> equi	ired for creation o	f five or more
13			Dwelling Units. N	lo less than 40%	of the total
14			number of propo	sed Dwelling Unit	s shall contain
15			at least two bedr	ooms; or no less	than 30% of the
16			total number of p	roposed Dwelling	Units shall
17			contain at least t	hree bedrooms.	
18	* * * *		1		
19	Residential Uses		Controls by Story		
20			1st	2nd	3rd +
21	Residential Uses	§102	P(1)	Р	Р
22	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.		
23	Unit	207.2			

	Г	1	1			
1	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
2	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
3	Housing, <i>Generally</i>	208	open space, expos	ure and other appl	icable controls of	
4			this and other Coe	les, as well as by ap	pplicable design	
5			guidelines, applica	able elements and e	irea plans of the	
6			General Plan, and	l design review by t	the Planning	
7			Department.Form	-Based Density		
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
10	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
11	<u>Size</u>		equivalent Floor Area Ratio for any individual			
12			Dwelling Unit of 1.2:1. C for Dwelling Units that			
13			exceed the greater of those thresholds.			
14	* * * *					
15	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
16	Dwelling Units:					
17	Conversion, Demolition,					
18	or Merger of Dwelling					
19	Units, including					
20	Residential Flats					
21			1st	2nd	3rd +	
22	Residential Conversion	§ 317	ϵ	ϵ	NP	
23	Residential Demolition	§ 317	€	ϵ	ϵ	
24	and Merger					
	<u>'</u>	•				

1	Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8			
2	Units					
3	NON-RESIDENTIAL STANDARDS AND USES					
4	Development Standards					
5	Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For Office Uses minimum intensities may</i>			
6		124 <u>, 207.9</u>	apply pursuant to § 207.9.			
7	* * * *					
8	* * * *					

SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Valencia Street NCT

Zoning Category § References Controls

BUILDING STANDARDS

Massing and Setbacks

* * * *

Front Setback and §§ 130, 131, Generally Anot Required: however, if the existing sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided so that, when combined with the existing sidewalk, the total distance from the curb to

1			the building frontage meets or exceeds the required		
2			recommended width under the Better Streets Plan.		
3			This setback is required only up to 15 feet above street		
4			grade. See § 132(e	<u>·).</u>	
5	* * * *				
6	Miscellaneous				
7	* * * *				
8	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
9	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
10		and Industry	guidelines that have been approved by the Planning		
11		Element	Commission.		
12	RESIDENTIAL STANDA	RDS AND USE	S		
13	Development Standard	s			
14	* * * *				
15	Dwelling Unit Mix	§ § 207.6	Generally <i>R_r</i> equi	red for creation o	f five or more
16			Dwelling Units. N	lo less than 40%	of the total
17			number of propo	sed Dwelling Unit	s shall contain
18			at least two bedr	ooms; or no less	than 30% of the
19			total number of p	roposed Dwelling	Units shall
20			contain at least t	hree bedrooms.	
21	* * * *		_		
22	Residential Uses		Controls by Story		
23			1st	2nd	3rd +
24	Residential Uses	§102	P(1)	Р	Р

	<u></u>	T	Т			
1	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
2	Units	207.2				
3	Dwelling Units, Senior	§ 102,	No residential density limit by lot area. Density			
4	Housing, and Group	202.2(f), 207,	restricted by phys.	ical envelope contr	ols of height,	
5	Housing, <i>Generally</i>	208	bulk, setbacks, op	en space, exposure	and other	
6			applicable contro	ls of this and other	Codes, as well as	
7			by applicable desi	ign guidelines, appi	licable elements	
8			and area plans of	the General Plan, c	and design review	
9			by the Planning Department. Form-Based Density			
10	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
11	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.			
12	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an			
13	<u>Size</u>		equivalent Floor Area Ratio for any individual			
14			Dwelling Unit of 1.2:1. C for Dwelling Units that			
15			exceed the greater	r of those threshold	<u>'s.</u>	
16	* * * *					
17	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>		
18	Dwelling Units:					
19	Conversion, Demolition,					
20	or Merger of Dwelling					
21	Units, including					
22	<u>Residential Flats</u>					
23			1st	2nd	3rd+	
24	Residential Conversion	§ 317	ϵ	NP	NP	

1	Residential Demolition or	§ 317	ϵ	ϵ	ϵ
2	Merger				
3	Division of Dwelling	§_207.8	Division of exist	ting Dwelling Unit	s P per § 207.8
4	Units				
5	NON-RESIDENTIAL STANDARDS AND USES				
6	Development Standards				
7	Floor Area Ratio	oor Area Ratio §§ 102, 123, 2.5 to 1. For Office Uses minimum intensities may			
8		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
9	* * * *				
10	* Not listed below				
11	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)				
12	* * * *				
13					
14	SEC. 763. 24TH S	TREET - MISSIC	ON NEIGHBORH	OOD COMMERC	IAL TRANSIT
15	DISTRICT.				
16	* * * *				
17	Table 763. 24TH STI	REET – MISSIOI	N NEIGHBORHO	OD COMMERCIA	AL TRANSIT
18		I	DISTRICT		
19		ZONING	CONTROL TABL	.Ε	
20			24th Street - M	ission NCT	
21	Zoning Category	§ References	Controls		
22	BUILDING STANDARDS				
23	Massing and Setbacks				
24	* * * *				

			,		
1	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing		
2	Side Yard	132, 133	sidewalk does not meet the recommended width		
3			required by the Better Streets Plan, a front setback		
4			shall be provided so that, when combined with the		
5			existing sidewalk, the total distance from the curb to		
6			the building frontage meets or exceeds the required		
7			recommended width under the Better Streets Plan.		
8			This setback is required only up to 15 feet above street		
9			grade. See § 132(e).		
10	* * * *				
11	Miscellaneous				
12	* * * *				
13	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
14	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
15		and Industry	guidelines that have been approved by the Planning		
16		Element	Commission.		
17	RESIDENTIAL STANDA	RDS AND USES	S		
18	Development Standard	s			
19	* * * *				
20	Dwelling Unit Mix	§ § 207.6	Generally <i>Rr</i> equired for creation of five or more		
21			Dwelling Units. No less than 40% of the total		
22			number of proposed Dwelling Units shall contain		
23			at least two bedrooms; or no less than 30% of the		
24			total number of proposed Dwelling Units shall		
25			contain at least three bedrooms.		

1	* * * *					
2	Residential Uses		Controls by Story			
3			1st 2nd 3rd +			
4	Residential Uses	§102	P(1)	Р	Р	
5	Accessory Dwelling	§§102, 207.1,	P per Planning Code Sections 207.1 and 207.2.			
6	Units	207.2				
7	Dwelling Units, Senior	§ 102,	No residential	density limit by l	ot area. Density	
8	Housing, and Group	202.2(f), 207,	restricted by physical envelope controls of height,			
9	Housing, <i>Generally</i>	208	bulk, setbacks, open space, exposure and other			
10			applicable controls of this and other Codes, as well as			
11			by applicable design guidelines, applicable elements			
12			and area plans of the General Plan, and design review			
13			by the Planning Department. Form-Based Density.			
14	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally			
15	Densities, if Applicable		ranges between	n 50 and 100 dwe	elling units per acre.	
16	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 s	square feet of Gro	oss Floor Area or an	
17	<u>Size</u>		equivalent Flo	or Area Ratio for	any individual	
18			Dwelling Unit	of 1.2:1. C for L	Owelling Units that	
19			exceed the gree	ater of those thre	sholds.	
20	* * * *					
21	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Ste	ory <u>C</u>		
22	Dwelling Units:					
23	Conversion, Demolition,					
24	or Merger of Dwelling					

Units, including						
Residential Flats						
		1st	2nd	3rd+		
Residential Conversion	§ 317	€	NP	NP		
Residential Demolition or	§ 317	€	€	ϵ		
<i>Merger</i>						
Division of Dwelling	§ 207.8	Division of existing Dwelling Units P per § 207.8				
Units						
NON-RESIDENTIAL STA	ANDARDS AND	USES				
Development Standard	S					
Floor Area Ratio	§§ 102, 123,	2.5 to 1. <i>For Office Uses minimum intensities may</i>				
	124 <u>, 207.9</u>	apply pursuant to § 207.9.				
* * * *						

SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

18 * * * *

The Upper Market Street Transit District controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of Commercial Uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most Commercial Uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and

preserve a balanced mix of Commercial Uses, ground-story neighborhood-serving uses are encouraged, and financial service uses are limited. Ground floor-commercial space is required along Market and Church Streets. Most Automotive Service and Drive-Up *Facility Facility* uses are prohibited or conditional.

Housing development in new buildings is encouraged-above the Second Story. Existing upper-story Residential Units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to Sections 207.1 and 207.2 of this Code.

9

10

11

12

1

2

3

4

5

6

7

8

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

13			Upper Market Street NCT			
14	Zoning Category	§ References	Controls			
15	BUILDING STANDARDS					
16	Massing and Setbacks					
17	Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT07 for			
18		106, 250–252,	more information. Height sculpting required on			
19		260, 261.1,	Alleys per § 261.1.			
20		<u>263.19,</u> 270,				
21		<u>270.3,</u> 271 .				
22		See also				
23		Height and				
24		Bulk District				
25		Maps <u>.</u>				

1	* * * *				
2	Front Setback and	§§ 130, 131,	Generally Nnot Rrequired-; however, if the existing		
3	Side Yard	132, 133	sidewalk does not meet the recommended width		
4			required by the Better Streets Plan, a front setback		
5			shall be provided so that, when combined with the		
6			existing sidewalk, the total distance from the curb to		
7			the building frontage meets or exceeds the required		
8			recommended width under the Better Streets Plan.		
9			This setback is required only up to 15 feet above street		
10			grade. See § 132(e).		
11	* * * *				
12	Miscellaneous				
13	* * * *				
14	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
15	<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
16		and Industry	guidelines that have been approved by the Planning		
17		Element	Commission.		
18	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other zoning		
19			modifications for eligible projects in the R-4 Height and		
20			Bulk District.		
21	RESIDENTIAL STAND	ARDS AND USI	ES		
22	Development Standard	ds			
23	* * * *				
24	Dwelling Unit Mix	§ 207.6	Generally $R_{\underline{r}}$ equired for creation of five or more		
25			Dwelling Units. No less than 40% of the total		

		,	r			
1			number of proposed Dwelling Units shall contain			
2			at least two bedrooms; or no less than 30% of the			
3			total number of p	proposed Dwelling	g Units shall	
4			contain at least t	hree bedrooms.		
5	* * * *					
6	Residential Uses		C	ontrols by Story	1	
7			1st	2nd	3rd +	
8	Residential Uses	§102	P(1)	Р	Р	
9	Accessory Dwelling	§§102, 207.1,	P per Planning C	Code Sections 207	7.1 and 207.2.	
10	Unit	207.2				
11	Dwelling Units, Senior	§ 102,	No density limit by lot area. Density restricted by			
12	Housing, and Group	202.2(f), 207,	physical envelope controls of height, bulk, setbacks,			
13	Housing-, <i>Generally</i>	208	open space, exposure and other applicable controls of			
14			this and other Codes, as well as by applicable design			
15			guidelines, applice	able elements and a	urea plans of the	
16			General Plan, and	l design review by t	he Planning	
17			Department. Form	-Based Density		
18	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location,	, but generally	
19	Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
20	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Fl	oor Area or an	
21	<u>Size</u>		equivalent Floor Area Ratio for any individual			
22			Dwelling Unit of 1.2:1. C for Dwelling Units that			
23			exceed the greater	of those thresholds	<u>s.</u>	
24	* * * *					

1	Loss <i>and Division</i> of	<u>§ 317</u>	Controls by Story	<u>C</u>	
2	Dwelling Units:				
3	Conversion, Demolition,				
4	or Merger of Dwelling				
5	<u>Units, including</u>				
6	<u>Residential Flats</u>				
7			1st	2nd	3rd+
8	Residential Conversion	§ 317	ϵ	ϵ	NP
9	Residential Demolition	§ 317	ϵ	ϵ	ϵ
10	and Merger				
11	Division of Dwelling	§ 207.8	Division of existi	ng Dwelling Units	P per § 207.8
12	Units				
13	NON-RESIDENTIAL STA	ANDARDS AND	USES		
14	Development Standard	S			
15	Floor Area Ratio	§§ 102, 123,	3.0 to 1. <i>For Offi</i>	ce Uses minimum i	ntensities may
16		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
17	* * * *				

18

20

21

22

23

SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.

(a) Purpose and Findings. In addition to the purposes stated in Section 701 of this Code, the following purpose and findings form a basis for special regulations and provide guidance for their application in the Lakeshore Plaza Special Use District.

24

25

(3) Housing development in new buildings is encouraged.

(b) **Controls.** The controls for the NC-S District, as set forth in Section 713 of this Code, shall apply to the Lakeshore Plaza Special Use District, except as provided below:

3	Zoning Category No.	Controls
4	.10	The 26-40-X height district requires Conditional
5		Use authorization for heights over 26 feet not
6		exceeding 40 feet. Varies. See Height and Bulk
7		District Maps.
8	* * * *	
9	.90	Residential uses are permitted at all
10		stories.Residential uses are permitted as
11		conditional uses at the first and second stories
12		and not permitted above the second story.
13	.91, .92, .93	Residential density for dwelling units is one unit
14		per 3,000 sq. ft. of lot area; group housing is not
15		permitted; minimum usable open space per
16		dwelling unit is 300 sq. ft. if private and 400 sq.
17		ft. if common. Form-Based Density applies for all
18		Residential Uses.
19	* * * *	

20

21

23

25

1

2

SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

22 * * * *

(c) **Controls.** The following provisions shall apply within such District:

24 * * * *

(4) Loss of Residential Units. To prevent the loss of existing Residential Units within

the district, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited.[Reserved]

* * * *

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

The Chinatown Community Business District, located in the northeast quadrant of San Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district also includes portions of Commercial Street between Montgomery Street and Grant Avenue and portions of Grant Avenue between Bush and California Streets. It is part of the larger core area of Chinatown.

The portions of Broadway, Kearny, and Commercial Streets and Grant Avenue in this district are transitional edges or entries to Chinatown. North and east of the two blocks of Broadway contained in this district are North Beach and the Broadway Entertainment Districts. Kearny and Columbus Streets are close to intensive office development in the Downtown Financial District. Both Grant Avenue and Commercial Street provide important pedestrian entries to Chinatown. Generally, this district has more potential for added retail and commercial development than other parts of Chinatown.

This zoning district is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The size of individual professional or business office use is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district.

Housing development in new buildings is encouraged at upper stories. *Existing housing is protected by limitations on demolitions and upper-story conversions.* Accessory dwelling units are

permitted within the district pursuant to Subsection 207(c)(4) of this Code.

Table 810

CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE

		Chinatown Community Business District
Zoning Category	§ References	Controls
BUILDING STANDARD	S	
* * * *		

Miscellaneous

.

Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	and Industry	guidelines that have been approved by the Planning
	Element	Commission.

RESIDENTIAL STANDARDS AND USES

* * * *

Residential Uses	1	Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	P P			
Accessory Dwelling			mitted to be		
Unit <i>Density</i>	207 <u>.1(c)(4),</u>	constructed within an existing building zoned for			
	<u>207.2</u>	residential use or within an existing and			
		authorized auxili	ary structure on th	ne same lot,	
		provided that it does not eliminate or reduce a			
		ground-story reta	ail or commercial	space.	
Dwelling Unit Density	§ 207	Up to 1 unit per	200 sq. ft. lot area	١.	

1	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	ı, but generally
2	Densities, if Applicable		ranges between 5	0 and 100 dwelling	units per acre.
3	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squ	are feet of Gross F	loor Area or an
4	<u>Size</u>		equivalent Floor	Area Ratio for any	individual
5			Dwelling Unit of	1.2:1. <i>C for Dwelli</i>	ing Units that
6			exceed the greate	r of those threshold	<u>ls.</u>
7	Group Housing Density	§§ 208,	1 bedroom per 1	40 sq. ft. lot area	
8		890.88(b)			
9	* * * *				
10	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
11	Conversion, Demolition,				
12	or Merger of Dwelling				
13	Units, including				
14	Residential Flats				
15			1st	2nd	3rd+
16	Residential Conversion,	§ 317	ϵ	ϵ	ϵ
17	Demolition or Merger				
18	* * * *				
19	NON-RESIDENTIAL ST	ANDARDS AND	USES		
20	Development Standard	S			
21	Floor Area Ratio	§§ 102, 123,	1.8 to 1. <i>For Offi</i>	ice Uses minimum i	ntensities may
22		124 <u>, 207.9</u>	apply pursuant to	<u>§ 207.9.</u>	
23	* * * *	•	•		
24	* * * *				

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

2 * * * *

The height limit applicable to the district will accommodate two floors of housing or institutional use above two floors of retail use. *Existing residential units are protected by prohibition of upper-story conversions and limitation on demolition.* Accessory dwelling units are permitted *within the district pursuant to Subsection 207(c)(4) of this Code*.

Table 811 CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

		Chinatown Visit	tor Retail Distric	t
Zoning Category	§ References	Controls		
BUILDING STANDARD	S			
* * * *				
Miscellaneous				
* * * *				
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
	and Industry	guidelines that have been approved by the Planning		
	Element	Commission.		
RESIDENTIAL STANDA	ARDS AND USE	S		
* * * *				
Residential Uses		C	ontrols by Story	/
		1st	2nd	3rd +
Residential Uses	§102	Р	Р	Р
Accessory Dwelling	§§ 102,	Accessory Dwell	ing Units are perr	mitted to be

1	Unit <i>Density</i>	207 <u>.1(c)(4),</u>	constructed with	in an existing buil	lding zoned for
2		207.2	residential use o	r within an existin	ng and
3			authorized auxili	ary structure on t	he same lot,
4			provided that it d	loes not eliminate	or reduce a
5			ground-story reta	ail or commercial	space.
6	Dwelling Unit Density	§ 207	Up to 1 unit per 2	200 sq. ft. lot area	а.
7	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
8	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
9	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	are feet of Gross Fl	loor Area or an
0	<u>Size</u>		equivalent Floor Area Ratio for any individual		
1			Dwelling Unit of I	1.2:1. C for Dwelli	ng Units that
2			exceed the greater of those thresholds.		
3	Group Housing Density	§§ 208,	1 bedroom per 140 sq. ft. lot area.		
4		890.88(b)			
5	* * * *				
6	Loss of Dwelling Units:	<u>§ 317</u>	Controls by Story	<u>C</u>	
7	Conversion, Demolition,				
8	or Merger of Dwelling				
9	Units, including				
20	Residential Flats				
21			1st	2nd	3rd+
22	Residential Conversion,	§ 317	€	ϵ	ϵ
23	Demolition or Merger				
24	* * * *				
25	NON-RESIDENTIAL STA	ANDARDS AND	USES		

Floor Area Ratio	§§ 102, 123,	2.0 to 1. <i>For Office Uses minimum intensities may</i>
	124 <u>, 207.9</u>	apply pursuant to § 207.9.

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

9 * * *

Housing development in new and existing buildings is encouraged above the ground floor. Institutional uses are also encouraged. *Existing residential units are protected by limits on demolition and conversion.* Accessory Dwelling Units are permitted *within the district pursuant to subsection* 207(c)(4) *of this Code*.

Table 812 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Chinatown Residential Neighborhood				
		Commercial District				
Zoning Category	§ References	Controls				
BUILDING STANDAR	BUILDING STANDARDS					
* * * *						
Miscellaneous						
* * * *						

1	Design Guidelines and	General Plan	Subject to the U	rban Design Guide	elines <u>, <i>Citywide</i></u>	
2	<u>Standards</u>	Commerce	Design Standards	, and any other app	licable design	
3		and Industry	guidelines that have been approved by the Planning			
4		Element	Commission.			
5	RESIDENTIAL STANDARDS AND USES					
6	* * * *					
7	Residential Uses Controls by Story			1		
8			1st	2nd	3rd +	

Residential Uses		Controls by Story			
		1st	2nd	3rd +	
Residential Uses	§102	Р	Р	Р	
Accessory Dwelling	§§ 102,	Accessory Dwell	ing Units are perr	mitted to be	
Unit <i>Density</i>	207 <u>.1(c)(4),</u>	constructed within an existing building zoned for			
	<u>207.2</u>	residential use or within an existing and			
		authorized auxiliary structure on the same lot,			
		provided that it does not eliminate or reduce a			
		ground-story retail or commercial space.			
Dwelling Unit Density	§ 207	Up to 1 unit per 200 sq. ft. lot area.			
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending	on project location	, but generally	
Densities, if Applicable		ranges between 50	and 100 dwelling	units per acre.	
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 squa	ure feet of Gross Fl	oor Area or an	
<u>Size</u>		equivalent Floor A	Area Ratio for any i	ndividual	
		Dwelling Unit of 1	.2:1. C for Dwellin	ng Units that	
		exceed the greater	of those thresholds	<u>s.</u>	
Group Housing Density	§§ 208,	1 bedroom per 1	40 sq. ft. lot area.		
	890.88(b)				
* * * *					

1	Loss of Dwelling Units:	<u>§ 317</u>	Controls by StoryC		
2	Conversion, Demolition,				
3	or Merger of Dwelling				
4	Units, including				
5	<u>Residential Flats</u>				
6			1st	2nd	3rd+
7	Residential Conversion,	§ 317	ϵ	ϵ	ϵ
8	Demolition or Merger				
9	* * * *				
10	NON-RESIDENTIAL STANDARDS AND USES				
11	Development Standards				
12	Floor Area Ratio	§§ 102, 123,	1.0 to 1. <i>For Office Uses minimum intensities may</i>		
13		124 <u>, 207.9</u>	apply pursuant to § 207.9.		
14	* * * *				
15 * * * *					

SEC. 825. DTR - DOWNTOWN RESIDENTIAL DISTRICTS.

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

(2) Residential Use Controls. Unless otherwise specified in a Section

governing an individual DTR District, the following residential use controls shall apply: (C) Residential Density. <u>Form-Based Density applies in the Downtown</u> Residential Districts. There shall be no density limit for residential uses in Downtown Residential Districts. The provisions of Sections 207 through 208 related to residential density shall not apply. SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

	1	1	
No.	Zoning Category	§ References	Rincon Hill
			Downtown
			Residential Mixed
			Use District Zoning
			Controls
Building and	Siting Standards		
* * * *			
.13	Setbacks	Ground Floor	Building setback of 3
		Residential Design	to 10 ft. for all
		Guidelines Urban	buildings except
		Design Guidelines,	towers on Spear,
		Citywide Design	Main, Beale,
		Standards, and any	Fremont, and First
		other applicable design	Streets. § 827(a)(2)
		guidelines that have	and (6).

1			been approved by the	Upper-story setback
2			Planning Commission.	of 10 ft. required
3				above a height of 65
4				feet on both sides of
5				Spear, Main, Beale,
6				Fremont, and First
7				Streets. § 827(a)(5).
8				Sun access plane
9				setback of 50
10				degrees for all
11				buildings 85' and
12				lower on the south
13				side of east-west
14				mid-block pathways.
15				§ 827(a)(5).
16	.14	Street-Facing Uses	§§ 145.1, 145.4,	Active uses required
17			Ground Floor	on all street
18			Residential Design	frontages. See §§
19			Guidelines Urban	145.1, 825(b).
20			<u>Design Guidelines,</u>	Ground-level
21			Citywide Design	residential or
22			Standards, and any	commercial
23			other applicable design	requirements based
24			guidelines that have	on location. See §§
25			been approved by the	145.4 and 827(a)(2).

1			Planning Commission.	
2	* * * *			
3	Non-Resident	ial Standards and Uses		
4	* * * *			
5	.21	Use Size	§§ 890.130, 145.14 <u>,</u>	P for non-residential
6		[Non-Residential]	<u>207.9</u>	uses up to 25,000
7				sq. ft., C above. No
8				individual ground
9				floor tenant may
10				occupy more than
11				75' of frontage for a
12				depth of 25' from
13				Folsom Street.
14				§§ 145.14. <i>For Office</i>
15				<u>Uses minimum</u>
16				intensities may apply
17				<u>pursuant to § 207.9.</u>
18	* * * *			
19	Residential St	andards and Uses		
20	* * * *			
21	.47	Residential Density,	§ <u>§ 207.5(d), 207.6,</u>	No Limit. § 207.5(d) #
22		Dwelling Units General	890.88(a)	Form-Based Density.
23				<u>Dwelling</u> Unit Mix
24				Required § 207.6
25	<u>.47b</u>	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on

1		Densities, if Applicable		project location, but
2				generally ranges
3				between 50 and 100
4				dwelling units per acre.
5	<u>.47c</u>	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square</u>
6		<u>Size</u>		feet of Gross Floor
7				Area or an equivalent
8				Floor Area Ratio for
9				any individual
10				Dwelling Unit of 1.2:1.
11				C for Dwelling Units
12				that exceed the greater
13				of those thresholds.
14	.48	Residential Density,	§ <u>§ 207.5,</u> 890.88(b)	No Limit.
15		Group Housing		§ 207.5(d) <u>Form-Based</u>
16				<u>Density</u>
17	* * * *			

18 * * * *

19

20

21

23

24

25

SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

* * * *

While lot coverage is limited for all levels with residential uses that do not face onto streets or alleys, traditional rear yard open spaces are not required. Specific height, bulk, and setback controls establish appropriate heights for both towers and mid-rise podium

development and ensure adequate spacing between towers in order to establish a
neighborhood scale and ensure light and air to streets and open spaces. Setbacks are
required where necessary to provide transition space for ground floor residential uses and to
ensure sunlight access to streets and open spaces. Off-street parking must be located below
grade. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this
Code.

Table 829
SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL

TABLE				
No.	Zoning Category	§ References	South Beach	
			Downtown	
			Residential Mixed	
			Use District Zoning	
			Controls	
Building and	Building and Siting Standards			
Non-Resident	ial Standards and Uses			
* * * *				
.21	Use Size	§ <u>§</u> 890.130 <u>, 207.9</u>	P for non-residential	
	[Non-Residential]		uses up to 25,000	
			sq. ft., C above. <i>For</i>	
			Office Uses minimum	
			intensities may apply	
			pursuant to § 207.9.	
* * * *				

Residential	Standards and Uses		
* * * *			
.47	Residential Density,	§ <u>§ 207.5(d),</u> 207.6,	No Limit. § 207.5(d)
	Dwelling Units General	890.88(a)	Form-Based Density.
			<u>Dwelling</u> Unit Mix
			Required § 207.6
<u>.47b</u>	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on
	Densities, if Applicable		project location, but
			generally ranges
			between 50 and 100
			dwelling units per ac
<u>.47c</u>	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	<u>P up to 4,000 square</u>
	<u>Size</u>		feet of Gross Floor
			Area or an equivaler
			Floor Area Ratio for
			any individual
			Dwelling Unit of 1.2
			C for Dwelling Units
			that exceed the great
			of those thresholds.
.48	Residential Density,	§ <u>§ 207.5,</u> 890.88(b)	No Limit.
	Group Housing		§ 207.5(d)Form-Bas
			Density.
* * * *			

Mayor Lurie
BOARD OF SUPERVISORS

Housing, and Group		restricted by physical envelope controls of height,
Housing <u>Density,</u>		bulk, setbacks, open space, exposure and other
<u>General</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. Form-Based Density.
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
<u>Size</u>		equivalent Floor Area Ratio for any individual
		Dwelling Unit of 1.2:1. C for Dwelling Units that
		exceed the greater of those thresholds.
Group Housing	§§ 102,	NP, except Group Housing uses that are also
	249.78(c)(8)	defined as Student Housing or Senior Housing,,
		are designated for persons with disabilities, are
		designated for Transition Age Youth, or are
		contained in buildings that consist of 100%
		affordable units.
* * * *		
NON-RESIDENTIAL STA	ANDARDS AND	USES
Development Standards		
Floor Area Ratio	§§ 102, 123,	In the Central SoMa SUD, Pprevailing Height and
	124, 128.1,	Density limits are determined by Section 249.78,
	<u>207.9,</u> 249.78	subject to the requirements of Section 128. For
		Office Uses minimum intensities may apply pursuant
	Housing Density, General Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size Group Housing * * * * NON-RESIDENTIAL STA	Housing Density, General Minimum Dwelling Unit Densities, if Applicable Maximum Dwelling Unit Size Group Housing * * * * NON-RESIDENTIAL STANDARDS AND Development Standards Floor Area Ratio \$\selline{\chi}\$ 102, 123, 124, 128.1,

1		<u>to § 207.9.</u>
2	* * * *	

4

6

7

8

9

10

13

14

15

16

17

18

19

20

21

22

23

24

25

SEC. 831. MUG - MIXED USE-GENERAL DISTRICT.

Element;

Plan

Central SoMa

* * * *

Housing is encouraged over ground floor commercial and PDR uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

11 * * *

12

MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Table 831

RESIDENTIAL STANDARDS AND USES

Commission..

1	Development Standards			
2	* * * *			
	Desire dial Occupation	0.047		
3	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or	
4	Demolition, or Merger		Unauthorized Units.	
5	of Dwelling Units,			
6	including Residential			
7	<u>Flats</u>			
8	* * * *			
9	Residential Uses			
10	* * * *			
11	Dwelling Unit and	§ 207	No density limit. Density is regulated by the permitted	
12	Group Housing Density,		height and bulk, and required setbacks, exposure, and	
13	<u>General</u>		open space of each development lot.Form-Based	
14			<u>Density.</u>	
15	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally	
16	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.	
17	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an	
18	<u>Size</u>		equivalent Floor Area Ratio for any individual	
19			Dwelling Unit of 1.2:1. C for Dwelling Units that	
20			exceed the greater of those thresholds.	
21	NON-RESIDENTIAL STANDARDS AND USES			
22	Development Standards	S		
23	Floor Area Ratio	§§ 123, 124 <u>,</u>	FAR based on permitted height. See §124 for	
24		<u>207.9</u>	more information. (4) For Office Uses minimum	
25			intensities may apply pursuant to § 207.9.	

1	* * * *
2	* * *
3	(4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific
4	controls.
5	* * * *
6	
7	SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.

The Mixed Use-Office (MUO) is designed to encourage office uses and housing, as well as small-scale light manufacturing and arts activities. Nighttime entertainment and small tourist hotels are permitted as a conditional use. Large tourist hotels are permitted as a conditional use in certain height districts. Dwelling units and group housing are permitted, while demolition or conversion of existing dwelling units or group housing requires conditional use authorization. Family-sized housing is encouraged. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

15

8

9

10

11

12

13

14

17

18

19

20

21

22

23

24

25

16 **Table 832**

MUO - MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Office District Controls		
BUILDING STANDARDS				
* * * *				
Miscellaneous				
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
	and Industry	guidelines that have been approved by the Planning		
	Element	Commission.		

1	* * * *				
2	RESIDENTIAL STANDARDS AND USES				
3	Development Standards	Development Standards			
4	* * * *				
5	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or		
6	Demolition, or Merger		Unauthorized Units.		
7	of Dwelling Units,				
8	including Residential				
9	<u>Flats</u>				
10	* * * *				
11	Residential Uses				
12	* * * *				
13	Senior Housing	<u>§§ 102,</u>	<u>P</u>		
14		<u>202.2(f)</u>			
15	Homeless Shelters	§§ 102, 208	Р		
16	Dwelling Unit and	§ 208	No density limit. Density is regulated by the permitted		
17	Group Housing Density,		height and bulk, and required setbacks, exposure, and		
18	<u>General</u>		open space of each development lot. Form-Based		
19			<u>Density.</u>		
20	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally		
21	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.		
22	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an		
23	<u>Size</u>		equivalent Floor Area Ratio for any individual		
24			Dwelling Unit of 1.2:1. C for Dwelling Units that		
25			exceed the greater of those thresholds.		

1	* * * *		
2	NON-RESIDENTIAL STA	ANDARDS AND	USES
3	Development Standards		
4	Floor Area Ratio	§§ 123, 124 <u>,</u>	Varies, depending on height, as set forth in §
5		<u>207.9</u>	124. For Office Uses minimum intensities may apply
6			pursuant to § 207.9.
7	* * * *		
8	* * * *		

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

MUR - MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

Table 833

Zoning Category	§ References	Mixed Use-Residential District Controls		
BUILDING STANDARDS				
* * * *	* * * *			
Miscellaneous				
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide		
<u>Standards</u>	Commerce	Design Standards, and any other applicable design		
	and Industry	guidelines that have been approved by the Planning		
	Element;	<u>Commission</u> .		
	Central SoMa			
	Plan			
* * * *				

1	RESIDENTIAL STANDARDS AND USES		
2	Development Standards		
3	* * * *		
4	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
5	Demolition, or Merger		Unauthorized Units.
6	of Dwelling Units,		
7	including Residential		
8	<u>Flats</u>		
9	* * * *		
10	Residential Uses		
11	* * * *		
12	Senior Housing	<u>§§ 102,</u>	<u>P</u>
13		<u>202.2(f)</u>	
14	Homeless Shelters	§ <u>§ 102,</u> 208	Р
15	Dwelling Unit and	§ 208	No density limit. Density is regulated by the permitted
16	Group Housing Density,		height and bulk, and required setbacks, exposure, and
17	<u>General</u>		open space of each development lot. Form-Based
18			<u>Density.</u>
19	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
20	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
21	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
22	<u>Size</u>		equivalent Floor Area Ratio for any individual
23			Dwelling Unit of 1.2:1. C for Dwelling Units that
24			exceed the greater of those thresholds.
25	* * * *		

Development Standards			
Floor Area Ratio	§§ 123, 124,	FAR based on permitted height, see Section 124	
	128.1,	for more information. (3) For Office Uses minimum	
	249.78 <u>, 207.9</u>	intensities may apply pursuant to § 207.9.	

* * * *

(3) For projects within the Central SoMa SUD, see specific requirements in Section 249.78.

* * *

SEC. 834. RED – RESIDENTIAL ENCLAVE DISTRICT.

Dwelling units are permitted as a principal use. Nonresidential uses, except art related activities, are not permitted, except for certain uses in historic buildings. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections 185 and 186. Accessory Dwelling Units are permitted within the district pursuant to Section 207.1 of this Code.

Table 834 RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

Zoning Category § References Residential Enclave District Controls				
BUILDING STANDARDS				
* * * *				

Miscellaneous		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce and	Design Standards, and any other applicable design
	<u>Industry</u>	guidelines that have been approved by the Planning
	<u>Element</u>	Commission.
Large Project Review	§ 329	As required by § 329.
* * * *		
Awnings, Canopy, or	§ 136	NP(6)
Marquee		
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
Demolition, or Merger		Unauthorized Units.
of Dwelling Units,		
including Residential		
<u>Flats</u>		
* * * *		
Residential Uses		
* * * *		
Senior Housing	<u>§§ 102,</u>	<u>P</u>
, and the second	202.2(f)	
Homeless Shelters	§ 102	С
	Design Guidelines and Standards Large Project Review * * * * Awnings, Canopy, or Marquee * * * * Residential Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats * * * * Residential Uses * * * * Senior Housing	Design Guidelines and Standards Commerce and Industry Element Large Project Review * * * * Awnings, Canopy, or Marquee * * * * RESIDENTIAL S Development Standards * * * * Residential Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats * * * * Residential Uses * * * * Senior Housing \$\frac{\mathbb{8}}{\mathbb{8}} \frac{\mathbb{8}}{\mathbb{102}} \frac{\mathbb{8}}{\mathbb{102}} \frac{\mathbb{8}}{\mathbb{102}} \frac{\mathbb{8}}{\mathbb{102}} \frac{\mathbb{102}{\mathbb{102}} \mat

Dwelling Unit Density.	§§ 207, 208	No density limit. Density is regulated by the permitted	
<u>General</u>		height and bulk, and required setbacks, exposure, and	
		open space of each development lot.Form-Based	
		<u>Density.</u>	
Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally	
Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.	
Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an	
<u>Size</u>		equivalent Floor Area Ratio for any individual	
		Dwelling Unit of 1.2:1. C for Dwelling Units that	
		exceed the greater of those thresholds.	
* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
* * * *			

(6) Awning or canopy is P if required as a wind mitigation feature. Awnings are also P permitted only for Limited Commercial Uses, as described in Section 186 of this Code.

SEC. 835. RED-MX - RESIDENTIAL ENCLAVE-MIXED DISTRICT.

While residential uses are encouraged throughout these districts, group housing is limited, and student housing and single-room-occupancy units are prohibited. Small-scale retail, restaurants, arts activities, and other commercial uses are principally permitted to create the potential for more active, mixed use alleys. Some automobile-related and production, distribution, and repair uses are also permitted with limitations. Existing

- 1 commercial activities in nonresidential structures may continue as nonconforming uses
- 2 subject to the termination requirements of Article 1.7. Accessory Dwelling Units are permitted
- 3 within the district pursuant to Section 207.1 of this Code.

5 **Table 835**

RED-MX – RESID	ENTIAL ENCLA	VE-MIXED DISTRICT ZONING CONTROL TABLE	
Zoning Category	§ References	Residential Enclave-Mixed District Controls	
BUILDING STANDARDS	3		
* * * *			
Miscellaneous			
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide	
<u>Standards</u>	Commerce	Design Standards, and any other applicable design	
	and Industry	guidelines that have been approved by the Planning	
	Element.	Commission.	
* * * *			
	RESIDENTIAL S	STANDARDS AND USES	
Development Standard	Development Standards		
* * * *			
Residential Conversion	§ 317	NP(5)	
Residential <i>Conversion</i> ,	§ 317	C for Removal of one or more Residential Units or	
Demolition, <u>or Merger of</u>		Unauthorized Units.	
Dwelling Units, including			
Residential Flats			
* * * *	* * * *		
Residential Uses			

1	* * * *		
2	Senior Housing	<u>§§ 102,</u>	<u>P</u>
3		<u>202.2(f)</u>	
4	Homeless Shelters	§ 102	С
5	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted
6	Group Housing Density,		height and bulk, and required setbacks, exposure, and
7	<u>General</u>		open space of each development lot. Form-Based
8			Density.
9	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
10	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
11	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
12	<u>Size</u>		equivalent Floor Area Ratio for any individual
13			Dwelling Unit of 1.2:1. C for Dwelling Units that
14			exceed the greater of those thresholds.
15	* * * *		
16	NON-RESIDENTIAL STA	ANDARDS AND	USES
17	* * * *		

18 * * * *

(5) C in Article 10 Landmark Buildings [Reserved]

20 * * *

21

22

23

24

25

19

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

The Service/Arts/Light Industrial (SALI) District is largely comprised of low-scale buildings with production, distribution, and repair uses. The $d\underline{D}$ istrict is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business

1 service, and light manufacturing activities, with an emphasis on preserving and expanding arts 2 activities. Nighttime Entertainment is permitted although limited by buffers around RED and 3 RED-MX districts. Residential Uses, Offices, Hotels, and Adult Entertainment uses are not permitted, except that certain Affordable Housing Projects are permitted within the district 4 5 pursuant to Section 846.24 of this Code, and Accessory Dwelling Units are permitted within

7

6

Table 836 8

the district pursuant to Section 207.1 of this Code.

SALI - SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

9	SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE		
10	Zoning Category	§ References	Service/Arts/Light Industrial District Controls
11	BUILDING STANDARDS		
12	* * * *		
13	Miscellaneous		
14	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
15	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
16		and Industry	guidelines that have been approved by the Planning
17		Element.	Commission.
18	* * * *		
19		RESIDENTIAL S	STANDARDS AND USES
20	Development Standard	s	
21	* * * *		
22	Residential Conversion,	§ 317	C-for Removal of one or more Residential Units or
23	Demolition, or Merger		Unauthorized Units.
24	of Dwelling Units,		
25	including Residential		

1	<u>Flats</u>			
2	* * * *			
3	Residential Uses			
1	Dwelling Units	§ 102	NP(3)	
5	* * * *			
6	Dwelling Unit and	§§ 207	No density limit. Density is regulated by the permitted	
7	Group Housing Density,		height and bulk, and required setbacks, exposure, and	
3	<u>General</u>		open space of each development lot.Form-Based	
9			Density.	
)	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally	
1	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.	
2	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an	
3	<u>Size</u>		equivalent Floor Area Ratio for any individual	
1			Dwelling Unit of 1.2:1. C for Dwelling Units that	
5			exceed the greater of those thresholds.	
5	* * * *			
7	NON-RESIDENTIAL STA	NON-RESIDENTIAL STANDARDS AND USES		
3	* * * *	* * * *		
9	* * *			

(3) NP, Except Affordable Housing Projects meeting the requirements of Section 803.8.

SEC. 837. SPD – SOUTH PARK DISTRICT.

South Park is an attractive affordable mixed-use neighborhood. The South Park District

20

21

22

23

24

(SPD) is intended to preserve the scale, *density* and mix of commercial and residential activities within this unique neighborhood. The district is characterized by small-scale, continuous-frontage warehouse, retail and residential structures built in a ring around an oval-shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix of uses, family-sized housing units, and in-fill development which contributes positively to the neighborhood scale and use mix. Accessory Dwelling Units are permitted within the *dD*istrict *pursuant to Section 207.1 of this Code*.

* * * *

Table 837

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	South Park District Controls			
BUILDING STANDARDS					
* * * *					
Miscellaneous					
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide			
<u>Standards</u>	Commerce and	Design Standards, and any other applicable design			
	<u>Industry</u>	guidelines that have been approved by the Planning			
	<u>Element</u>	Commission.			
Large Project Review	§ 329	As required by § 329.			
* * * *	* * * *				
Awning, Canopy, or	§ 136, 136.1	NP <u>(4)</u>			
Marquee					
* * * *	* * * *				
RESIDENTIAL STANDARDS AND USES					

1	Development Standard	S	
2	* * * *		
3	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
4	Demolition, or Merger		Unauthorized Units.
5	of Dwelling Units,		
6	including Residential		
7	<u>Flats</u>		
8	* * * *		
9	Residential Uses		
0	* * * *		
1	Senior Housing	<u>§§ 102,</u>	<u>P</u>
2		<u>202.2(f)</u>	
3	Homeless Shelters	§ 102	С
4	Dwelling Unit and	§ § 207	No density limit. Density is regulated by the permitted
5	Group Housing Density,		height and bulk, and required setbacks, exposure, and
6	<u>General</u>		open space of each development lot. Form-Based
7			<u>Density.</u>
8	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
9	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
0	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
:1	<u>Size</u>		equivalent Floor Area Ratio for any individual
22			Dwelling Unit of 1.2:1. C for Dwelling Units that
3			exceed the greater of those thresholds.
4	* * * *		
5	NON-RESIDENTIAL STA	ANDARDS AND	USES

1	Development Standards		
2	Floor Area Ratio	§§ 102, 123,	FAR based on permitted height. See Section
3		124 <u>, 207.9</u>	124. Childcare Facilities and Residential Care
4			Facilities are exempt from FAR limits. For Office
5			Uses minimum intensities may apply pursuant to §
6			<u>207.9.</u>
7	* * * *		
8	* * *		
9	(4) [Note Deleted] Awning or canopy is P if required as a wind mitigation feature.		
10	* * * *		
11	SEC. 838. UMU – URBAN MIXED USE DISTRICT.		
12	* * * *		
13	Table 838		
14	UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE		
15	Zoning Category	§ References	Urban Mixed Use District Controls
16	BUILDING STANDARDS	S	

Zoning Category	§ References	Urban Mixed Use District Controls
BUILDING STANDARD	S	
* * * *		
Miscellaneous		
Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
<u>Standards</u>	Commerce	Design Standards, Citywide Design Standards, and
	and Industry	any other applicable design guidelines that have been
	Element	approved by the Planning Commission.
* * * *		
	RESIDENTIAL	STANDARDS AND USES
Development Standard	ds	

1	* * * *		
2	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
3	Demolition, or Merger		Unauthorized Units.
4	of Dwelling Units,		
5	including Residential		
6	<u>Flats</u>		
7	* * * *		
8	Residential Uses		
9	* * * *		
10	Senior Housing	<u>§§ 102,</u>	<u>P</u>
11		<u>202.2(f)</u>	
12	Homeless Shelters	§ 102	Р
13	Dwelling Unit and	§ § 207	No density limit. Density is regulated by the permitted
14	Group Housing Density,		height and bulk, and required setbacks, exposure, and
15	<u>General</u>		open space of each development lot.Form-Based
16			Density.
17	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
18	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
19	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
20	<u>Size</u>		equivalent Floor Area Ratio for any individual
21			Dwelling Unit of 1.2:1. C for Dwelling Units that
22			exceed the greater of those thresholds.
23	* * * *		
24	NON-RESIDENTIAL STA	ANDARDS AND	USES
25	Development Standards	S	

1	Floor Area Ratio	§§ 123, 124 <u>.</u>	Section 124 sets forth Basic FAR based on
2		207.9	height. For Office Uses minimum intensities may
3			apply pursuant to § 207.9.
4	* * * *		
5	* * * *		
6			
7	SEC. 839. WMUG	– WSOMA MIXE	D USE-GENERAL DISTRICT.
8	* * * *		
9			Table 839
10	WMUG - WSOM	A MIXED USE-G	SENERAL DISTRICT ZONING CONTROL TABLE
11	Zoning Category	§ References	Western SoMa Mixed Use-General District
12			Controls
13	BUILDING STANDARDS	S	
14	Massing and Setbacks		
15	Height and Bulk Limits	§§ , 261.1,	Varies; see also Height and Bulk District Maps.
16		<u>263.19,</u> 270,	Height sculpting required on Alleys as set forth in
17		270.1, 270.2,	§ 261.1. Horizontal mass reduction required as
18		<u>270.3,</u> 271	set forth in §270.1. Mid-block alleys required as
19			set forth in §270.2.
20	* * * *		
21	Miscellaneous		
22	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
23	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
	Í		
24		and Industry	guidelines that have been approved by the Planning

Commission.

Element.

		1	,
1	* * * *		
2	Signs	§ 607.2	As permitted by Section § 607.2
3	* * * *		
4	Housing Choice-SF	<u>§ 206.10</u>	Form-based density, additional height, and other
5			zoning modifications for eligible projects in the R-4
6			Height and Bulk District.
7		RESIDENTIAL	STANDARDS AND USES
8	Development Standard	s	
9	* * * *		
10	Residential Conversion,	§ 317	C-for Removal of one or more Residential Units or
11	Demolition, or Merger		Unauthorized Units.
12	of Dwelling Units,		
13	including Residential		
14	<u>Flats</u>		
15	Dwelling Unit Mix	§ 207.6	Generally required for creation of five or more
16			<u>Dwelling Units.</u> At least 40% of all Dwelling Units
17			must contain two or more bedrooms or 30% of all
18			Dwelling Units must contain three or more
19			bedrooms.
20	* * * *		
21	Residential Uses		
22	* * * *		
23	Senior Housing	<u>§§ 102,</u>	<u>P</u>
24		202.2(f)	
25	Homeless Shelters	§ 208	Р

1	Dwelling Unit and	§ § 207	No density limit. Density is regulated by the permitted
2	Group Housing Density,		height and bulk, and required setbacks, exposure, and
3	<u>General</u>		open space of each development lot.Form-Based
4			Density.
5	Minimum Dwelling Unit	<u>§ 207.9</u>	Varies depending on project location, but generally
6	Densities, if Applicable		ranges between 50 and 100 dwelling units per acre.
7	Maximum Dwelling Unit	<u>§§ 207.10, 317</u>	P up to 4,000 square feet of Gross Floor Area or an
8	<u>Size</u>		equivalent Floor Area Ratio for any individual
9			Dwelling Unit of 1.2:1. C for Dwelling Units that
10			exceed the greater of those thresholds.
11	* * * *		
12	NON-RESIDENTIAL STA	ANDARDS AND	USES
13	Development Standards	s	
14	Floor Area Ratio	§§ 123, 124 <u>,</u>	FAR based on permitted height, see Section 124
15		<u>207.9</u>	for more information. For Office Uses minimum
16			intensities may apply pursuant to § 207.9.
17	* * * *		
18	* * * *		
19			
20	SEC. 840. WMUO	- WSOMA MIXE	D USE-OFFICE DISTRICT.
21	* * * *		
22			Table 840
23	WMUO - WSON	MA MIXED USE-	OFFICE DISTRICT ZONING CONTROL TABLE
24	Zoning Category	§ References	Western SoMa Mixed Use-Office District

Controls

1	BUILDING STANDARDS	S	
2	* * * *		
3	Miscellaneous		
4	Design Guidelines and	General Plan	Subject to the Urban Design Guidelines, Citywide
5	<u>Standards</u>	Commerce	Design Standards, and any other applicable design
6		and Industry	guidelines that have been approved by the Planning
7		Element.	Commission.
8	* * * *		
9	RESIDENTIAL STANDARDS AND USES		
10	Development Standards		
11	* * * *		
12	Residential Conversion,	§ 317	C for Removal of one or more Residential Units or
13	Demolition, or Merger		Unauthorized Units.
14	of Dwelling Units,		
15	including Residential		
16	<u>Flats</u>		
17	Dwelling Unit Mix	§ 207.6	At least 40% of all Dwelling Units must contain two
18			or more bedrooms or 30% of all Dwelling Units must
19			contain three or more bedrooms.
20	* * * *		
21	NON-RESIDENTIAL ST	ANDARDS AND	USES
22	Development Standards		
23	Floor Area Ratio	§§ 102, 123,	Section 124 sets forth the Basic FAR based on
24		124 <u>, 207.9</u>	height. For Office Uses minimum intensities may
25			apply pursuant to § 207.9.

1	* * * *
2	* * * *
3	
4	Section 14. Article 1 of the Business and Tax Regulations Code is hereby amended to
5	revise Section 8, as follows:
6	SEC. 8. METHOD OF APPEAL TO THE BOARD OF APPEALS.
7	(a) Except for variance decisions and permits issued by the Entertainment
8	Commission or its Director, and as otherwise specified in this Section 8, appeals to the Board
9	of Appeals shall be taken within 15 days from the making or entry of the order or decision
10	from which the appeal is taken. Appeals of variance decisions shall be taken within 10 days.
11	(b) Appeals to the Board of Appeals of permit decisions made pursuant to $\underline{a \ Housing}$
12	Sustainability District Planning Code Section 343 shall be taken within 10 days of the permit
13	decision. This subsection (b) shall expire on the <u>latter of the</u> Sunset Date of Planning Code
14	Section 343 or Section 344, as defined in that those Sections. Upon the expiration of this
15	subsection, the City Attorney shall cause this subsection to be removed from the Business
16	and Tax Regulations Code.
17	* * * *
18	
19	Section 15. The Planning Code is hereby amended by replacing references to "Section
20	151" with "Section 151.1" in the following sections: 102, 153, 154, 204.5, 240.2, 209.1, 209.2,
21	209.3, 209.4, 210.1, 210.3, 210.4, 240.3, 249.13, 249.17, 249.24, 249.30, 249.35B, 249.42,
22	249.43, 249.54, 249.85, 249.89, 710, 711, 712, 713, 715, 716, 717, 718, 719, 723, 724, 725,
23	726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743,

744, 745, 746, 750, 751, 763, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 920, 960,

963, 964. In the event the Planning Code contains other references to "Section 151," the City

24

1	Attorney shall direct the publisher of the Municipal Code to change such references to
2	"Section 151.1."
3	

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Section 16. Local Coastal Program. This ordinance constitutes an amendment to the Implementation Plan ("IP") of the City's Local Coastal Program. In the event of an inconsistency between this ordinance and previously certified sections of the IP, this ordinance shall prevail. The Local Coastal Program is hereby amended to:

- (a) Add Planning Code Sections 206.10, 334, and 344, as set forth above in Section 3 of this ordinance ["Housing Choice – San Francisco Program"];
- (b) Add Planning Code Section 270.3 and modify Planning Code Sections 260, 263.19, 263.20, and 270, as set forth above in Section 4 of this ordinance ["Height and Bulk Limits"];
- (c) Modify Planning Code Sections 209, 209.1, and 209.2, as set forth above in Section 6 of this ordinance ["Residential Districts"]. For the purposes of certification by the Coastal Commission, Planning Code Tables 209.1 and 209.2 are reprinted in their entirety, which include the relevant use and development controls for RH, RM-1, and RM-2 properties in the Coastal Zone;
- (d) Modify Planning Code Sections 124, 132, 134, 135, 144, 186, 186.3, 201, 207.6, 207.7, 208, 209.4, 231, 303, 304, 603, 606, and 607.1, as set forth above in Section 7 of this ordinance ["Residential, Transit Oriented (RTO) Districts"]. For the purposes of certification by the Coastal Commission, Planning Code Table 209.4 is reprinted in its entirety, which includes the relevant use and development controls for RTO-C properties in the Coastal Zone;
- (e) Add Planning Code Sections 207.9 and 207.10 and modify Planning Code Sections 151.1, 153, 154, 155, 155.2, and 161, as set forth above in Section 8 of this ordinance ["Transit Oriented Communities and Parking"];

1	(f) Modify Planning Code Section 155, as set forth above in Section 9 of this ordinance
2	["Off-Street Parking and Curb Cuts"];
3	(g) Add Planning Code Section 249.11, as set forth above in Section 10 of this
4	ordinance ["San Francisco Municipal Transportation Agency Special Use District"];
5	(h) Add Planning Code Section 202.17, as set forth above in Section 11 of this
6	ordinance ["Displaced Businesses"];
7	(i) Modify Planning Code Sections 102, 202.2, 311, and 317, as set forth above in
8	Section 12 of this ordinance ["Miscellaneous Amendments"]; and
9	(j) Modify Planning Code Sections 710 and 711, as set forth above in Section 13 of
10	this ordinance ["Conforming Changes to Zoning Tables"]. For the purposes of certification by
11	the Coastal Commission, Planning Code Tables 710 and 711 are reprinted in their entirety,
12	which include the relevant use and development controls for NC-1 and NC-2 properties in the
13	Coastal Zone.
14	
15	Section 17. Effective and Operative Dates Outside the Coastal Zone.
16	(a) In the portions of the City that are not located in the Coastal Zone Permit Area, as
17	that permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, this
18	ordinance shall become effective 30 days after enactment. Enactment occurs when the
19	Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the
20	ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's
21	veto of the ordinance.
22	(b) In the portions of the City that are not located in the Coastal Zone Permit Area, this
23	ordinance shall become operative upon its effective date.
24	
25	Section 18. Effective and Operative Dates in the Coastal Zone.

- (a) In the portions of the City that are located in the Coastal Zone Permit Area, 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.
 - (b) Upon enactment, the Director of the Planning Department shall submit this ordinance to the California Coastal Commission for certification as a Local Coastal Program Amendment. This ordinance shall become operative in the Coastal Zone Permit Area upon final certification by the California Coastal Commission. If the California Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative in the Coastal Zone Permit Area 30 days after enactment of the modifications.
 - (c) This ordinance satisfies the City's obligations pursuant to Government Code Section 65583(c). Any consideration of the Ordinance by the California Coastal Commission after the City's enactment is consistent with the Coastal Act, and permissible pursuant to Government Code Section 65583(f)(1). Certification of the Local Coastal Program Amendment shall proceed pursuant to the California Coastal Commissions regulations and procedures, including any public participation and scheduling requirements.

Section 19. Transmittal of Ordinance. To facilitate the Coastal Commission's review of the Local Coastal Program Amendment, the Director of the Planning Department is authorized to submit the amendment for certification in the form desired by the Coastal Commission, including making any necessary non-substantive changes (e.g., formatting or redlining), to show the changes to the text of the Local Coastal Program. Upon certification by the California Coastal Commission, the Director of the Planning Department shall transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in

File No. 250701. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.

Section 20. The ordinance in Board File No. 251099 would amend the Planning Code to make various clarifying and typographical changes. Some of the changes in the ordinance in Board File No. 251099 would amend portions of the Code that overlap with this ordinance. In particular, the ordinance in Board File No. 251099 proposes to reorganize Section 303.1(e) and (f), which list the formula retail controls for various districts, including RTO-C and the other RTO districts. That reorganization overlaps with formula retail controls for the RTO-C District listed in Section 303.1 of this ordinance. In the event this ordinance is enacted before the ordinance in Board File No. 251099, the City Attorney shall direct the publisher of the Municipal Code to integrate the changes in this ordinance into Section 303.1, as amended by the ordinance in Board File No. 251099, to ensure that the substantive changes to the formula retail controls for the RTO-C district established in this ordinance are included in the reorganized Section 303.1, such that both (a) RTO-C, and (b) Limited Commercial Uses in RTO-1 and RTO-M Districts are listed in Section 303.1(e).

Section 21. Housing Choice San Francisco Policy. It shall be the policy of the City of San Francisco that the Housing Choice San Francisco Program, codified in Planning Code Section 206.10, shall be interpreted liberally in favor of producing more units. Consistent with Housing Element Implementing Policy 8.1.6, the City shall not adopt changes to the Housing Choice San Francisco Program that constitute new governmental constraints to the development of housing unless those increased constraints are offset by the removal or reduction of other constraints. The Planning Department shall evaluate, and the Board shall consider, any proposed substantive amendments to the Housing Choice San Francisco

Program for consistency with California Government Code 65583(a)(3).

Section 22. 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.

Section 23. If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance; provided that if either Planning Code Section 206.10 or Section 334 is in any respect held to be invalid or unconstitutional by decision of a court of competent jurisdiction, both sections shall become inoperative and have no legal effect. Except as stated in the proviso above, the Board of Supervisors hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this ordinance or application thereof would be subsequently declared invalid or unconstitutional.

21 APPROVED AS TO FORM: DAVID CHIU, City Attorney

By: /s/
AUSTIN M. YANG
Deputy City Attorney