BOARD of SUPERVISORS

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M E M O R A N D U M

TO: Youth Commission

FROM: John Carroll, Assistant Clerk,
Land Use and Transportation Committee

DATE: October 6, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS

The Board of Supervisors has received the following, which at the request of the Youth Commission is being referred as per Charter Section 4.124 for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 250701

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 Sustainability District; also, amending the Local Coastal Program to implement the Housing Choice-San

Francisco Program and other associated changes in the City's Coastal Zone, and directing the Planning Director to transmit the Ordinance to the Coastal Commission upon enactment; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Please return this cover sheet with the Commission's response to John Carroll, Assistant Clerk, Land Use and Transportation Committee at **john.carroll@sfgov.org**.

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RESPONSE FROM YOUTH COMMISSION **Date: _____**

____ No Comment

____ Recommendation Attached

_____

Chairperson, Youth Commission

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

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

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

(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. ___. The Board affirms this determination and incorporates the determination by reference.

(h) On _____, the Planning Commission, in Resolution No. _____, 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. _____, 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. _____, 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. _____ 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 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).

(l) 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 ordinance constitute amendments to the City's Local Coastal Program ("LCP"). The Board of Supervisors finds that the LCP amendment conforms with the applicable provisions of the Coastal Act of 1976, and that the amendments are consistent with and adequate to carry out the provisions of the City's certified LCP Land Use Plan—the Western Shoreline Area Plan. The Board further finds that the amendments will be implemented in full conformance with the Coastal Act's provisions, and acknowledges that the amendments in the Western Shoreline Area Plan are consistent with San Francisco's Housing Element's housing goals.

(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 eligible residential projects that comply with the program.

*(b) **Applicability.** An HC-SF Project under this Section 206.10 shall be a project that complies with all of the following requirements:*

(1) consists of new construction, an addition to an existing structure, or a conversion of an existing structure, and results in a net increase in the number of Dwelling Units or Group Housing bedrooms;

(2) contains two or more Dwelling Units or Group Housing bedrooms. Accessory Dwelling Units shall not count towards the minimum number of required Dwelling Units, but an HC-SF Project may contain ADUs;

(3) is located on a Lot in the R-4 Height and Bulk District;

(4) does not demolish a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the National Register of Historic Places;

(5) does not receive any density or development bonuses or relief from applicable Planning Code standards in any other State or local law or program, including but not limited to California Government Code Sections 65915 et seq., Government Code sections 65912.113(e), 65912.114(f)(1), 65912.123(b), (c), (d), (e), (i), (j)(1), and (j)(3) and 65912.124(f), and Sections 65852.28(b)(2), 65913.4.5, and 66499.41, as may be updated from time to time; and Planning Code Section 124(f), Section 202.2(f), Sections 206.3 to 206.9, inclusive, Section 207(c), Section 304, and Section 328.

(6) complies with Objective Standards, except as otherwise modified by the HC-SF Program in this Section 206.10, or through the modification process in Section 334;

(7) is a project in which at least two-thirds of the new or converted square footage is designated for Residential Uses; or, a project with at least 50% new or converted square footage for Residential Uses if the project converts an existing Non-Residential Use and does not expand that use by more than 25%. Basements shall not count in the calculation of square footage. For additions to existing structures or conversions of existing buildings, only the net new or converted space shall be considered in the calculation of square footage; and,

(8) is not located in a Special Use District that implements a Development Agreement adopted under California Government Code 65864 et seq and/or Administrative Code Chapter 56.

(c) ***Inclusionary Housing Ordinance Alternatives.*** *HC-SF Projects of 10 or more units shall comply with Section 415 et seq., and if applicable Section 419 et seq., except as allowed by this subsection (c). Projects that elect the off-site alternative in Section 415.5(g)(1)(B) or the Land Dedication Alternative in Section 419.5(a)(2) allowed in subsection (c)(2), shall provide the required units within the R-4 Height and Bulk District, or within one-half mile of the project. In addition to the alternatives set forth in Section 415.3(g), HC-SF Projects may satisfy the requirements of Section 415 et seq. by choosing one of the following options:*

(1) if the project is a Rental Project with 24 or fewer units, including any additional units allowed by this Section 206.10, a project sponsor shall subject all units in the project to the San Francisco Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code) for the Life of the Project; or

(2) applicants shall comply with the Land Dedication Alternative requirements of Section 419.5(a)(2), regardless of project location.

(d) ***Modified Development Standards.*** *Notwithstanding any contrary provisions found in the Planning Code, including any provision in a Special Use District not implementing a Development Agreement adopted under California Government Code 65864 et seq. and/or Administrative Code*

Chapter 56, or in any adopted Design Standard, the following development standards apply to eligible HC-SF Projects. Projects may also seek additional modifications under Section 334.

*(1) **Standards Applicable to All Projects:** All HC-SF Projects shall receive the following zoning modifications:*

*(A) **Form-Based Residential Density.** An HC-SF Project shall be subject to Form-Based Density limits. Floor Area Ratio requirements or limitations shall not apply to the Residential Uses in an HC-SF Project.*

*(B) **Dwelling Unit Mix.** Section 207.6 and Section 207.7 shall not apply. HC-SF Projects of four units or more shall comply with the following:*

(i) a project with four dwelling units shall contain at least one unit with two or more bedrooms;

(ii) for a project with between five and nine dwelling units, inclusive, at least 25% of its units shall contain two or more bedrooms, including at least one unit with three or more bedrooms; and

(iii) for a project with ten or more dwelling units, at least 25% of its units shall contain two or more bedrooms, including at least 5% of its units containing three or more bedrooms.

(iv) The Dwelling Unit mix requirement in this subsection (d)(1)(B) shall not apply to 100% Affordable Housing projects or Residential Uses listed in Section 207.7(b)(2). The Dwelling Unit mix requirement may be modified pursuant to Section 334.

*(C) **Additional Height.** The applicable height limit for an HC-SF Project shall be the height pursuant to Section 263.19(b). Planning Code Section 261 shall not apply. Notwithstanding any lower height limit in this Code, including Section 263.19, the height limit of an HC-SF Project located on a Corner Lot or a Lot larger than 8,000 square feet shall be 65 feet, unless a higher height limit is provided elsewhere in the Code.*

*(D) **Ground Floor Setbacks on 19th Avenue.** Projects on a lot with frontage on 19th Avenue may reduce the setback required under Section 131 and 132 if the proposed project expands the publicly available sidewalk into the subject property and the resulting overall sidewalk width is not less than 15 feet. In such cases, the setback and sidewalk shall have a minimum vertical clearance of not less than 25 feet from grade, and the property owner shall record a Notice of Special Restrictions allowing for public access to the expanded sidewalk for the life of the project.*

*(E) **Rear Yard and Lot Coverage.** The rear yard requirements of Section 134 may be modified as follows:*

(i) Except for large lots subject to Section 134(d)(6), or lots in Residential Districts other than the Residential Transit Oriented-Commercial (RTO-C) district, the rear yard shall be equal to at least 18% of the total depth of the lot, or 15 feet, whichever is greater;

(ii) Except for large lots subject to the lot coverage limits of Section 134(d)(6), in Neighborhood Commercial, Named Neighborhood Commercial, Commercial Districts, Residential-Commercial (RC) and Residential Transit Oriented-Commercial (RTO-C) Districts, no rear yard is required at the ground floor;

(iii) On Corner Lots, or Lots at the intersection of a Street and an Alley of at least 25 feet in width, where a rear yard can meet the requirements of Section 134(h), the area of the required open area shall be equal to 18% of the depth of the lot and a minimum of 15 feet in every horizontal direction.

(iv) In C districts, other than on large lots subject to Section 134(d)(6), lot coverage is limited to 82% at all levels containing Residential Uses. All other provisions of Section 134(d)(6) shall apply.

*(F) **Open Space.** The open space requirements of Section 135 shall not apply.*

*(G) **Dwelling Unit Exposure.** The dwelling unit exposure requirements of Section 140 shall not apply.*

*(H) **Non-Residential Use Size Limits.** Non-Residential Uses may exceed the non-residential use size limits in Section 121.2 without the need for a Conditional Use authorization.*

*(I) **Height Limits for Vertical Non-Habitable Architectural Elements.** Vertical Non-Habitable Architectural Elements may exceed height limits consistent with the requirements in Section 263.21(c).*

*(J) **Development of Large Lots in Residential Transit Oriented Commercial (RTO-C) Districts.** Sections 121.1 and 303(r) shall not apply to HC-SF Projects on large lots in the RTO-C Zoning District.*

*(K) **Ground Floor Ceiling Heights For Nine-Story Projects**. The ground floor ceiling height requirements in Section 145.1(c)(4) shall not apply to HC-SF Projects proposing nine stories in a district with a height limit of 85 feet.*

*(L) **Maximum Dwelling Unit Size.** Notwithstanding any other provision of this Code, Section 207.10 shall apply.*

*(M) **Reduction of Quantitative Objective Standards.** Any quantitative Objective Standard may be modified by up to 15% of the standard except for the following: standards set forth in subsection (d)(1)(A) through (d)(1)(L) inclusive, standards set forth in subsection (e), rear yard or lot coverage standards, standards ineligible for Major Modifications under Section 334(d)(3), and maximum average floor plate requirements in Section 270(i).*

*(2) **Standards Applicable to 100% Affordable Projects.***

*(A) **Definitions.** A 100% Affordable HC-SF Housing Project shall be an eligible HC-SF Project where all Residential Uses, except a manager's unit, are comprised solely of Dwelling Units or Group Housing bedrooms that are restricted for the Life of the Project as "Affordable Units," as defined in Section 401, and meet the requirements in Section 406(b)(1)(A) and (C).*

*(B) **Additional Planning Code Modifications.** In addition to the modifications in subsection (d)(1), 100% Affordable HC-SF Housing Projects are entitled to the following Planning Code modifications:*

*(i) **Ground-floor ceiling height.** Ground floor ceiling height requirements in Section 145.1(c)(4) shall not apply.*

*(ii) **Active use requirement.** Active use requirements in Section 145.1(c)(3) shall be reduced by 20% of all the required dimensions.*

*(iii) **Curb cuts.** Curb cut restrictions in Section 155(r) shall not apply. However, where a site has two or more frontages, frontages with the fewest restrictions under Section 155(r) shall be prioritized for vehicular and loading access.*

*(iv) **Height Limit.** The height limit shall be 20 feet greater than the HC-SF height limit set forth in Section 263.19(b), and in subsection (d)(1)(C), and maybe be supplemented by any height bonus pursuant to subsection (e).*

*(3) **Authorization.** HC-SF Projects under this Section 206.10 shall be reviewed and approved under the provisions set forth in Section 334, and any other required entitlement except for Section 309 and Section 329. Approval procedures under Section 309 and Section 329 shall not apply.*

*(e) **Additional Height, Square Footage, and Other Bonuses.** HC-SF Projects that contain certain uses, amenities, or other building features are eligible for additional bonuses and code modifications, as described below.*

*(1) **Micro-Retail and/or Community Benefit Uses.** For projects that include, at or above grade, (A) one or more Micro-Retail spaces, which shall mean space for a Retail Use measuring no less than 100 gross square feet and no greater than 1,000 gross square feet; and/or (B) one or more Community Benefit Uses, shall receive additional square footage and height as set forth below. For the purposes of this subsection, Community Benefit Uses means: Child Care Facility, Community Facility, Job Training, Public Facilities, Social Service or Philanthropic Facility, Laundromat, Trade School,*

Grocery (General or Specialty), and/or any Displaced Business, as that term is defined in Section 202.17. Notwithstanding any other provision of this Code, all such Community Benefit Uses shall be principally permitted without limit on use size. The following provisions apply to projects providing Micro-Retail space(s) and/or on-site Community Benefit Use(s):

(A) For every square foot of Community Benefit Use(s), or every 1.5 square feet of Micro-Retail, the Project shall be permitted to include an additional:

(i) up to two square feet for other project use(s); and

(ii) up to a maximum of 10 feet total above the permitted height limit to accommodate the additional square footage.

(B) On-site Community Benefits Use(s) and Micro-Retail space(s) must be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Community Benefits Use(s) is discontinued, it must be replaced with another Community Benefits Use(s). If the Micro-Retail space(s) is reconfigured, the new resulting space(s) must meet the definition of a Micro-Retail space and the cumulative square footage must not decrease in size.

*(2) **Warm Retail Shells**. For the purposes of this subsection (e)(2), "Warm Retail Shell" means a ground floor retail space in a "warm shell" condition suitable for food service use, which space contains all of the following: a concrete floor slab, exterior walls, roof, strorefront, restroom(s) designed to meet ADA accessibility requirements, electrical panel with breakers, fire sprinklers that meet shell building code, HVAC unit, Type 1 grease exhaust hood with appropriate ductwork, water meter(s), distribution piping for domestic water (hot/cold), and waste water plumbing, including floor drains. The following provisions apply to projects providing Warm Retail Shells.*

(A) For every square foot of Warm Retail Shell(s), the Project shall be permitted to include an additional:

(i) up to three square feet for other project use(s); and

(ii) up to a maximum of 10 feet total above the permitted height limit to accommodate the additional square footage.

(B) The Warm Retail Shell shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the requirement shall be recorded in a Notice of Special Restrictions. If the space is modified within this period such that it no longer meets the definition of a Warm Retail Shell, it must be replaced with a qualifying Community Benefit Use or a Micro-Retail use per subsection (e)(1) above. No Temporary or Final Certificate of Occupancy shall be issued unless the Planning Department, in consultation with the Department of Building Inspection, determines that the requirements of this subsection (e)(2) have been completed.

*(3) **Family-Friendly Amenities.** In Residential Districts, projects that provide certain Family Friendly Amenities, as defined below, shall be permitted to include an additional:*

(A) up to two square feet for project uses for each square foot of any one or more Family Friendly Amenity; and

(B) horizontal addition to the permitted building volume to accommodate this extra square footage through any combination of the following:

(i) reducing the required rear yard above the ground floor (Section 134) to 25% or 20 feet, whichever is greater;

(ii) reducing the required ground floor rear yard (Section 134) to 18% or 15 feet, whichever is greater;

(iii) reducing the required side yard (Section 133) to 0 feet, and/or

(iv) reducing the required upper-story setback to 10 feet for additions to Historic Buildings.

(C) Family Friendly Amenities shall be defined as the following:

(i) an indoor common recreational room of not less than 150 square feet that is directly accessible to an adjacent outdoor common open space of at least 150 square feet;

(ii) a common shared kitchen of not less than 150 square feet, equipped at minimum with a refrigerator, oven, stovetop, sink, dishwasher, and countertops for food preparation;

(iii) an overnight suite with a bedroom and bathroom, but that is not a Dwelling Unit and has no cooking facilities, that is a common building amenity and reservable exclusively by residents for overnight guests;

(iv) secured storage space for residents, that is external to individual residential units, intended for large objects, and located on the ground floor or below or accessed from within a garage or loading area;

(v) bicycle parking space or storage area intended to accommodate cargo bicycles as shall be described in specifications published by the Zoning Administrator; and

(vi) an in-home childcare unit that meets the requirements of Section 414A.6(a)(2), (3), and (5). Projects that construct an in-home childcare unit shall receive a waiver of the requirements of Section 414A.

(D) Family-Friendly Amenities shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be recorded in a Notice of Special Restrictions. If the Family-Friendly Amenity is discontinued, it must be replaced with another Family-Friendly Amenity.

*(4) **Units With Three or More Bedrooms.** Projects that contain units with three or more bedrooms shall be permitted to include additional square footage, as set forth below:*

(A) 250 square feet for every three-bedroom unit provided, including any three-bedroom units required pursuant to subsection (d)(1)(B); and

(B) 400 square feet for every unit provided that contains four or more bedrooms, including any such units required pursuant to subsection (d)(1)(B); and

(C) horizontal additions to accommodate the extra square footage described in subsection (e)(4)(A)-(B) through any combination of the following:

(i) reducing the required rear yard above the ground floor (Section 134) to 25% or 20 feet, whichever is greater; and

(ii) reducing the required ground floor rear yard (Section 134) to 18% or 15 feet, whichever is greater;

(iii) reducing the required side yard (Section 133) to zero feet, and/or

(iv) reducing the required upper-story setback to 10 feet for additions to Historic Buildings; and

(D) in all districts except Residential districts, vertical additions not to exceed 10 feet total above the Housing Choice-SF height limit (Section 263.19) to accommodate the extra square footage described in subsections (e)(4)(A) and (B).

(E) The units containing three or more bedrooms shall be included in the project for a minimum of 30 years, or the life of the project, whichever is shorter, and the use and space requirement shall be recorded in a Notice of Special Restrictions.

(5) ***Preservation of Historic Buildings.*** *In districts other than Residential districts, projects proposing an alteration to a Historic Building and/or constructing new buildings on sites that contain a Historic Building shall be permitted to include additional square footage, as provided below:*

(A) up to 1.5 times the gross floor area foregone by retaining the Historic Building and complying with Objective Standards pertaining to Historic Buildings, including through setting back building additions and/or new construction in relation to the Historic Building. For the purposes of this subsection (e)(5)(A), the foregone gross floor area shall be equal to the gross floor area within the volume that would otherwise be permitted under the Planning Code and all applicable Objective Standards, inclusive of modifications allowed pursuant to this Section 206.10, but is not being constructed in order to accommodate a reduced building mass above or around a Historic

Building and that complies with or exceeds the setbacks or mass reductions required by the Objective Standards pertaining to Historic Buildings. The Zoning Administrator may publish further guidance on the calculation of foregone gross floor area; and

(B) horizontal or vertical additions to accommodate this extra square footage, except that any such additions shall not:

(i) exceed 20 feet above the Housing Choice-SF height limit (Section 263.19); or

(ii) reduce the required rear yard above the ground floor to less than 15 feet where the site abuts the rear yard of adjacent parcels containing residential uses.

(C) The Historic Building shall be maintained in compliance with the Preservation Design Standards for the life of the project, and the requirement shall be recorded in a Notice of Special Restrictions.

*(6) **Limits on Bonuses.** An HC-SF Project can combine the heights, square footage, and additional bonuses in subsections (e)(1) through (e)(5), as provided below:*

*(1) **Height.** A project may combine the bonuses in subsections (e)(1) through (e)(4) provided that any height bonus is limited to 10 feet above the Housing Choice-SF height limit. A project may combine the bonuses in subsections (e)(1) through (e)(5) provided that any height bonus is limited to 30 feet above the Housing Choice-SF height limit.*

*(2) **Rear Yard.** A project cannot reduce the required rear yard beyond the lowest of the limits set forth in subsections (e)(3)-(e)(5).*

SEC. 334. HOUSING CHOICE-SAN FRANCISCO PROJECT AUTHORIZATION.

*(a) **Purpose and Applicability.** The purpose of this Section 334 is to provide for the review and approval of a Housing Choice San Francisco (HC-SF) project, as defined in Section 206.10.*

*(b) **General Process.***

*(1) **Application.** An HC-SF Project shall apply through the Planning Department's procedures for Development Applications and review. An HC-SF project application shall be submitted with and processed concurrently with all other applications. The HC-SF project application shall be submitted on a form prescribed by the Department, and shall include all of the following information:*

(i) A full plan set, including a site plan, elevations, sections, and floor plans, showing total number of units, and the number of and location of affordable units as applicable; and a draft Regulatory Agreement, if the project elects to subject units to the Rent Stabilization Ordinance under Section 206.10(c)(1);

(ii) Except as noted in subsection (iii), demonstration of compliance with the Planning Code and provisions of the HC-SF Program, including any permitted zoning modifications;

(iii) Requested Major Modifications under subsection (d).

*(2) **Procedures.** The review of an HC-SF Project shall be conducted as part of, and incorporated into, a Development Application. Where there is a conflict, the provisions of Section 206.10 shall govern. Unless modified by Section 206.10, if a project requires a conditional use authorization, or any other entitlement that requires a public hearing before the Planning Commission and/or the Historic Preservation Commission, the HC-SF Project shall be reviewed by the Planning Commission and/or the Historic Preservation Commission, as applicable.*

*(3) **Discretionary Review.** As long as the Planning Commission has delegated its authority to the Planning Department to review applications for an HC-SF Project, the Planning Commission shall not hold a public hearing for discretionary review of an HC-SF that is subject to this Section 334.*

(4) Regulatory Agreement for Projects Using Section 206.10(c)(1).

(A) Sponsors of HC-SF Projects that elect to comply with the provisions of Section 206.10(c)(1) shall enter into a regulatory agreement with the City subjecting all units, except for any units required to be Affordable Units as defined in Planning Code Section 401, to the

Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code), as a condition of approval ("Regulatory Agreement").

(B) The property owner and the Planning Director, or the Director's designee, on behalf of the City, will execute the Regulatory Agreement, which is subject to review and approval by the City Attorney's Office. The Regulatory Agreement shall be executed prior to the City's issuance of the First Construction Document for the project, as defined in Section 107A.13.1 of the Building Code. Following execution of the Regulatory Agreement by all parties and approval by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded in the title records in the Office of the Assessor-Recorder against the property and shall be binding on all future owners and successors in interest.

(C) At a minimum, the Regulatory Agreement shall contain the following:

(i) A description of the total number of Dwelling Units approved, including the number of units subject to the Rent Stabilization and Arbitration Ordinance and other restricted units, if any, and the location, square footage of Dwelling Units, and number of bedrooms in each unit;

(ii) A statement that the Dwelling Units are not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Section 1954.50 et seq.). Further, that under Section 1954.52(b), the property owner has entered into and agreed to the terms of the agreement with the City in consideration for an exception from residential density limits, or other direct financial contribution or other forms of assistance specified in California Government Code Section 65915 et seq.;

(iii) A description of the residential density exception or other direct financial contribution or forms of assistance provided to the property owner; and

(iv) A description of the remedies for breach of the agreement and other provisions to ensure implementation and compliance with the agreement; and,

(v) An agreement that any lease, sublease, or other agreement regarding tenancy of units not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et seq.) shall include the following text: "This unit is a rental unit subject to the San Francisco Residential Rent Stabilization and Arbitration Ordinance."

*(5) **Other Agreements.** HC-SF Projects that provide on-site affordable units under Section 415 et seq. or other state or local program that requires or allows the provision of on-site affordable units, shall comply with any applicable recording or regulatory agreement requirement of that state or local program.*

*(6) **Timeline of Review.** Unless the Environmental Review Officer determines that compliance with the California Environmental Quality Act would take more than 180 days, review of an HC-SF Project not seeking a Major Modification under this Section 334 shall be completed within 180 days of submittal of a complete Development Application. Unless the Environmental Review Officer determines that compliance with the California Environmental Quality Act would take more than 180 days, the Planning Commission shall hold a public hearing for projects seeking a Major Modification within 180 days of submittal of a complete project application.*

*(c) **Administrative Review.** The Planning Department shall administratively review an HC-SF Project, unless the Project seeks a Major Modification pursuant to subsection (d), or any HC-SF Project that is a 100% Affordable HC-SF Project. The Planning Department's determination regarding an HC-SF Project under this subsection (c) shall not be appealable.*

*(d) **Projects Seeking Major Modifications to Standards and Requirements.** An HC-SF Project may seek a Major Modification using the process in this subsection (d).*

*(1) **Definition.** A "Major Modification" means any deviation from any quantitative standard in the Planning Code or any applicable Objective Standard not otherwise provided in Section 206.10(d) through (e). A project seeking a Major Modification to an Objective Standard shall not be considered code compliant.*

*(2) **Additional Modifications.** HC-SF Projects seeking Major Modifications pursuant to this subsection (d) may also pursue additional modifications that are not Major Modifications under the provisions elsewhere in this Code.*

*(3) **Exclusions.** In no case may an HC-SF Project receive a Major Modification or other exception under any provision of this Code to the following requirements: maximum building height; maximum permitted accessory off-street parking amounts; wind standards; minimum density requirements; Floor Area Ratio limits; any standard set forth in Articles 1.7, 3, 3.5, 4, 10, and 11 of the Planning Code; definitions; permitted land uses; the Transportation Demand Management Program under Section 169; and any standard or provision adopted by the voters.*

*(4) **Required Findings for Major Modifications.** To grant a Major Modification, the Planning Commission shall find: (a) that the proposed modification achieves equal or superior design quality, and (b) the project would provide a significant community benefit by producing housing near transit, or otherwise promote the general welfare.*

*(5) **Conditions of Approval.** The Planning Commission may adopt conditions of approval for granted modification(s). Such conditions shall be limited to addressing the potential impact of such granted modification(s).*

*(6) **Process for Applicants Seeking Major Modifications.***

*(A) **Decision.** The Planning Commission, at a noticed public hearing, shall review, and approve, disapprove, or approve with conditions, a request for a Major Modification. The Planning Commission shall find that the proposed Major Modification(s) meet the criteria in subsection (d)(4). As part of its review and decision, the Planning Commission may impose additional conditions, requirements, modifications, and limitations on a proposed project in order to mitigate the effect of the requested modification(s) and thereby achieve the objectives, policies, and intent of the General Plan and/or applicable Objective Standards.*

*(B) **Notification.** Notice of a hearing required by subsection (6)(A) shall be provided in accordance with Planning Code Section 333.*

*(e) **Notification and Record of Decision.** Notification and record of decision of an HC-SF Project shall be provided as set forth in the Planning Department procedures for review and approval of Development Applications.*

*(f) **Change of Conditions.** Once a project is approved, a change in any condition previously imposed by the Planning Commission shall require approval by the Planning Commission subject to the procedures set forth in this Section 334.*

SEC. 344. HOUSING CHOICE HOUSING SUSTAINABILITY DISTRICT.

*(a) **Purpose.** This Section 344 establishes the Housing Choice - San Francisco Housing Sustainability District ("HSD") under California Government Code Sections 66200 et seq. The purpose of the HSD is to encourage the development of on-site affordable housing in new residential and mixed-use projects by providing a streamlined, ministerial approval process for such projects. This Section 344 sets forth eligibility criteria, design review standards, and entitlement and approval procedures for projects seeking approval pursuant to the HSD.*

*(b) **Geography.** The HSD shall be comprised of all parcels, other than those zoned as RH or RM, in the R-4 Height and Bulk District.*

*(c) **Relationship to Other Planning Code Provisions.** Except as otherwise provided in this Section 344, the Planning Code shall apply to projects approved pursuant to this Section 344. In the event of a conflict between other provisions of the Planning Code and this Section 344, this Section shall control.*

*(d) **Eligibility.** Projects seeking approval pursuant to this Section 344 shall meet all of the following requirements:*

(1) The project is located in a zoning district where Residential uses are principally permitted.

(2) For Dwelling Unit projects, the project's residential density is no less than 50 Dwelling Units per acre, and no more than 1,000 Dwelling Units per acre.

(3) At least one-half of the project's Gross Floor Area is designated for Residential uses. All proposed Non-Residential uses must be principally permitted in the underlying zoning district and any applicable SUD(s). The project shall not include more than 24,999 square feet of Gross Floor Area of Office use that would be subject to the annual limit on office development set forth in Sections 321 et seq.

(4) The project does not demolish a building that is designated as a landmark under Article 10, is listed as a contributor to an historic district in Article 10, is listed as a Significant or Contributory Building under Article 11, is listed in the California Register of Historical Resources, or is listed on the National Register of Historic Places.

(5) Consistent with California Government Code Section 66201(f), the project shall provide no less than 10% of dwelling units as units affordable to very low or low income households. A project subject to Section 415 may apply any such affordable units towards its compliance with Section 415. Projects not subject to Section 415 shall enter into a regulatory agreement with the City to restrict the affordability of any such units for no less than 55 years.

(6) The project does not demolish, remove, or convert to another use any existing Dwelling Unit(s), or Residential Flat.

(7) The project complies with all applicable Planning Code requirements and any adopted Objective Standards. Projects seeking approval pursuant to this Section 344 may not seek any exceptions to height and bulk limits pursuant to Section 309(a)(17).

(8) The project sponsor complies with all applicable mitigation measures in the Housing Element 2022 Update Environmental Impact Report ("Housing Element EIR").

(9) The project sponsor certifies that the project will comply with all applicable requirements of California Government Code Section 66201(f)(4).

(10) The project complies with the requirement of Government Code Section 66201(f)(5).

(11) The project provides relocation assistance to any displaced residential tenants.

(12) A project is not deemed to be for residential use if it is infeasible for actual use as a single or multifamily residence.

(e) ***Approving Authority.*** *The Planning Department is the approving authority designated to review permit applications for compliance with this Section 344.*

(f) ***Application.*** *In addition to any requirements under other provisions of this Code for submittal of application materials, an application under this Section 344 shall be submitted to the Department on a form prescribed by the Department and shall not be considered complete until the project sponsor has provided all of the following:*

(1) A full plan set, including site plan, elevations, sections, and floor plans, showing total number of units, and number of and location of units affordable to very low or low income households;

(2) All documentation required by the Planning Department and sufficient to support determinations that:

(A) The project meets all applicable zoning and any Objective Standards.

(B) The project sponsor will implement any and all mitigation measures in the Housing Element EIR that the Environmental Review Officer determines are applicable. The project sponsor shall submit scope(s) of work for any studies required as part of any mitigation measure, and the application shall not be deemed complete until such studies are completed to the satisfaction of the Environmental Review Officer.

(C) The project will comply with subsections (d)(10) and (d)(11) of this Section 344.

(g) ***Decision and Hearing.*** *The Department shall ministerially approve projects that meet all the requirements in this Section 344, as follows:*

(1) ***Hearing.*** *The Planning Department shall conduct an informational public hearing for all projects that are subject to this Section 344 within 100 days of receipt of a complete application, as set forth in subsection (f).*

(2) ***Decision.*** *Within 120 days of receipt of a complete application, as set forth in subsection (f), the Planning Director or the Director's designee shall issue a written decision approving, disapproving, or approving subject to conditions, the project. The applicant and the Department may mutually agree to extend this 120-day period. If no written decision is issued within 120 days of the Department's receipt of a complete application, or within the period mutually agreed upon by the Department and applicant, the project shall be deemed approved. The Planning Director or the Director's designee shall include any certifications required by California Government Code Section 66205(e) in a copy of the written decision.*

(3) ***Grounds for Permit Denial.*** *The Department may deny an HSD project application only for one or more of the following reasons:*

(A) The proposed project does not fully comply with this Section 344, including but not limited to meeting all adopted Objective Standards and/or implementing all mitigation measures in the Housing Element EIR that the Department determines are applicable.

(B) The project sponsor has not submitted all of the information or paid any application fee required by this Section 344 and necessary for an adequate and timely design review or assessment of potential impacts on nearby properties.

(C) The Department determines, based upon substantial evidence in light of the whole record of the public hearing on the project, that a physical condition on the site of development

that was not known and could not have been discovered with reasonable investigation at the time the application was submitted would have a specific adverse impact upon the public health or safety and that there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. As used in this subsection (g)(3)(C), "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact based on identified objective written public health or safety standards, policies, or conditions, in existence at the time the application was deemed complete.

*(4) **Appeal.** The procedures for appeal to the Board of Appeals of a decision by the Department under this Section 344 shall be as set forth in Section 8 of the Business and Tax Regulations Code.*

*(5) **Discretionary Review.** No requests for discretionary review shall be accepted by the Planning Department for projects subject to this Section 344. As long as the Planning Commission has delegated its authority to the Planning Department to review applications for projects subject to this Section 344, the Planning Commission shall not hold a public hearing for discretionary review of projects subject to this Section 344.*

*(6) **Progress Requirement.** Approval of a project pursuant to this Section 344 shall expire if the project sponsor has not procured a building permit or site permit for construction of the project within 30 months of the date of the Department's issuance of a written decision pursuant to subsection (g)(2). If the Planning Director or the Director's designee finds that the project sponsor has demonstrated good faith in its efforts to obtain the first site or building permit for the project, the Planning Director or designee may extend the approval for the project for a maximum of six additional months. Such deadline shall additionally be extended in the event of any appeal of such approval for the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the duration of the litigation.*

*(h) **Design Review Standards.** Projects subject to this Section 344 shall be reviewed for compliance with the design standards set forth in the Planning Code and any Objective Standards.*

*(i) **District Affordability Requirement.** At the request of the California Department of Housing and Community Development, the Planning Department shall demonstrate that at least 20% of the residential units constructed in the HSD during the life of the District and pursuant to this Section 344 will be affordable to very low, low, and moderate-income households and subject to a recorded affordability restriction for at least 55 years.*

*(j) **Monitoring and Enforcement.** The Planning Department shall include, as conditions of approval of all projects approved pursuant to this Section 344, monitoring and enforcement provisions to ensure that the project meets all applicable labor and wage requirements and complies with all identified applicable mitigation measures. Projects found to be in violation of any of these conditions shall be subject to the Administrative Enforcement Procedures in Section 176 of this Code, including initiation of abatement proceedings or referral to the City Attorney or District Attorney for prosecution, if not corrected within 90 days of service of any notice of violation issued under Section 176(b)(1). Conditions of approval shall include, but are not limited to:*

(1) A project sponsor shall submit weekly reports to the Office of Labor Standards Enforcement, certifying that a project approved pursuant to this Section 344 is complying with subsections (d)(11) and (d)(12), if applicable to the project. Projects found to be in violation of subsections (d)(11) and (d)(12) shall be subject to penalties pursuant to Section 1741 of the Labor Code, in addition to any penalties assessed pursuant to Section 176 of this Code. All penalties shall be paid prior to issuance of the project's First Certificate of Occupancy, as defined in Section 401 of this Code.

(2) The Planning Department shall monitor compliance with the Housing Element EIR mitigation measures for projects approved under the HSD.

(3) The Planning Department shall monitor and report the construction of affordable housing units under the HSD in its annual Housing Inventory, which shall include the following information:

(A) Number of projects approved pursuant to this Section 344.

(B) Number of projects under construction pursuant to approvals obtained under this Section 344.

(C) Number of projects completed pursuant to approvals obtained under this Section 344.

(D) Number of Dwelling Units or Group Housing beds within projects completed pursuant to approvals obtained under this Section 344.

(E) Number of Dwelling Units affordable to very low, low, moderate, and middle income households within projects completed pursuant to approvals obtained under this Section 344.

(k) ***Operative and Sunset Dates.***

(1) This Section 344 shall become operative upon confirmation of approval by the California Department of Housing and Community Development under California Government Code Section 66202(c) ("Operative Date").

(2) This Section 344 shall expire by operation of law seven years from the Operative Date, unless this Section 344 is renewed by ordinance pursuant to Government Code Section 66201(g), in which case this Section 344 shall expire on the date specified in that ordinance ("Sunset Date"). Upon the expiration of this Section 344, the City Attorney shall cause this Section 344 to be removed from the Planning Code. Pursuant to Government Code Section 66205(b), this Section 344 shall govern the processing and review of any complete application submitted pursuant to this Section 344 prior to the Sunset Date.

Section 4. Height and Bulk Limits. Article 2.5 of the Planning Code is hereby amended by revising Sections 260, 263.19, 263.20, and 270, and adding Sections 270.3 to read as follows:

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

(a) **Method of Measurement.** The limits upon the height of buildings and structures shall be as specified on the Zoning Map, except as permitted by Section 206. In the measurement of height, the following rules shall be applicable:

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

(A) In the case of either *subsection (a)(1)*(B) or (C) below, such point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the centerline of each building step.

(B) Where the lot is level with or slopes downward from a street at the 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 beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between 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 considered an upward sloping lot in accordance with ~~S~~subsection *(a)(1)*(C) below, whether or not the lot also has frontage on a lower street.

(C) Where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the 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 ~~S~~s<u>S</u>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 ~~S~~s<u>S</u>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 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 Section 270 of this Code are 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-*1*
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% ~~*percent*~~ or less	No requirement
More than 5% ~~*percent*~~ but no more than 15% ~~*percent*~~	65 feet
More than 15% ~~*percent*~~ but not more than 20% ~~*percent*~~	55 feet
More than 20% ~~*percent*~~ but no more than 25% ~~*percent*~~	45 feet
More than 25% ~~*percent*~~	35 feet

[image]

TABLE 260-2
HEIGHT MEASUREMENT
ON LATERAL SLOPES WHERE

HEIGHT LIMIT IS BETWEEN 65 AND 85 FEET

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% or less	*No requirement*
More than 5% but no more than 15%	*85 feet*
More than 15% but no more than 20%	*75 feet*
More than 20% but no more than 25%	*65 feet*
More than 25%	*55 feet*

(b) **Exemptions.** In addition to other height exceptions permitted by this Code, the features listed in this subsection (b) shall be exempt from the height limits established by this Code, in an amount up to but not exceeding that which is specified.

* * * *

SEC. 263.19. HEIGHT LIMITS: PERMITTED *~~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.

~~(a)~~(1) **Intent.** The general development concept for R Bulk Districts is of podium buildings that vary from 65 to 170 feet in height depending on the district and location, with adequately spaced slender towers up to 650 feet in height rising above the podium buildings.

~~(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).

~~(c)~~*(3)* **Maximum Height Controls for Podiums and Towers in the R-2 Bulk 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)*(2~~b~~). Each set of numbers represents the maximum heights for podium and tower applicable to the parcel and as regulated per subsection *(a)*(2~~b~~) 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).

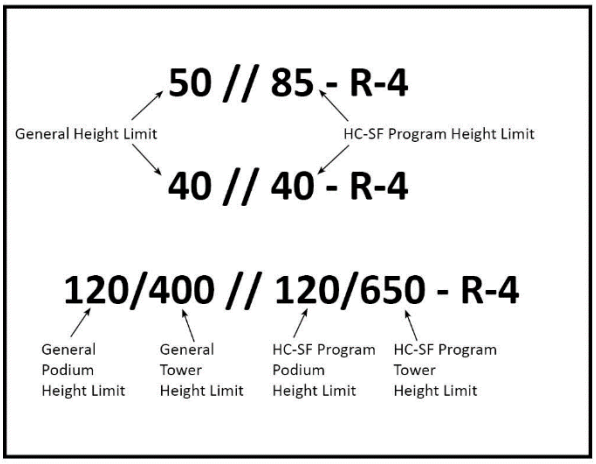
(b) This Section 263.19(b) shall apply to the R-4 Height and Bulk District.

*(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 implements the Housing Choice-San Francisco (HC-SF) program by providing for a secondary height 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 *AND ALL GROUND FLOOR USES IN THE R-4 HEIGHT AND BULK DISTRICT*.

* * * *

(b) **Applicability.** The special height exception described in this ~~s~~Section *263.20* shall only apply to projects that meet ~~*all*~~ *both* of the following criteria:

(1) project is located in a 30-X, 40-X, or 50-X Height and Bulk District*, or in the R-4 Height and Bulk District with a height limit of 40, 50, or 80 feet,* as designated on the Zoning Map;

(2) ~~*project is located in one of the following districts:*~~

~~*(A) in an NCT district as designated on the Zoning Map;*~~

~~*(B) in the Castro Street, Inner Clement Street, Outer Clement Street, Excelsior Outer Mission Street, Irving Street, Japantown, Judah Street, Noriega Street, Taraval Street, and 24th Street Noe Valley NCDs;*~~

~~*(C) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue;*~~

~~*(D) on a NC-1 designated parcel within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street;*~~

~~*(E) on a NC-3 designated parcel fronting on Geary Boulevard from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue; or*~~

~~*(F) on a parcel zoned NC-1 on Noriega, Irving, Taraval, or Judah Streets west of 19th Avenue.*~~

~~*(3)*~~ project features ground floor commercial space or other active use as defined by Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk grade, or in the case of residential uses, such walk-up residential units are raised up from sidewalk level.~~;~~

~~*(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.*~~

* * * *

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.

TABLE 270
BULK LIMITS

District Symbol on Zoning Map	***Height Above Which Maximum Dimensions Apply (in feet)***	***Maximum Plan Dimensions (in feet)***	
		Length	***Diagonal Dimension***
* * * *			
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)*		
R-4	*This table not applicable. But see Section 270(i)*		
V		110	140
* * * *			

* * * *

*(i) **R-4 Height and Bulk District.** In the R-4 Height and Bulk District, the bulk limitation are as follows:*

*(1) **Tower Bulk and Spacing.** In the R-4 Height and Bulk District, the otherwise applicable bulk controls for structures below a height of 85 feet or below a different height threshold where explicitly specified elsewhere in the Code ("Podium Height") shall govern, including, but not limited to, those found in the Citywide Design Standards. Portions of structures above the podium height shall comply with the bulk limitations described in subsection (i)(1)(A) and (B) below.*

(A) Buildings between the Podium Height and 140 feet in height (exclusive of permitted height exceptions) shall:

(i) Provide 15-foot setback(s) from any interior property line(s) for portion(s) of the building above the Podium Height.

(ii) For portions of structures above the Podium Height, the average floor plate shall not exceed 12,000 square feet.

(iii) For portions of structures above the Podium Height, a maximum length of 130 feet and a maximum diagonal of 160 feet are permitted.

(iv) Building portions above the Podium Height and up to 140 feet must maintain a 30-foot distance from other buildings above the Podium Height on any lot.

(B) Buildings above 140 feet in height (exclusive of permitted height exceptions) shall:

(i) Provide 15-foot setback(s) from any interior property line(s) for portion(s) of the building above the Podium Height.

(ii) For portions of structures above the Podium Height, the average floor plate shall not exceed 12,000 square feet.

(iii) For portions of structures above the Podium Height, a maximum length of 130 feet and a maximum diagonal of 160 feet are permitted.

(iv) Building portions above the Podium Height shall be separated by no less than 115 feet from other buildings above 85 feet on any lot.

(v) For portions of buildings above the Podium Height, a maximum unbroken wall width of 100 feet is permitted. For building masses above 85 feet in height and with a plan length in excess of 100 feet, relief shall be provided through:

a. a notch, defined as a building recess or volumetric reduction that is provided at the indicated height and extending the full vertical height of the subject facade above 85-feet, of at least 10 feet by 10 feet; or

b. a change in plane of at least 10 feet.

(vi) The top one-third of a building above 85 feet shall be reduced in both floor plate and the allowed maximum plan and diagonal dimensions set forth in subsection (i)(1)(B) by 10% each.

SEC. 270.3. SPECIAL BULK REQUIREMENTS: MID-BLOCK ALLEYS IN LARGE LOT DEVELOPMENT OUTSIDE OF THE EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, SOUTH OF MARKET COMMERCIAL TRANSIT DISTRICT, FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, REGIONAL COMMERCIAL DISTRICT, C-3 AND DTR DISTRICTS.

*(a) **Findings.** This Section 270.3 incorporates the findings in Section 270.2(a), and determines that the conditions in Section 270.2 are applicable outside of the geographic area specified in Section 270.2..*

*(b) **Purpose.** The mid-block alley requirements of this Section 270.3 are intended to ameliorate the conditions and impacts described in the findings in Section 270.2(a) and make the subject areas*

appropriate for a higher density of activity and population in areas being targeted for more intense development. The horizontal mass reductions and mid-block alleys will ensure that block sizes for new housing support walkable neighborhoods. To encourage pedestrian movement, walking to nearby destinations including to and from transit, and neighborhood blocks with shortened distances to facilitate this activity, the bulk limitations noted below will apply.

*(c) **Applicability.** This Section 270.3 applies to all development lots not subject to the requirements of Section 270.2, except development lots in PDR districts or that contain exclusively government or Public Facilities, that:*

(1) Are two acres or larger; and/or

(2) Have a frontage of 200 feet or greater on a single block face that is 400 feet or greater.

*(d) **Requirements.** New construction on development lots that meet the criteria in subsection (c) above must be divided into smaller resultant lots and blocks in either one of the two following ways:*

*(1) **Option 1.** Lots shall be divided into resultant blocks such that:*

(A) no block frontage exceeds a length of 300 feet between intersections;

(B) no block perimeter exceeds a total of 1,200 feet; and

(C) the resultant blocks shall be separated from each other by newly created public street(s), alley(s), or publicly-accessible privately-owned street(s) or alley(s). Such street(s) shall meet San Francisco street standards including the Better Streets Plan as codified in Section 138.1 and pursuant to Public Works Code requirements. If privately-owned street(s) or alley(s) are created, they shall be maintained and must provide public access pursuant to the standards provided in Planning Code Section 270.2(e).

*(2) **Option 2**. Lots shall be divided into resultant blocks of not more than 400 feet in length between intersections of streets or alleys per subsection (d)(1)(C) above, that are bisected by*

alleys or passageways, and that do not exceed a total block perimeter of 1,400 feet. Such mid-block alleys or passageways shall meet the following conditions:

*(A) **Location.** Be located as close to the middle portion of the subject block face, defined as within 50 lateral feet from the block centerline, perpendicular to the subject frontage and connecting to any existing adjacent streets and alleys. If the subject lot is not within the central portion of the block, the passageway shall cross the subject lot at its centerline or within 50 lateral feet from the lot centerline. For Development projects that include a Public Facility or are immediately abutting a parcel containing a Public Facility, this locational requirement shall not apply.*

*(B) **Hours of Operation.** The passageway(s) must be open to the public 24 hours a day, seven days a week. Fences and/or gates that would prevent public access at any point within the passageway(s) are prohibited.*

*(C) **Width.** The passageway(s) must maintain minimum width(s) of 20 feet measured from building-to-building at any point.*

*(D) **Walking Width.** Have a minimum clear walking width of 10 feet free of any obstructions in the case of a pedestrian-only right-of-way, and dual sidewalks each of not less than six feet in width with not less than four feet minimum clear width in the case of an alley with vehicular access.*

*(E) **Open to the Sky.** At least 60% of the passageway area must be open to the sky. Obstructions permitted within setbacks pursuant to Planning Code Section 136, that do not conflict with or obstruct the required walking width, may be located within the portion of the alley or passageway that is required to be open to the sky. All portions of the alley or pathway not open to the sky shall have a minimum clearance height from grade of 15 feet at all points. For Development Projects that include a Public Facility or are immediately abutting a parcel containing to a Public Facility, the required percent of the passageway area that must be open to the sky may be reduced to 50%.*

*(F) **Topography.** Changes in grade or steps are not permitted in an alley or passageway unless required by the natural topography and average grade.*

*(G) **Frontage.** Alleys or passageways must be fronted by active ground-floor uses, as defined in Section 145.1, for no less than 60% of their fronting length and in no case feature more than 50 continuous feet of inactive use(s) in any segment. For development projects that include a Public Facility or are immediately abutting a parcel containing a Public Facility, the required percent for active ground-floor uses may be reduced to 40% and may be unevenly distributed between the alley's or passageway's two sides.*

*(H) **Visual access.** Alleys or passageways must be configured to allow clear visual access from one end of the passageway through the development lot to its opposite end.*

(e) Additional Requirements for Private Passageways and Alleys.

*(1) **Maintenance.** Mid-block passageways and alleys required under this Section 270.3 shall be maintained at no public expense unless a publicly-accepted street or alley is created pursuant to subsection (d)(1) above. The owner of the property on which the alley or passageway is located shall maintain it by keeping the area clean and free of litter and by keeping it in an acceptable state of repair. Conditions intended to assure continued maintenance of the right-of-way for the actual lifetime of the building giving rise to the open space requirement may be imposed.*

*(2) **Informational Plaque.** Prior to issuance of a permit of occupancy, a plaque shall be placed in a publicly conspicuous location for pedestrian viewing. The plaque shall state the right of the public to pass through the alley and stating the name and address of the owner or owner's agent responsible for maintenance. The plaque shall be of no less than 24 inches by 36 inches in size.*

(3) Property owners providing a pathway or alley under this Section 270.3 shall hold harmless the City and County of San Francisco, its officers, agents, and employees, from any damage or injury caused by the design, construction, or maintenance of the right-of-way, and are solely liable

for any damage or loss occasioned by any act or neglect in respect to the design, construction, or maintenance of the right-of-way.

(f) Any non-vehicular portions of such a passageway or alley, including sidewalks or other walking areas, seating areas, or landscaping, may count toward any open space requirements of this Code which permit publicly-accessible open space, provided that such space meets the standards of Section 135.

Section 5. Wind Controls. Articles 1, and 2 of the Planning Code are hereby amended by revising Sections 148, 243, 249.1, and 249.78, to read as follows:

SEC. 148. REDUCTION OF GROUND-LEVEL WIND CURRENTS *FOR BUILDINGS TALLER THAN 85 FEET* IN ~~*C-3*~~ *CERTAIN* DISTRICTS.

*(a) **Applicability.** In the C-3 Districts, Van Ness Special Use District, Folsom and Main Residential/Commercial Special Use District, Downtown Residential (DTR) Districts, and Central SoMa Special Use District, this Section 148 shall apply to new buildings taller than 85 feet in Height, vertical additions of more than 30 feet resulting in a total building height greater than 85 feet, or vertical additions of more than 30 feet to an existing building that is taller than 85 feet. Building height for the purpose of applicability of this Section shall be calculated pursuant to the provisions of Sections 260 and 263.21.*

*(b) **Definitions.***

"Equivalent Wind Speed" means an hourly average wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians, pursuant to the methodology adopted by the Planning Commission, as amended from time to time.

"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per hour for nine or more hours per year.

*(c) **Controls for Hazardous Winds.** Projects shall not result in any net new locations that exceed the Nine-Hour Hazard Criterion.*

*(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.*~~

~~*No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.*~~

~~*(b) **Definition.** The term "equivalent wind speed" shall mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

~~*(c) **Guidelines.** Procedures and Methodologies for implementing this Section shall be specified by the Office of Environmental Review of the Planning Department.*~~

SEC. 243. VAN NESS SPECIAL USE DISTRICT.

* * * *

(c) **Controls.** All provisions of the Planning Code applicable to an RC-4 District shall apply except as otherwise provided in this Section *243*.

* * * *

(15) ***Wind Standards.*** *Wind standards shall apply pursuant to Section 148.* ~~***Reduction of Ground Level Wind Currents.***~~

~~*(A) New buildings and additions to existing buildings shall be shaped, or other wind baffling measures shall be adopted, so that the development will not cause year-round ground level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the goals of this requirement.*~~

~~*(B) An exception to this requirement may be permitted but only if and to the extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind baffling measures cannot be adopted without unduly restricting the development potential of the building site in question.*~~

~~*(i) The exception may permit the building or addition to increase the time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the development potential of the site.*~~

~~*(ii) Notwithstanding the above, no exception shall be allowed and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 m.p.h. for a single hour of the year. For the purposes of this Section, the term "equivalent wind speed" shall mean an hourly wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

* * * *

SEC. 249.1. FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The following zoning controls are applicable in the Residential/Commercial Special Use District.

(1) ***Wind Standards.*** *Wind standards shall apply pursuant to Section 148.* ~~***Reduction of Ground-Level Wind Currents.***~~

~~*(A) **Requirement.** New 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. The term "equivalent wind speed" shall mean an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

~~*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. The provisions of this Section 249.1(b)(3) shall not apply to any buildings or additions to existing buildings for which a draft EIR has been published prior to January 1, 1985.*~~

~~*(B) **Exception.** The Zoning Administrator may allow the building or addition to add to the amount of time 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.*~~

~~*The Zoning Administrator shall not grant an exception and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.*~~

~~*(C) **Procedures.** Procedures and methodologies for implementing this Section shall be specified by the Office of Environmental Review of the Planning Department.*~~

* * * *

SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.

* * * *

(d) **Urban Design and Density Controls.**

* * * *

(9) **Wind** ***Standards.*** *Wind standards shall apply pursuant to Section 148.*

~~*(A) **Applicability.** This subsection shall apply to new buildings above 85 feet in Height and additions to existing buildings that result in a building above 85 feet in Height.*~~

~~*(B) **Definitions.***~~

~~*"Comfort Level" means ground-level equivalent wind speeds of 11 miles per hour in areas of substantial pedestrian use and seven miles per hour in public seating areas between 7:00 a.m. and 6:00 p.m. when occurring for more than 15 percent of the time year round.*~~

~~*"Equivalent Wind Speed" means an hourly mean wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.*~~

~~*"Nine-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per hour for more than nine hours per year per test location.*~~

~~*"One-Hour Hazard Criterion" means a ground-level equivalent wind speed of 26 miles per hour for more than one hour per year per test location.*~~

~~*"Substantial Increase" means an increase in wind speeds of more than six miles per hour for more than 15 percent of the time year round.*~~

~~*(C) **Controls for Wind Comfort.***~~

~~*(i) Projects may not result in wind speeds that exceed the Comfort Level at any location.*~~

~~*(ii) Projects may not cause a Substantial Increase in wind speed at any location where the existing or resulting wind speed exceeds the Comfort Level.*~~

~~*(iii) Pursuant to Section 329, the Planning Commission may grant an exception to the standards of subsections (i) and (ii) above as applied to a project if it finds that the project meets the following criteria:*~~

~~*(aa) It has undertaken all feasible measures to reduce wind speeds through such means as building sculpting and appurtenances, permanent wind baffling measures, and landscaping; and*~~

~~*(bb) Reducing wind speeds further would substantially detract from the building design or unduly restrict the square footage of the project.*~~

~~*(D) **Controls for Hazardous Winds.***~~

~~*(i) Projects shall not result in net new locations with an exceedance of the One-Hour Hazard Criterion, except as allowed by the Planning Commission based on criteria described in subsection (ii) below.*~~

~~*(ii) Pursuant to Section 329, the Planning Commission may grant an exception to the standard of subsection (i) above as applied to a proposed project if it finds that the proposed project meets all of the following criteria:*~~

~~*(aa) The project with wind reduction measures does not result in net new locations with an exceedance of the Nine-Hour Hazard Criterion;*~~

~~*(bb) The project has undertaken all feasible measures to reduce hazardous wind speeds, such as building sculpting and appurtenances, permanent wind baffling measures, and landscaping; and*~~

~~*(cc) Meeting the requirements of subsection (i) would detract from the building design or unduly restrict the square footage of the project.*~~

~~*(iii) No exception shall be granted and no building or addition shall be permitted for any project that causes net new locations with an exceedance in the Nine-Hour Hazard Criterion.*~~

~~*(E) **Guidelines.** Procedures and methodologies for implementing this subsection shall be issued by the Department.*~~

* * * *

Section 6. Residential Districts. Article 2 of the Planning Code is hereby amended by revising Sections 209, 209.1, 209.2, and 209.3, to read as follows:

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 ~~*is*~~*has 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.

Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	***§ References***	***RH-1(D)***	***RH-1***	***RH-1(S)***	***RH-2***	***RH-3***
BUILDING STANDARDS						
Massing and Setbacks						
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 253, 260, 261, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps.	No portion of a Dwelling may be taller than 35 feet. Structures with uses other than Dwellings may be constructed to the prescribed height limit, which is	~~*No portion of a Dwelling may be taller than*~~ *Varies, but generally* 40 feet. Structures with uses other than Dwellings may be constructed to the prescribed height limit. Per § 261 the height limit may be decreased based on the slope of the lot.			Varies, but generally 40 feet. Height sculpting on Alleys per § 261.1.

		generally 40 feet. Per § 261 the height limit may be decreased or increased based on the slope of the lot.		
Front Setback	§§ 130, 131, 132	Required. Based on the front setback of the adjacent property with the shortest front setback or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 10 feet.		
Rear Yard	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.		
Side Yard	§§ 130, 133	Required for Lots 28 feet and wider. Width of side	Not Required	

		setback depends on width of lot.	
~~*Residential*~~ Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines *and Citywide Design Standards and any o*~~*.*~~ ~~*O*~~ther *applicable* design guidelines that have been approved by the Planning Commission ~~*may also apply*~~.	
Street Frontage and Public Realm			
Front Setback Landscaping and Permeability Requirements	§ 132	Required. At least 50% of Front Setback shall be permeable so as to increase storm water infiltration and 20% of Front Setback shall be unpaved and devoted to plant material.	
Streetscape and Pedestrian Improvements (Street Trees)	§ 138.1	Required.	
Street Frontage Requirements	§ 144	§ 144 applies generally. Additional requirements apply to Limited Commercial Uses, as specified in § 186.	
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r)	
Miscellaneous			

Planned Unit Development	§ 304	C	C	C	C	C
Awning	§ 136.1	*N*P(1)	*N*P(1)	*N*P(1)	*N*P(1)	*N*P(1)
Canopy or Marquee	§ 136.1	NP*(2)*	*NP(2)*	NP*(2)*	NP*(2)*	NP*(2)*
Signs	§ 606	As permitted by ~~*Section*~~ § 606.				
Housing Choice-SF	*§ 206.10*	*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						
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least 300 square feet if private, and 400 square feet if common.	At least 300 square feet if private, and 400 square feet if common.	At least 300 square feet for the first unit and 100 for the minor second unit if private, and 400 square feet for the	At least 125 square feet if private, and 166 square feet if common.	At least 100 square feet if private, and 133 square feet if common.

					first unit and 133 square feet for the second unit if common.		
Parking Requirements	§§ 151, 161	None required. Maximum permitted per § 151.					
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~					
Use Characteristics							
Intermediate Length Occupancy	§§ 102, 202.10	P(9)	P(9)	P(9)	P(9)	P(9)	
Single Room Occupancy	§ 102	P	P	P	P	P	
Student Housing	§ 102	P	P	P	P	P	
Residential Uses							
~~*Residential Density,*~~ Dwelling Unit~~s~~	§§ 102, 207	P up to one ~~*One*~~ unit per lot, or one unit	P up to one unit	P up to two units	P up to two units per lot, or	P up to three units per	

Density, General (6)(11)		per 3,000 square feet of lot area, with no more than three units per lot.	per lot, or up to one unit per 3,000 square feet of lot area.	per lot, if the second unit is 600 sq. ft. or less, or up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	up to one unit per 1,500 square feet of lot area.	lot, or up to one unit per 1,000 square feet of lot area.

Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*				
Senior Housing *Density*	§§102, 202.2(f), *207*	P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.				
~~*Residential Density,*~~ Group Housing *Density*	§208	NP(10)	NP (10)	NP (10)	P, up to one bedroom for every 415 square feet of lot area.	P, up to one bedroom for every 275 square feet of lot area.
Homeless Shelter	§§ 102, 208	P	P	P	P	P

NON-RESIDENTIAL STANDARDS AND USES						
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1	1.8 to 1	1.8 to 1	1.8 to 1	1.8 to 1
Off-Street Parking	§§ 150, 151, 161	None required. Maximum permitted per § 151.				
Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. Limited Commercial Uses may be conditionally permitted in historic buildings subject to § 186.3.				
Limited Corner Commercial Uses	§ 231	P on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner; NP if the LCCU would 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.				
Commercial Use Characteristics						
Drive-up Facility	§ 102	NP				
Formula Retail	§ 102, 303.1	NP				
Hours of Operation	§§ 102, 186, 231	For Limited Corner Commercial Uses under § 231 and Limited Commercial Uses under § 186: P 6:00 a.m. to 10:00 p.m.; NP 10:00 p.m. to 6:00 a.m.				
Maritime Use	§ 102	NP				
Open Air Sales	§ 102	NP				

Outdoor Activity Area	§§ 102, 145.2, 186, 202.2, 231	P if located in front of building; NP if elsewhere.				
Walk-up Facility	§ 102	NP				
Agricultural Use Category						
Agricultural Uses*	§§ 102, 202.2(c)	C	C	C	C	C
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP	NP	NP
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P	P	P
Automotive Use Category						
Automotive Uses*	§ 102	NP	NP	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C	C	C
Parking Lot, Private	§ 102	C	C	C	C	C
Parking Lot, Public	§§ 102, 142, 156	NP	NP	NP	NP	NP
Entertainment, Arts and Recreation Use Category						
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP	NP	NP
Open Recreation Area	§ 102	C	C	C	C	C

Passive Outdoor Recreation	§ 102	P	P	P	P	P
Industrial Use Category						
Industrial Uses*	§ 102	NP	NP	NP	NP	NP
Institutional Use Category						
Institutional Uses*	§ 102	NP	NP	NP	NP	NP
Child Care Facility	§ 102	P	P	P	P	P
Community Facility	§ 102	C	C	C	C	C
Hospital	§ 102	C	C	C	C	C
Post-Secondary Ed. Institution	§ 102	C	C	C	C	C
Public Facilities	§ 102	P	P	P	P	P
Religious Institution	§ 102	C	C	C	C	C
Residential Care Facility	§ 102	P	P	P	P	P
School	§ 102	C	C	C	C	C
Sales and Service Category						
Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)	C(5)
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP	NP	NP

Utility and Infrastructure Use Category						
Utility and Infrastructure*	§ 102	NP	NP	NP	NP	NP
Internet Service Exchange	§ 102	C	C	C	C	C
Utility Installation	§ 102	C	C	C	C	C
Wireless Telecommunications Services Facility	§ 102	C or P (7)	C or P (7)	C or P (7)	C or P (7)	C or P (7)

* Not listed below.

(1) *P if required as a wind mitigation feature. Additionally,* P for Limited Commercial Uses and Limited Corner Commercial Uses per ~~§~~*Section* 136.1~~ *only, otherwise NP*~~.

(2) ~~*[Note Deleted]*~~ *Canopy is P if required as a wind mitigation feature.*

(4) C for five or fewer guest rooms or suites of rooms; NP for six or more guest rooms.

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

(7) C if a Macro WTS Facility; P if a Micro WTS Facility.

(8) [Note expired.]

(9) NP for buildings with three or fewer Dwelling Units; C for buildings with 10 or more Dwelling Units.

(10) Group Housing permitted at one room per 415 sq. ft. of lot area according to the provisions in Planning Code Section 207(c)(8).

(11) P for up to four dwelling units per lot, excluding Corner Lots, and P for up to six dwelling units in Corner Lots, pursuant to Section 207(c)(8).

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

* * * *

Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	***§ References***	***RM-1***	***RM-2***	***RM-3***	***RM-4***
BUILDING STANDARDS					
Massing and Setbacks					
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 253, 260, 261.1-, *263.19,* 270, *270.3,* 271	Varies~~,~~. See Height and Bulk Map and referenced sections. Height sculpting on Alleys per § 261.1.			
Front Setback	§§ 130, 131, 132	Based on the front setback of the adjacent property with the shortest front setback or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 10 feet.			
Rear Yard	§§ 130, 134	30% of lot depth but in no case less than 15 feet.		25% of lot depth, but in no case less than 15 feet.	

Side Yard	§§ 130, 133	Not Required.				
~~*Residential*~~ Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines *and Citywide Design Standards and any* ~~, *O*~~*o*ther design guidelines that have been approved by the Planning Commission ~~*may also apply*~~.				
Street Frontage and Public Realm						
Front Setback Landscaping and Permeability Requirements	§ 132	At least 50% of Front Setback shall be permeable so as to increase stormwater infiltration and 20% of Front Setback shall be unpaved and devoted to plant material.				
Streetscape and Pedestrian Improvements (Street Trees)	§ 138.1	Required.				
Street Frontage Requirements	§ 144	§ 144 applies generally. Additional requirements apply to Limited Commercial Uses, as specified in § 186.				
Moderation of Building Frontage	§ 144.1	Stepping of the front of the buildings required when lot width is greater than 35 feet.				
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r).				
Miscellaneous						
Planned Unit Development	§ 304	C	C	C	C	

Awning	§ 136.1	*N*P(1)	*N*P(1)	*N*P(1)	*N*P(1)
Canopy or Marquee	§ 136.1	NP*(2)*	NP*(2)*	NP*(2)*	NP*(2)*
Signs	§ 606	As permitted by ~~*Section*~~ § 606.			
Housing Choice-SF	*§ 206.10*	*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					
* * * *					
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least 100 square feet if private, and 133 square feet per Dwelling Unit if common.	At least 80 square feet if private, and 106 square feet per Dwelling Unit if common.	At least 60 square feet if private and 80 square feet per Dwelling Unit if common.	At least 36 square feet if private, and 48 square feet per Dwelling Unit if common.
Parking Requirements	§§ 151, §155, 161	None required. Maximum permitted per § 151.			
Residential Conversion, Demolition, or Merger *of Dwelling*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~			

Units, including Residential Flats						
* * * *						
Use Characteristics						
Intermediate Length Occupancy	§§ 102, 202.10	P(10)	P(10)	P(10)	P(10)	P(10)
Single Room Occupancy	§ 102	P	P	P	P	P
Student Housing	§ 102	P	P	P	P	P
Residential Uses						
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (7)	§ 207	~~*P if 3 units per lot or at least one unit per 1067 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 800 square	~~*P if 3 units per lot or at least one unit per 800 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 600 square feet	~~*P if 3 units per lot or at least one unit per 533 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 400 square feet	~~*P if 3 units per lot or at least one unit per 267 square feet of lot area, whichever is greater.*~~ Total maximum permitted density is one unit per 200 square feet

			feet of lot area. ~~*(11)*~~	of lot area. ~~*(11)*~~	of lot area ~~*(11)*~~	of lot area. (8)~~, *(11)*~~
	Minimum Dwelling Unit Densities	*§ 207.9*	*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.*			
	Senior Housing *Density*	§§102, 202.2(f), *207*	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.			
	~~*Residential Density,*~~ Group Housing *Density*	§208	P (6), Up to one bedroom for every 275 square feet of lot area.	P (6), Up to one bedroom for every 210 square feet of lot area.	P (6), Up to one bedroom for every 140 square feet of lot area.	P (6), Up to one bedroom for every 70 square feet of lot area.

Homeless Shelter	§§ 102, 208	P	P	P	P
NON-RESIDENTIAL STANDARDS AND USES					
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1	1.8 to 1	3.6 to 1	4.8 to 1
Off-Street Parking	§§ 150, 151, 155, 161	None required. Maximum permitted per § 151.			
Limited Corner Commercial Uses	§ 231	P on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner; NP if the LCCU would 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.		P on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner; NP if the LCCU would 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. ~~*Limited Commercial*~~
Limited Commercial Uses	§§ 186, 186.3	Continuing nonconforming uses are permitted, subject to the requirements of § 186. Limited Commercial Uses			

		may be conditionally permitted in historic buildings subject to § 186.3.			
Commercial Use Characteristics					
Drive-up Facility	§ 102	NP			
Formula Retail	§ 102, 303.1	NP			
Hours of Operation	§§ 102, 186, 231	For Limited Corner Commercial Uses under § 231 and Limited Commercial Uses under § 186: P 6:00 a.m. to 10:00 p.m.; NP 10:00 p.m. to 6:00 a.m.			
Maritime Use	§ 102	NP			
Open Air Sales	§ 102	NP			
Outdoor Activity Area	§§ 102, 145.2, 186, 202.2, 231	P if located in front of building; NP if elsewhere.			
Walk-up Facility	§ 102	NP		P	
Agricultural Use Category					
Agricultural Uses*	§§ 102, 202.2(c)	C	C	C	C
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP	NP
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P	P
Automotive Use Category					
Automotive Uses*	§ 102	NP	NP	NP	NP

Parking Garage, Private	§ 102	C	C	C	C
Parking Lot, Private	§ 102	C	C	C	C
Entertainment, Arts and Recreation Use Category					
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP	NP
Open Recreation Area	§ 102	C	C	C	C
Passive Outdoor Recreation	§ 102	P	P	P	P
Industrial Use Category					
Industrial Uses*	§ 102	NP	NP	NP	NP
Institutional Use Category					
Institutional Uses*	§ 102	NP	NP	NP	NP
Child Care Facility	§ 102	P	P	P	P
Community Facility	§ 102	C	C	C	C
Hospital	§ 102	C	C	C	C
Post-Secondary Ed. Institution	§ 102	C	C	C	C
Public Facilities	§ 102	P	P	P	P
Religious Institution	§ 102	C	C	C	C
Residential Care Facility	§ 102	P	P	P	P

School	§ 102	C	C	C	C
Sales and Service Category					
Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP
Hotel	§ 102	C(4)	C(4)	C(4)	C(4)
Mortuary	§ 102	C(5)	C(5)	C(5)	C(5)
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP	NP
Utility and Infrastructure Use Category					
Utility and Infrastructure*	§ 102	NP	NP	NP	NP
Internet Service Exchange	§ 102	C	C	C	C
Utility Installation	§ 102	C	C	C	C
Wireless Telecommunications Services Facility	§ 102	C or P (9)	C or P (9)	C or P (9)	C or P (9)

* Not listed below.

(1) *P if required as a wind mitigation feature. Additionally,* P for Limited Commercial Uses and Limited Corner Commercial Uses per § 136.1 ~~*only, otherwise NP*~~.

(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 ~~d~~D*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 off-street parking requirements. The RC Districts are composed of two separate districts, as follows:

RC-3 Districts*: Medium Density*. These Districts provide for *Residential Uses* ~~*a mixture of medium-density Dwellings similar to those in RM-3 Districts*~~, with supporting Commercial ~~u~~*U*ses. 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 STANDARDS			
Massing and Setbacks			
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260-, 261.1-, *263.19,* 270, *270.3,* 271	Varies~~,~~. See Height and Bulk Maps. Height sculpting on Alleys per § 261.1.	
* * * *			

~~*Residential*~~Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines *and Citywide Design Standards and any*~~. O~~other design guidelines that have been approved by the Planning Commission may also apply.	
Street Frontage and Public Realm			
* * * *			
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r).	As specified in § 155(r). ~~*Curb cuts are NP on The Embarcadero between King and Jefferson Streets, and on Broadway between Mason and The Embarcadero.*~~
Miscellaneous			
* * * *			
Signs	§ 607.1	Per § 607.1.	Per § 607.1.
Housing Choice-SF	*§ 206.10*	*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 Conversion, Demolition, or	§ 317	C~~*for Removal of one or more Residential Units or Unauthorized Units.*~~	

Merger *of Dwelling Units, including Residential Flats*			
* * * *			
Residential Uses			
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (7) (13)	§ 207	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* ~~*P if 3 units per lot, or at least one unit per 533 square feet of lot area, whichever is greater. T*~~*t*otal maximum permitted density is one unit per 400 square feet of lot area. ~~*(13)*~~	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* ~~*P if 3 units per lot or at least one unit per 267 square feet of lot area, whichever is greater. T*~~*t*otal maximum permitted density is one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)~~*, (13)*~~
Minimum Dwelling Unit Densities	*§ 207.9*	*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.*	
	Senior Housing *Density*	§§102, 202.2(f)*, 207*	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of ~~*Section*~~ § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.	
	~~*Residential Density,*~~ Group Housing *Density*	§208	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to one bedroom for every 140 square feet of lot area. (9)	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to one bedroom for every 70 square feet of lot area. (9)

* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
Development Standards			
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*	4.8 to 1. Other FAR controls apply in the Van Ness SUD; § 243(c)(1). *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			

* * * *

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

(8) For purposes of this calculation, a Dwelling Unit in this ~~*d*~~*D*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) *Within the Priority Equity Geographies SUD,* C required if the Group Housing is affiliated with and operated by a Hospital or an Institutional Educational Use as defined in Section 102.

* * * *

(13) *[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.*~~

Section 7. Residential, Transit Oriented (RTO) Districts. Articles 1.2, 1.7, 2, 3, and 6 of the Planning Code are hereby amended by revising 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, to read as follows:

SEC. 124. BASIC FLOOR AREA RATIO.

(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
* * * *	1.8 to 1
RTO*, RTO-M*	
* * * *	
* * * *	

(b) In R, RC, NC, and Mixed Use Districts, *F*floor *A*area *R*atio limits shall not apply to *dwellings or to other r*Residential *u*Uses. *However, projects proposing new construction of a 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.

* * * *

SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR REQUIRED SETBACKS FOR *PROJECTS IN NC AND RTO-C DISTRICTS, AND* PLANNED UNIT DEVELOPMENTS.

The following requirements for minimum front setback areas shall apply to every building in all RH, RTO, and RM Districts, in order to relate the setbacks provided to the existing front setbacks of adjacent buildings. ~~*Buildings in RTO Districts which have more than 75 feet of street frontage are additionally subject to the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission.*~~ Planned Unit Developments or PUDs, as defined in Section 304, shall also provide landscaping in required setbacks in accord with Section 132(g).

* * * *

(c) **Applicability to Special Lot Situations.**

* * * *

(3) **Lots Abutting RC, C, M, and P Districts.** In the case of any lot that abuts property in an RC, C, M, or P District, any property in such district shall be disregarded, and the required setback for the subject lot shall be equal to the front setback of the adjacent building in the RH, RTO, or RM District.

* * * *

*(e) **Required Front Setbacks and Sidewalk Widths in RTO-C and NC Districts.***

*(1) **Applicability.** This subsection (e) applies to projects located in RTO-C and Neighborhood Commercial (NC) Districts that meet any of the following criteria:*

(A) Have a street frontage of 50 feet or more;

(B) Are located on a Corner Lot; or

(C) Are adjacent to a building with a front setback consistent with the requirements of this subsection.

*(2) **Setback Requirement.** Where the sidewalk does not meet the recommended width required by the Better Streets Plan, a front setback shall be provided to widen the publicly accessible sidewalk. The setback must be wide enough so that, when combined with the existing sidewalk, the total distance from the curb to the building frontage meets or exceeds the recommended width under the Better Streets Plan. If a greater front setback is required under Section 132 or any other provision of this Code, the greater requirement shall apply. This setback is required only up to 15 feet above street grade.*

* * * *

(h) **Permeable Surfaces.** The front setback area shall be at least 50% permeable so as to increase stormwater infiltration. The Permeable Surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the Permeable Surface requirement and not the landscape requirement.

(1) The Zoning Administrator, after consultation with the Director of Public Works, may waive the Permeable Surface requirement if the site does not qualify as a suitable location pursuant to Department of Public Works rules and regulations.

(2) If the site receives stormwater run-off from outside the lot boundaries, the Zoning Administrator, after consultation with the General Manager of the Public Utilities Commission, may modify the Permeable Surface requirement to include alternative management strategies, such as bio-retention or other strategies, pursuant to Public Utilities Commission rules and regulations.

(3) If a portion of the front setback is designed as a publicly-accessible sidewalk extension to satisfy the Better Streets Standard width standards under subsection (e), then the provisions of this subsection (h) do not apply.

* * * *

SEC. 134. REAR YARDS IN R, RC, *RTO,* NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD, UMU, AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C DISTRICTS.

* * * *

(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.

* * * *

(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) ***RTO-C, NC-S,*** **NC-2, NCT-2, Ocean Avenue, Inner Balboa Street, Outer 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**, ***and Folsom Street NC Districts, and the*** **Regional Commercial District** ~~*and Folsom Street Districts*~~**.** 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.

* * * *

(*6~~H~~*) **Lot Coverage in C Districts.** Lot coverage is limited to 80% at all levels 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.

* * * *

(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(l) 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.

* * * *

*(l) **Lot Coverage for Large Lots.** This subsection (l) 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.

* * * *

(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 practical use of available sun and other climatic advantages. "Private usable open space" 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.*

* * * *

(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.

* * * *

(3) *In all districts, ~~F~~f*or 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 intended for leisure and/or recreational use*.

* * * *

(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 Units with reduced square footage, as defined in Section 318 of this Code. Private open space shall not be credited toward satisfaction of the open space requirement for such units unless the Zoning Administrator determines that the provision of common open space is infeasible or undesirable, in whole or in part, due to~~

~~*(A) site constraints,*~~

~~*(B) the special needs of anticipated residents, or*~~

~~*(C) conflicts with other applicable policies and regulations, including but not limited to standards for the treatment of historic properties, the Americans with Disabilities Act, or the Building Code.*~~

~~*(7)*~~ **Homeless Shelters.** Homeless Shelters, as defined in Section 102 of this 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 Private	Ratio of Common Usable Open Space That May Be Substituted for Private
* * * *		
RM-1, RC-1, ~~*RTO,*~~ RTO-M	100	1.33
RM-2, RC-2, SPD*, RTO-1*	80	1.33
RM-3, RC-3, RED*, RTO-C*	60	1.33
* * * *		

* * * *

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

* * * *

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

(a) **Purpose.** This Section *144* is enacted to assure that in RH, RM, *and* RTO ~~*and RTO-M*~~ 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 *144* 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 d*~~*D*istricts. 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 structures and garage doors may not extend closer to the street than a primary building facade unless the garage structure and garage door are consistent with the features listed in Section 136 of this Code. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way.

* * * *

SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL NONCONFORMING USES IN RH, RM, RTO*-1, RTO-M*, AND RED DISTRICTS.

* * * *

(a) **Exemption from Termination Provisions.** The following nonconforming uses in R Districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in subsection (b) below:

* * * *

(4) In the RED Districts, any nonconforming use that is Arts Activities, Business Service, Catering, Design Professional, Light Manufacturing, Personal Service, Trade Office, Trade Shop, Wholesale Sales,~~,~~ or Wholesale Storage~~,~~ use.

(b) **Conditions on Limited Nonconforming Uses.** The limited nonconforming uses described above shall meet the following conditions:

* * * *

(3) The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m., however, in RED, RTO-*1*, and RTO-M Districts only, the Planning Commission may extend the hours of operation to 12:00 a.m. through Conditional Use authorization, as outlined in Section 303 of this Code;

* * * *

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-*1*	Residential, Transit-Oriented Neighborhood Districts (Defined in Sec. 209.4)
RTO-C	*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:

* * * *

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

* * * *

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 *207.6* shall apply in the RTO-*1, RTO-M*, 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 ~~A~~*a*uthorization. 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 Section 309.1.

(4) In the Van Ness & Market Residential Special Use District, these requirements may only be modified pursuant to the procedures of Section 309, regardless of the underlying zoning district.

* * * *

SEC. 207.7. REQUIRED MINIMUM DWELLING UNIT MIX.

(a) **Purpose.** To ensure an adequate supply of family-sized units in new housing stock, new residential construction must include a minimum percentage of units of at least two and three bedrooms.

(b) **Applicability.**

(1) This Section 207.7 shall apply to all applications for building permits and/or Planning Commission entitlements that propose the creation of 10 or more Dwelling Units in all districts that allow residential uses, unless that project is located in the RTO*-1, RTO-M*, RCD, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts, or in an area or Special

Use District with higher specific bedroom mix requirements, or is a HOME SF project subject to the requirements of Planning Code Section 206.3.

* * * *

SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

The density limitations for Group Housing or Homeless Shelters, as described in Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:

(a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as 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.

~~*These*~~*RTO (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-3. *RTO-C (Residential Transit Oriented, Commercial) permits neighborhood-serving uses at limited sizes along with housing. RTO Districts* 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, l*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 *d*Districts are otherwise residential. *In RTO-1 and RTO-M Districts, O*only retail compatible with housing, generally those permitted in NC-1 Districts, is permitted and auto-oriented uses are not permitted.; *H*hours 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 required.*

*Areas of these districts off of major commercial or transit streets are largely characterized by a*A 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.

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	***§ References***	***RTO-1***	***RTO-M***	***RTO-C***
BUILDING STANDARDS				
Massing and Setbacks				
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260, 261.1, *263.19,* 270, *270.3,* 271	Varies. See Height and Bulk Map and referenced sections.		
Front Building Setback	§ 132	~~*Required. Based on average of adjacent properties or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 15 feet.*~~		

			Required. Based on the front setback of the adjacent property with the shortest front setback or if subject property has a Legislated Setback. When front setback is based on adjacent properties, in no case shall the required setback be greater than 10 feet. *For RTO-C Districts, regardless of the depth of setback required by § 132, where the 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.*	
Rear Yard	§§ 130, 134	30% of lot depth but in no case less than 15 feet.	*25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*	
Side Yard	§ 133	Not Required.		

~~*Residential*~~Design Guidelines *and Standards*	§ 311	Subject to the Residential Design Guidelines, *Citywide Design Standards, and any* ~~*O*~~*o*ther design guidelines that have been approved by the Planning Commission ~~*may also apply*~~.
Street Frontage and Public Realm		
Front Setback Landscaping and Permeability Requirements	§ 132	*Generally* ~~*R*~~*r*equired. At least 50% of Front Setback shall be permeable so as to increase storm water infiltration and 20% of Front Setback shall be 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 Pedestrian Improvements (Street Trees)	§ 138.1	Required.
Street Frontage Requirements	§§ 144, 186, 231	Controls of § 144 apply to residential frontages. Additional controls apply to Limited Commercial Uses per §§ 186 and 231.
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r) ~~*curb cuts are restricted on certain specified streets and on Transit Preferential, Neighborhood Commercial Streets or official City bicycle routes or bicycle lanes*~~.
Miscellaneous		
Large Project Review	§ 303(r)	New buildings or significant enlargement of existing buildings on lots of 10,000 sq. ft. or larger requires

		C. New public rights-of-way may be required for sites larger than 1/2 acre.		
Planned Unit Development	§ 304	C	C	*C*
Awning	§§ 136, 136.1	*N*P(1)	*N*P(1)	*P*
Canopy or Marquee	§§ 136, 136.1	NP*(2)*	NP*(2)*	*NP(2)*
Signs	§*§* 606*, 607.1*	As permitted by ~~*Section*~~ § 606.		*As permitted by controls of the nearest NC District described in § 607.1.*
Housing Choice-SF	*§ 206.10*	*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				
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	At least ~~*100*~~*80* square feet if private, and ~~*133*~~ *106* square feet per Dwelling Unit if common.	*At least 100 square feet if private, and 133 square feet per Dwelling Unit if common.*	*At least 60 square feet if private, and 80 square feet per Dwelling Unit if common.*
Parking Requirements	§§ 150, 151.1	None required. Maximum permitted per § 151.1.		

Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C *for Removal of one or more Residential Units or Unauthorized Units.*		
Dwelling Unit Division	§ 207.8	P	P	*P*
Required Dwelling Unit Mix	*§ 207.6*	*No less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.*		*No less than 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30 percent of the total number of proposed dwelling units shall contain at least three bedrooms.*

Dwelling Unit Mix	*§§ 207.6, 207.7*	*Generally required for creation of five or more Dwelling Units per § 207.6. No less than 40% of the total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30% of the total number of proposed dwelling units shall contain at least three bedrooms.*		*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 three Bedrooms.*
Use Characteristics				
Intermediate Length Occupancy	§§ 102, 202.10	P(10)	P(10)	*P(10)*
Single Room Occupancy	§ 102	P	P	*P*

Student Housing	§ 102	P	P	*P*
Residential Uses				
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (7)	§ 207	~~*P if at least one unit per 800 square feet of lot area (8).*~~ Maximum density as of right is one unit per 600 square feet of lot area. C above, per criteria of § 207(a). ~~*(11)*~~*(8)*	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.*~~ *Form-Based Density.*	*Form-Based Density.*
Minimum Dwelling Unit Densities, If Applicable	*§ 207.9*	*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.		
Senior Housing *Density*	§§102, 202.2(f), *207.9*	*Form-Based Density applies within the R-4 Height and Bulk District (§ 263.19). Outside the R-4 Height and Bulk District,* P up to twice the number of dwelling units otherwise permitted as a principal use in the district; C*,* *required to exceed that density limit.* ~~*density not limited by lot area, but by the applicable requirements and limitations*~~	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.*~~*Form-Based Density.*	*Form-Based Density.*

		~~*elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix, and relevant design guidelines.*~~		
~~*Residential Density,*~~ Group Housing *Density*	§ 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.*~~*Form-Based Density.*		
Homeless Shelter	§§ 102, 208	P	P	*P*
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1	1.8 to 1	*1.8 to 1. For Office Uses minimum intensities may apply pursuant to § 207.9.*
Use Size	*§ 102*	*N/A*	*N/A*	*N/A: Non-Residential Uses*

				of any size are either P or C, depending on specified lot or use features. (11)
Off-Street Parking	§§ 150, 151.1	None required. Maximum permitted per § 151.1.		
Limited Corner Commercial Uses	§ 231	P on a Corner Lot, with no part of the use extending more than 50 feet in depth from said corner	P on a Corner Lot, with no part of the use extending more than 100 feet in depth from said corner	*N/A*
Limited Commercial Uses	§§ 186, 209	Continuing nonconforming uses are permitted, subject to the requirements of § 186.		*N/A*
Commercial Use Characteristics				
Hours of Operation	§§ 102, 186, 231	For Limited Corner Commercial Uses under § 231 and limited commercial uses under § 186: P 6:00 a.m. to 10:00 p.m.; C 10:00 p.m. to 12:00 a.m.; NP 12:00 a.m. to 6:00 a.m.		*P 6:00 a.m. to 2:00 a.m.; C 2:00 a.m. to 6:00 a.m.*
Formula Retail	*§§ 102, 303.1*	*NP(3)*	*NP(3)*	*C*

	Outdoor Activity Area	§§ 102, 145.2, 186, 202.2, 231	P if located in front of building; P if elsewhere and compliant with § 202.2(a)(7); NP otherwise.		
	Agricultural Use Category				
	Agricultural Uses*	§§ 102, 202.2(c)	C	C	*C*
	Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	*P*
	Automotive Use Category				
	Automotive Uses*	§ 102	NP	NP	*NP*
	Electric Vehicle Charging Location	*§ 102*	*NP*	*NP*	*NP*
	Parking Garage, Private	§ 102	C	C	*C*
	Parking Garage, Public	*§ 102*	*C*	*C*	*C*
	Parking Lot, Private	§§ 102, 144, 155(r), 158.1	C	C	*C*
	Parking Lot, Public	*§§ 102, 144, 155(r), 158.1*	*C*	*C*	*C*
	Entertainment, Arts and Recreation Use Category				
	Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	*P*

Entertainment, Nighttime	*§ 102*	*NP*	*NP*	*C*
Movie Theater	*§ 102*	*NP*	*NP*	*C*
Open Recreation Area	§ 102	C	C	*C*
Passive Outdoor Recreation	§ 102	P	P	*P*
Industrial Use Category				
Industrial Uses*	§ 102	NP	NP	*NP*
Institutional Use Category				
Institutional Uses*	§ 102	NP	NP	*P*
Childcare ~~*Child Care*~~ Facility	§ 102	P	P	*P*
Community Facility	§ 102	P	P	*P*
Hospital	§ 102	C	C	*C*
Post-Secondary Ed. Institution	§ 102	C	C	*P*
Public Facilities	§ 102	P	P	*P*
Religious Institution	§ 102	C	C	*P*
Residential Care Facility	§ 102	P	P	*P*
School	§ 102	C	C	*P*
Sales and Service Category				

Retail Sales and Service Uses*	§ 102	NP	NP	*P*
Flexible Retail	*§ 102*	*NP*	*NP*	*P*
Hotel	§ 102	C(4)	C(4)	*C*
Mobile Food Facility	§ 102	P(5)	P(5)	*P*
Services, Retail Professional	*§ 102*	*NP*	*NP*	*P*
Mortuary	§ 102	C(6)	C(6)	*P*
Non-Retail Sales and Service*	§ 102	NP	NP	*C*
Service, Non-Retail Professional	*§ 102*	*NP*	*NP*	*C*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	NP	NP	*C*
Internet Service Exchange	§ 102	C	C	*C*
Power Plant	*§ 102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§ 102*	*NP*	*NP*	*NP*
Utility Installation	§ 102	C	C	*C*
Wireless Telecommunications Services Facility	§ 102	C or P (9)	C or P (9)	*C or P (9)*

* Not listed below.

(1) *P if required as a wind mitigation feature. Additionally,* P for Limited Commercial Uses and Limited Corner Commercial Uses per § 136.1 ~~*only, otherwise NP*~~.

(2) ~~*[Note Deleted]*~~ *Canopy is P if required as a wind mitigation feature.*

(3) ~~*[Note Deleted]*~~ *C for Limited Commercial Uses per § 303.1.*

* * * *

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

(8) ~~*With Conditional Use authorization, f*~~*F*or purposes of this calculation, a Dwelling Unit in this ~~*d*~~*D*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 209.4.*

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 *S*ection *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 Figure 231~~.~~*; 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.

* * * *

(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 Section 303.1 shall not be permitted except by Conditional Use through the procedures of Section 303 for RTO and RTO-M Districts and shall not be permitted in RH and RM Districts.

* * * *

(k) **Outdoor Activity Area.** An Outdoor Activity Area is principally permitted if it is located at the front of the building. An Outdoor Activity Area that is not at the front of the building is principally permitted in RTO*-1* and RTO-M Districts only if it complies with the operating restrictions in Section 202.2(a)(7) and shall not be permitted in RH or RM Districts.

SEC. 303. CONDITIONAL USES.

* * * *

(r) **Development of Large Lots in RTO-*1* and RTO-M Districts.** In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in Table 209.4 under Large Project Review shall be permitted only as Conditional Uses subject to the provisions set forth in this Section *303* of this Code.

* * * *

SEC. 303.1. FORMULA RETAIL USES.

* * * *

(e) **Conditional Use Authorization Required.** A Conditional Use Authorization shall be required for a Formula Retail use in the following zoning districts unless explicitly exempted:

* * * *

(8) Limited Commercial Uses in RTO-*1, RTO-M,* and RED Districts, as permitted by Sections 186, 186.3, and 231;

* * * *

(9) Third Street Formula Retail Restricted Use District, as defined in Section 786; ~~*and*~~

(10) Central SoMa Special Use District as defined in Section 848, except for those uses not permitted pursuant to subsection (f) below~~.~~*; and*

(11) RTO-C District, as defined in Section 209.4.

* * * *

SEC. 304. PLANNED UNIT DEVELOPMENTS.

* * * *

(d) **Criteria and Limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

* * * *

(5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO*-1 and RTO-M* Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

* * * *

SEC. 603. EXEMPTED SIGNS.

* * * *

(c) Two General Advertising Signs each not exceeding 24 square feet in area on either a transit shelter or associated advertising kiosk furnished by contract with the Municipal Transportation Agency or predecessor agency for the Municipal Railway in RTO*, RTO-M*, RM-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 high-level 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 Districts as established in Section 608.3 of this Code.

The provisions of this subsection (c) shall be subject to the authority of the Port Commission under Sections 4.114 and B3.581 of the City Charter and under State law.

* * * *

SEC. 606. RESIDENTIAL AND RESIDENTIAL ENCLAVE DISTRICTS.

Signs in Residential and Residential Enclave Districts, *excluding the Residential Transit Oriented-Commercial (RTO-C) District, and* other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

* * * *

SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS, *AND RESIDENTIAL TRANSIT ORIENTED-COMMERCIAL DISTRICTS*.

* * * *

(a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601 of this Code, the following purposes apply to Neighborhood Commercial and Residential-Commercial Districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.

(1) As Neighborhood Commercial, ~~and~~ Residential-Commercial, *and Residential Transit Oriented-Commercial* Districts change, they need to maintain their attractiveness to residents, customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.

(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 design and building design. These regulations establish a framework that will contribute toward a coherent appearance of Neighborhood Commercial and Residential-Commercial Districts.

(3) Neighborhood Commercial, ~~and~~ Residential-Commercial, *and Residential Transit Oriented-Commercial* Districts are typically mixed use areas with commercial units on the ground or lower stories and residential uses on upper stories. Although signs are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a Neighborhood Commercial District or in adjacent residential districts.

(4) The scale of most Neighborhood Commercial and Residential-Commercial Districts as characterized by building height, bulk, and appearance, and the width of streets and sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.

(5) Signs controls in Residential Transit Oriented-Commercial Districts are determined by the sign controls of the nearest Neighborhood Commercial District described in this Section 607.1.

* * * *

Section 8. Transit Oriented Communities and Parking. Articles 1.5 and 2 of the Planning Code are hereby amended by deleting Section 151 in its entirety, revising Sections 151.1, 153, 154, 155, 155.2, and 161, and adding Sections 207.9 and 207.10, to read as follows:

~~***SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.***~~

~~*(a) **Applicability.** Off-street parking spaces shall be provided in the minimum quantities specified in Table 151, except as otherwise provided in Section 151.1 and Section 161 of this Code. 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***~~

~~***OFF-STREET PARKING SPACES REQUIRED***~~

~~***Use or Activity***~~	~~***Number of Off-Street Parking Spaces Required***~~
~~***RESIDENTIAL USES***~~	
~~*Dwelling*~~	~~*None required. P up to 1.5 parking spaces for each Dwelling Unit.*~~
~~*Dwelling, in the Telegraph Hill - North Beach Residential Special Use District*~~	~~*None required. P up to 0.5 parking spaces 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*~~	~~*None required. P up to 0.5 parking spaces for each Dwelling Unit; NP above preceding ratio.*~~
~~*Dwelling, in the Pacific Avenue Neighborhood Commercial District*~~	~~*None required. P up to 0.5 parking spaces for each Dwelling Unit; C up to one car for each Dwelling Unit; NP above preceding ratios.*~~
~~*Group Housing of any kind*~~	~~*None required.*~~
~~***NON-RESIDENTIAL USES***~~	
~~***Agricultural Use Category***~~	
~~*Agricultural Uses**~~	~~*None required*~~
~~*Greenhouse*~~	~~*None required. Maximum 1.5 parking spaces for each 4,000 square 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 Recreation Use Category***~~	
~~*Entertainment, Arts and Recreation Uses**~~	~~*None required. Maximum 1.5 parking spaces for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 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 be 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 devoted to 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 classrooms.*~~
~~*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 classrooms.*~~
~~***Sales and Service Category***~~	
~~***Retail Sales and Services****~~	~~*None required. Maximum 1.5 parking spaces for each 500 square feet 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 feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~

~~*Health Services*~~	~~*None required. Maximum 1.5 parking spaces for each 300 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 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 one for the manager's Dwelling Unit, if any.*~~
~~*Mortuary*~~	~~*Eight*~~
~~*Motel*~~	~~*None required. Maximum 1.5 parking spaces for each guest unit, plus one 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 exceeds 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 exceeds 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 exceeds 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 exceeds 10,000 square feet.*~~
~~*Office*~~	~~*None required. Maximum 1.5 parking spaces for each 500 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.*~~
~~***Utility and Infrastructure Category***~~	
~~*Utility and infrastructure uses*~~	~~*None required.*~~

~~** Not listed below*~~

~~*(c) Where no parking is required for a use by this Section 151, the maximum permitted shall be one space per 2,000 square feet of Occupied Floor Area of use, three spaces where the use or activity has zero Occupied Floor Area or the maximum specified elsewhere in this Section.*~~

SEC. 151.1. SCHEDULE OF PERMITTED *ACCESSORY* OFF-STREET PARKING SPACES ~~*IN SPECIFIED DISTRICTS*~~.

(a) **Applicability.** *Unless otherwise specified in a Special Use District, this Section 151.1 shall apply.* ~~*This Section 151.1 shall apply only to NCT, RC, RCD, RTO, Mixed Use, M-1, PDR-1-D, PDR-1-G, and C-3 Districts, and to the Broadway, Excelsior Outer Mission Street, Japantown, North Beach, Polk, and Pacific Avenue Neighborhood Commercial Districts.*~~

*(b) **Off-street Accessory Parking.** Off-street accessory parking shall not be required for any use, and the quantities of off-street parking specified in Tables 151.1-1 and 151.1-2 shall serve as the maximum amount of off-street parking that may be provided as accessory to the uses specified. In addition:*

(1) Accessory off-street parking spaces shall be permitted up to quantities specified in Tables 151.1-1 and 151.1-2, except where provision of such parking would conflict with other provisions of this Code, including but not limited to Sections 144, 145.1, 145.4, and 155(r), in which case the Code Sections other than this Section 151.1 shall apply.

(2) Where a building or lot contains more than one use, the applicable accessory parking limit shall be calculated in the manner provided in Section 153 of this Code.

(3) Where the amount of off-street parking exceeds the quantities specified in Tables 151.1-1 and 151.1-2, such parking shall be considered a separate use requiring a separate entitlement and not considered an accessory use, unless it is existing non-conforming accessory parking that may only be expanded or intensified pursuant to Section 150(e).

(4) Off-street parking shall be reduced, if required for a Development Project to comply with the Transportation Demand Management Program set forth in Section 169 of this Code.

~~*(b) **Controls.** Off-street accessory parking shall not be required for any use, and the quantities of off-street parking specified in Table 151.1 shall serve as the maximum amount of off-street parking that may be provided as accessory to the uses specified. Variances from accessory off-street parking*~~

~~*limits, as described in this Section 151.1, may not be granted. Where off-street parking is provided that exceeds the quantities specified in Table 151.1 or as explicitly permitted by this Section, such parking shall be classified not as accessory parking but as either a principally permitted or 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 Sections 303(t) or 303(u) of this Code.*~~

(c) **Definition.** Where a number or ratio of spaces are described in Table*s* 151.1*-1 or 151.1-2*, such number or ratio shall refer to the total number of parked ~~*cars*~~ *vehicles* accommodated in the project ~~*proposal*~~, regardless of the arrangement of parking, and shall include all spaces accessed by mechanical means, valet, or non-independently accessible means. For the purposes of determining the total number of ~~*cars*~~ *vehicles* parked, the area of an individual parking space, except for those spaces specifically designated for persons with physical disabilities, may not exceed 185 square feet, including spaces in tandem, or in parking lifts, elevators, or other means of vertical stacking. Any off-street surface area 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 *151.1*.

Table 151.1-*1*

OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street ~~*Car*~~ *Vehicle* Parking Spaces or Space Devoted to Off-Street ~~*Car*~~ *Vehicle* 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; C up 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 *0.375 parking space for each Dwelling Unit* ~~*one car for each four Dwelling Units*~~; C *above 0.375 and* 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 *0.375 parking space* ~~*one car*~~ for each ~~*four*~~ Dwelling Unit~~*s*~~; C *above 0.375 and* up to *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit.

Dwelling Units in C-3 *and RH-DTR* Districts	P up to *0.375 parking space* ~~*one car*~~ for each ~~*two*~~ Dwelling Unit~~*s*~~; C *above 0.375 and* up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above ~~*three cars for each four*~~ *0.75 parking space for each* Dwelling Unit~~*s*~~.
Dwelling Units in the Van Ness & Market Residential Special Use District	P up to ~~*one car*~~ *0.25 parking space* for each ~~*four*~~ Dwelling Unit~~*s*~~; 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*~~ Unit~~*s*~~; 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 Unit~~*s*~~; 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 ~~*and SRO Units*~~ 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*~~ Unit~~*s*~~; C *above 0.5 and* 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 ~~*and SRO Units*~~ in the Telegraph Hill - North Beach Residential Special Use District	P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Sections 155(r) and 155(t); NP above *preceding ratio*.
Dwelling Units ~~*and SRO Units*~~ in the Broadway and North Beach Neighborhood Commercial Districts outside of the boundaries of the Telegraph Hill - North Beach Residential Special Use District	P up to 0.5 parking space for each Dwelling Unit~~*,*~~*;* C *above 0.5 and* up to 0.75 ~~*cars*~~ *parking spaces* for each Dwelling Unit; NP above 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the controls and procedures of Sections 155(r), 155(t)*,* and Section 151.1(e). *NP above preceding ratio.*
Dwelling Units in the Glen Park NCT 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, subject to the criteria and procedures of Section 151.1(e); NP above 1.0 parking space for each Dwelling Unit.
Dwelling Units in the ~~*Glen Park and*~~ Ocean Avenue NCT District~~s~~ and the Excelsior Outer Mission Street Neighborhood Commercial District	P up to ~~*one car*~~ *1.0 parking space* for each *Dwelling U~~u~~nit*; NP above *1.0 parking space for each Dwelling Unit*.
Dwelling Units in the Japantown NC District	P up to 0.75 ~~*cars*~~ *parking space* for each Dwelling Unit~~,~~*;* C *above 0.75 and* up to 1.0 ~~*cars*~~ *parking space* for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above *1.0 parking space for each Dwelling Unit*.
Dwelling Units ~~*with*~~in the Central SoMa SUD	P up to ~~*one car*~~ *0.25 parking space* for each ~~*four*~~ Dwelling Unit~~s~~; C above 0.25 and up to 0.5 ~~*cars*~~ *parking space* for each Dwelling Unit. *NP above 0.5 parking space for each Dwelling Unit.*
Dwelling Units in RTO Districts.	*P up to 1.0 parking space for each Dwelling Unit; NP above 1.0 parking space for each Dwelling Unit. For Lots east of Divisadero and Castro Streets in RTO Districts, P up to 0.75 parking spaces for each Dwelling Unit; C above 0.75 and up to 1.0 parking space for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e) or (f). NP above 1.0 parking space for each Dwelling Unit.*
Dwelling Units in ~~*RTO,*~~ RED and RED-MX Districts, except as specified below	P up to ~~*three cars*~~ *0.75 parking spaces* for each ~~*four*~~ Dwelling Unit~~s~~; 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 *1.0* ~~*one car*~~ *parking space* for each Dwelling Unit.
Dwelling Units in UMU Districts, except as specified below	P up to 0.75 ~~*cars*~~ *parking spaces* for each Dwelling Unit; NP above *0.75 parking spaces for each Dwelling Unit*.
Dwelling Units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to 1*.0* ~~*car*~~ *parking space* for each Dwelling Unit and subject to the conditions of *Section* 151.1(e); NP above *1.0 parking space for each Dwelling Unit*.
Group Housing of any kind	P up to *1.0* ~~*one car*~~ *parking space* for each three bedrooms or for each six beds, whichever results in the greater *number of parking spaces*

	~~*requirement*~~, plus *1.0* ~~*one*~~ *parking space* for the manager's Dwelling Unit if any; NP above *preceding ratios*.
NON-RESIDENTIAL USES IN C-3 DISTRICTS	
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) District, and subject to the pricing conditions of Section 155(g).
NON-RESIDENTIAL USES IN DISTRICTS OTHER THAN C-3	
Non-residential, non-office uses in PDR-1-D, PDR-1-G, and UMU Districts	P up to 50% greater than indicated for the uses specified below. *NP above preceding ratio.*
Agricultural Use Category	
Greenhouse	*P up to 1.5 parking spaces for each 4,000 square feet of Occupied Floor Area. NP above preceding ratio.*
Entertainment, Arts, and Recreation Uses Category	
Entertainment, Arts, and Recreation Uses*	*P up to 1.5 parking spaces for each 200 square feet of Occupied Floor Area. NP above preceding ratio.*
Arts Activities, except theaters and auditoriums	~~*P up to one car for each 200 square feet of Occupied Floor Area.*~~ *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 *1.0 parking space* ~~*one car*~~ for each 15 seats. *NP above preceding ratio.*
Theater or auditorium	P up to *1.0* ~~*one car*~~ *parking space* for each ~~*eight*~~ *8* seats up to 1,000 seats, plus ~~*one*~~ *1.0 parking space* for each 10 seats in excess of 1,000. *NP above preceding ratio.*
Industrial Uses Category	

Industrial Uses*	P up to ~~*one car*~~ *1.0 parking space* for each 1,500 square feet of Occupied Floor Area. *NP above preceding ratio.*
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 ~~*one car*~~ *1.0 parking space* per 1,500 square feet of Occupied Floor Area. NP above *preceding ratio*.
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. *NP above preceding ratio.*
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 ~~*one car*~~ *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 ~~*one car*~~ *1.0 parking space* for each ~~*two*~~ *2* classrooms. *NP above preceding ratio.*

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 *1.25 parking spaces* ~~*one car*~~ for each *500* ~~*200*~~ square feet of Occupied Floor Area. *NP 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 *one-quarter* ~~*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 *1.0* ~~*one*~~ *parking space* for each 300 square feet of Occupied Floor Area. *NP above preceding ratio.*
Hotel*s in Districts other than NC*	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 *RH, RTO-1,* RTO-*M* and RM districts authorized under Section 231.	None permitted.

Mortuary	P up to *5.0 parking spaces.* ~~*five cars.*~~ *NP above preceding ratio.*
Motel	P up to *1.0 parking space* ~~*one car*~~ for each guest unit, plus ~~*one*~~ *1.0 parking space* for the manager's Dwelling Unit, if any. *NP above preceding ratio.*
Retail *Greenhouse or* 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 ~~*one car*~~ *1.0 parking space* for each ~~*three*~~ *3* self-storage units. *NP above preceding ratio.*
Non-Retail Sales and Services*	P up to ~~*one car*~~ *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.*
Office (unless otherwise specified below)	*P up to 1.25 parking spaces for each 500 square feet of Occupied Floor Area. NP above preceding ratio.*
Office uses in DTR, SPD, MUG, WMUG, MUR, WMUO, and MUO Districts	P up to 7% of the Occupied Floor Area of such uses and subject to the pricing conditions of Section 155(g); NP above *preceding ratio.*.
Office uses in the Central SoMa Special Use District	P up to ~~*one car*~~ *1.0 parking space* per 3,500 square feet of Occupied Floor Area. *NP above preceding ratio.*
Office uses in Chinatown Mixed Use Districts	P up to 7% of the Occupied Floor Area of such uses; NP above *preceding ratio*.

Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts, except as specified below	P up to ~~*one car*~~ *1.0 parking space* per 1,000 square feet of Occupied Floor Area and subject to the pricing conditions of Section 155(g); NP above *preceding ratio*.
Office uses in M-1, UMU, SALI, PDR-1-D, and PDR-1-G Districts where the entire parcel is greater than *one-quarter* ~~¼~~-mile from Market, Mission, 3rd Streets and 4th Street north of Berry Street	P up to ~~*one car*~~ *1.0 parking space* per 500 square feet of Occupied Floor Area; NP above *preceding ratio*.
Utility and Infrastructure Uses Category	
Utility and Infrastructure Uses	P up to ~~*one car*~~ *1.0 parking space* per 1,500 square feet of Occupied Floor Area. NP above *preceding ratio*.

* Not listed below

(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.

(*f*~~*e*~~) **Excess Residential Parking.** Any request for accessory residential parking, in excess of what is principally permitted in Table*s* 151.1*-1 and 151.1-2*, shall be reviewed by the Planning Commission as a Conditional Use*, provided that the request does not exceed the maximum amount stated in Tables 151.1-1 and 151.1-2*. In MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD Districts, any project subject to Section 329 and that requests residential accessory parking in excess of that which is principally permitted in Table*s* 151.1*-1 and 151.1-2*, but which does not exceed the maximum amount stated in Table*s* 151.1*-1 and 151.1-2*, shall be reviewed by the Planning Commission according to the procedures of Section 329. Projects that are not subject to Section 329 shall be reviewed under the procedures detailed in subsection (*g*) below.

(*fg*) **Small Residential Projects in MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, and SPD Districts**. Any project that is not subject to the requirements of Section 329 and that requests residential accessory parking in excess of what is principally permitted in Table*s* 151.1*-1 and 151.1-2* shall be reviewed by the Zoning Administrator subject to Section 307(i). The Zoning Administrator may grant parking in excess of what is principally permitted in Table*s* 151.1*-1 and 151.1-2*, not to exceed the maximum amount stated in Table*s* 151.1*-1 and 151.1-2*, only if the Zoning Administrator determines that:

(1) all the following conditions have been met:

(A) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

(B) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;

(C) All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

(D) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements*;*

(2) parking is not accessed from any protected Transit or Pedestrian Street described in Section 155(r), and

(3) where more than 10 spaces are proposed at least half of them, rounded down to the nearest whole number, are stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

~~*(g) **Excess Parking for Non-Residential Uses greater than 20,000 square feet.** Where permitted by Table 151.1 for a Non-Residential Use greater than 20,000 square feet, any request for accessory parking in excess of what is principally permitted in Table 151.1, but which does not exceed the maximum amount stated in Table 151.1, shall be reviewed by the Planning Commission as a Conditional Use.*~~

*(h) **Transit-Oriented Communities Parking Limits.** Consistent with the Transit-Oriented Communities Policies of the Metropolitan Transportation Commission, this Section 151.1 implements the maximum parking limits based on the presence of certain transit services within one-half mile of the development. Notwithstanding the provisions of Table 151.1-2, if any portion of the subject development falls within the geographic areas listed in Table 151.1-2, the lower of the maximum limits in either Table 151.1-1 or Table 151.1-2 shall apply as the maximum amount of parking.*

Table 151.1-2

MAXIMUM PARKING LIMITS FOR TRANSIT STATION AREAS

Geographic Area	*Maximum Residential Parking per Dwelling Unit **	*Maximum Parking for Non-Retail Sales and Service Uses (including all Office and Laboratory uses) and Retail Sales and Service Uses, except for any use also classified as a Production, Distribution, and Repair Use.*
Transit-Oriented Communities Tier 1: Sites within a half-mile of Embarcadero, Montgomery,	*0.375 parking space for each Dwelling Unit.*	*0.25 parking spaces per 1,000 square feet of Occupied Floor Area.*

*Powell, or Civic Center BART stations; and Salesforce Transbay Transit Center.***		
*Transit-Oriented Communities Tier 2: Sites within a half-mile of 16th Street, 24th Street, Glen Park, or Balboa Park BART stations.***	*0.5 parking spaces for each Dwelling Unit.*	*1.6 parking spaces per 1,000 square feet of Occupied Floor Area.*
*Transit-Oriented Communities Tier 3: Sites within a half-mile of all Muni rail stops on the F, J, K, L, M, N, or T lines; Caltrain Stations; and Van Ness Bus Rapid Transit Stops (i.e., stops on Van Ness Avenue between and including Market Street and Union Street).***	*1.0 parking space for each Dwelling Unit.*	*2.5 parking spaces per 1,000 square feet of Occupied Floor Area.*
*Transit-Oriented Communities Tier 4: Sites within a half-mile of all ferry terminals, including the Ferry Building, 16th Street/Mission Bay, and Treasure Island.***	*1.0 parking space for each Dwelling Unit.*	*2.5 parking spaces per 1,000 square feet of Occupied Floor Area.*

** 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 ~~*off-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 *Districts*, substitution of two service vehicle spaces for each required off-street freight loading space may be made, provided that a minimum of 50*%* ~~*percent*~~ of the required number of spaces are provided for freight loading. Where the 50*%* ~~*percent*~~ 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) *Permitted off-street parking* ~~*Parking*~~ 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 *154* 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 off-street 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.*~~

* * * *

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 Streets Plan and the Bureau of Engineering of the Department of Public Works. Final authority for the application of such standards under this Code, and for adoption of regulations and interpretations in furtherance of the stated provisions of this Code shall, however, rest with the Planning Department.

* * * *

(u) **Driveway and Loading Operations Plan (DLOP)** ~~*in the Central SoMa Special Use District and Van Ness & Market Residential Special Use District*~~**.**

(1) **Purpose.** The purpose of a Driveway and Loading Operations Plan (DLOP) is to reduce potential conflicts between driveway and loading operations, including passenger and freight loading activities, and pedestrians, bicycles, and vehicles, to maximize reliance of on-site loading spaces to accommodate new loading demand, and to ensure that off-site loading activity is considered in the design of new buildings.

(2) **Applicability.** Development projects of more than 100,000 net new *Gg*ross ~~*square feet*~~ *Floor Area* ~~*in the Central SoMa Special Use District and Van Ness & Market Residential Special Use District*~~.

(3) **Requirement.** Applicable projects shall prepare a DLOP for review and approval by the Planning Department, in consultation with the San Francisco Municipal Transportation Agency. The DLOP shall be written in accordance with any guidelines issued by the Planning Department.

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES.

* * * *

Table 155.2

BICYCLE PARKING SPACES REQUIRED

Use	**Minimum Number of Class 1 Spaces Required**	**Minimum Number of Class 2 Spaces Required**
RESIDENTIAL USES		
* * * *		

~~*Senior Housing or*~~ Dwelling Units dedicated to persons with physical disabilities	One Class 1 space for every 10 units or beds, whichever is applicable.	Minimum two spaces. Two Class 2 spaces for every 50 units or beds, whichever is applicable.
Senior Housing (Dwelling Units or Group Housing)	*One Class 1 space for every 20 units or beds, whichever is applicable. No Class 1 spaces are required for projects where the ratio would result in a requirement of less than 5 spaces.*	*Two Class 2 spaces for every 100 units or beds, whichever is applicable.*
* * * *		

* * * *

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.*~~

(~~b~~a) ~~***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.

(~~c~~b) **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.*~~

(~~c~~c) **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 ~~*d*~~*D*istricts, 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.

(~~g~~d) **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.

(~~h~~e) **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 recommendation of a certified arborist as documented in the subject tree's required tree 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) **Applicability.***

*(A) **Transit-Oriented Community Tiers.** This Section 207.9 applies to all projects proposing new construction of one or more Residential Buildings on sites that do not already contain Residential uses unless such uses are demolished, and that are located in the geographic areas or satisfy the applicability criteria described in Table 207.9. These minimum residential densities shall apply only in zoning Districts where Residential uses are permitted. Changes of use of existing building space to Residential use, additions of Residential use to existing structures, and additions of Residential or 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.*

*(B) **Housing Element Sites.** Residential projects on sites identified pursuant to Government Code Section 65583.2(c) and (h) in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower shall be approved "by-right" as that term is defined in Government Code Section 65583.2(i).*

*(2) **Minimum Densities.** New construction proposing Dwelling Units on sites within the geographic areas described in Table 207.9 must provide at least the number of Dwelling Units specified in Table 207.9. Sites that meet more than one applicable Tier requirement in Table 207.9 shall comply with the higher minimum density. Fractions of units shall be rounded per Section 207(b)(1). For purposes of this Section 207.9, Accessory Dwelling Units shall count toward any minimum density requirement.*

*(c) **Minimum Office Intensity.***

*(1) **Applicability.** This subsection (c) applies to all projects proposing new construction of Office use on sites that do not already contain Office uses, and that are located in the geographic areas or satisfy the applicability criteria described in Table 207.9; provided that the minimum Office intensities in this subsection (c) shall not exceed the amount of permissible Office use allowed in the 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 geographic areas described in Table 207.9 must comply with the FAR requirements in Table 207.9.*

Table 207.9

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

Applicability	***Minimum Dwelling Unit Density***	***Minimum Intensity for Office Use***
*Transit-Oriented Communities Tier 1: Sites within a half-mile of Embarcadero, Montgomery, Powell, or Civic Center BART stations; and Salesforce Transbay Transit Center.**	*100 units per acre*	*Floor Area Ratio 4:1*
*Transit-Oriented Communities Tier 2: Sites within a half-mile of 16th Street, 24th Street, Glen Park, or Balboa Park BART stations.**	*75 units per acre*	*Floor Area Ratio 3:1*
Transit-Oriented Communities Tier 3: Sites within a half-mile of all Muni rail stops on the F,	*50 units per acre*	*Floor Area Ratio 2:1*

*J, K, L, M, N, or T lines; Caltrain Stations; and Van Ness Bus Rapid Transit Stops (i.e. stops on Van Ness Avenue between and including Market Street and Union Street).**		
*Transit-Oriented Communities Tier 4: Sites within a half-mile of all ferry terminals, including the Ferry Building, 16th Street/Mission Bay, and Treasure Island; and all other locations subject to the applicability of Section 207.9.**	*50 units per acre*	*Floor Area Ratio 1:1*
*Sites identified as Reused Sites in the 2022 Housing Element Update.***	*50 units per acre*	*N/A*
*Sites identified as Appropriate for Very Low Income or Low Income Households in the 2022 Housing Element Update.****	*50 units per acre*	*N/A*

** 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.*

*** Housing Projects in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent with California Government Code Section 65583.2(c) and (i).*

**** Housing Projects in which at least 20% of the units are set aside to households with incomes at 80% of Area Median Income or lower on sites in this category shall be approved consistent with California Government Code Section 65583.2(h) and (i).*

*(d) **Gross Floor Area.** For purposes of determining the Gross Floor Area of a development Lot subject to this Section 207.9, the calculation shall exclude Gross Floor Area to be dedicated for publicly accessible streets. In instances where portions of a Lot are unbuildable due to topographic or geologic conditions, a development is proposed on only a portion of the Lot, or the Lot is otherwise constrained, the Zoning Administrator is authorized to determine that a smaller portion of a Lot shall serve as the development Lot.*

*(e) **Mixed-uses.** For purposes of determining minimum Residential Density and Office Intensity, as long as one of the land uses satisfies the minimum Residential Density and/or Office Intensity the respective land uses are prorated to comply individually.*

*(f) **Conditional Use Authorizations for Projects that Fail to Comply with this Section.** Projects that fail to comply with the objective standards in this Section 207.9 shall be considered non-code-compliant. If not otherwise prohibited by the Code, a project may not comply with the minimum Residential Density and Office Intensity, if the Planning Commission approves a Conditional Use Authorization.*

SEC. 207.10. MAXIMUM DWELLING UNIT SIZE.

*(a) **Purpose.** To encourage new infill multi-family housing, limit the proliferation and expansion of large houses that do not increase the housing stock of moderately-priced units, support*

the preservation of existing housing that serves lower- and middle-income households, and encourage maximizing residential density, this Section 207.10 sets forth citywide maximum Dwelling Unit sizes.

*(b) **Applicability.** This Section 207.10 applies to projects proposing to construct one or more Dwelling Units for which a Development Application is filed after January 31, 2026, and the project proposes any of the following:*

(1) construction of new Dwelling Unit(s), including the construction of a Dwelling Unit where an existing unit is proposed for demolition as defined in Section 317(b)(2);

(2) merger of two or more Dwelling Units as defined in Section 317(b)(7); or

(3) reduction in the number of existing Dwelling Units.

*(c) **Requirements.** Any project that meets one or more of the criteria in subsection (b) shall be restricted to a maximum Dwelling Unit size of 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1, whichever is greater, except in the following conditions:*

(1) any new construction project of four to nine Dwelling Units, where not more than one Dwelling Unit exceeds 4,000 square feet of Gross Floor Area; or

(2) any new construction project of 10 or more Dwelling Units, where not more than 10% of such units exceed 4,000 square feet of Gross Floor Area.

*(d) **Conditional Use Authorizations for Projects that Fail to Comply with this Section.** Projects that fail to comply with the objective standards in this Section 207.10 shall be considered non-code-compliant. If not otherwise prohibited by the Code, a project may exceed the maximum Dwelling Unit size, without satisfying the conditions in subsection (c), if the Planning Commission approves a Conditional Use Authorization for the larger Dwelling Unit(s).*

*(e) **Conditional Use Criteria.** In addition to the criteria outlined in Planning Code Section 303(c), in acting upon an application for Conditional Use Authorization, the Planning Commission*

shall consider whether facts are presented to establish based on the record before the Commission, that all of the following criteria are met:

(1) the proposed project meets applicable Residential Design Guidelines, Citywide Design Standards, and other applicable adopted guidelines or standards;

(2) the proposed project does not propose to reduce the size of any other existing Dwelling Unit or negatively impact the characteristics of a Residential Flat, as set forth in Section 317(g);

(3) the proposed project increases the number of Dwelling Units on the Lot and, if applicable, meets the applicable minimum density requirement under Section 207.9; and

(4) the proposed project will not have specific adverse impacts on a Historic Building as defined in Planning Code Section 102 or would render the property ineligible for historic designation as an individual or contributing resource.

(f) ***Calculation of Gross Floor Area.*** *For the purposes of this Section 207.10, the following shall apply in the calculation of a Dwelling Unit's total Gross Floor Area:*

(1) Gross Floor Area shall have the meaning set forth in Planning Code Section 401;

(2) Shared spaces and common areas in multi-unit buildings shall not be included;

(3) Storage areas, sheds, or other enclosed areas on the property that are accessory to and assigned to a specific Dwelling Unit but not contiguous with and directly accessible from the unit shall not be included; and

(4) Gross Floor Area shall include (A) all expansions of the Residential Building for which a building permit was issued within the previous 10 years, and (B) any Gross Floor Area resulting from construction performed without a validly issued permit regardless of the date of construction.

Section 9. Off-Street Parking and Curb Cuts. Article 1 and Article 2 of the Planning Code are hereby amended by revising Sections 155, 249.49, and 249.71, to read as follows

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

* * * *

(r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In order to *protect and improve* ~~*preserve the*~~ pedestrian *and bicycle safety and transit service,* ~~*character of certain districts and to minimize delays to transit, service, garage entries, driveways, or other*~~ vehicular access to off-street parking or loading via curb cuts ~~*on development lots*~~ shall be regulated as set forth in this subsection (r). *However,* ~~*T*~~*t*hese limitations ~~*do*~~ *shall* not apply to the creation of new publicly-accessible Streets and Alleys. Any lot *where the only* ~~*whose sole feasible*~~ vehicular access is via a protected street frontage described in this subsection (r) shall be exempt~~*ed*~~ from any off-street ~~*parking or*~~ loading requirement found elsewhere in this Code*, unless a curb cut is otherwise authorized*.

*(1) **Curb Cuts Not Permitted.** No new or expanded curb cuts shall be permitted on the frontages listed in Table 155(r)(1) below:*

TABLE 155(r)(1). PROHIBITED STREET FRONTAGES
2nd Street from Market to Townsend Streets
3rd Street in the UMU District for 100 feet north and south of Mariposa Street and 100 feet north and south of 20th Street
3rd Street from Folsom Street to Townsend Street
4th Street from Folsom Street to Townsend Street
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
16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street NCT Districts
17th Street in the Castro Street NC District
18th Street in the Castro Street NC District
22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District
24th Street in the 24th Street - Noe Valley NC District east of Castro Street
24th Street for the entirety of the 24th Street-Mission NCT District
All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD
All Alleys in the Chinatown Mixed Use Districts
Balboa Street from 35th Avenue to 38th Avenue
Brannan Street from 2nd Street to 6th Street
Broadway between Van Ness Avenue and Larkin Street
Broadway from the Embarcadero on the east to Polk Street on the west
Buchanan Street from Post Street to Sutter Street
Bush Street between Van Ness Avenue and Larkin Street
California Street between Van Ness Avenue and Hyde Street
Carl Street in the Cole Valley NC District
Castro Street in the Castro Street NC District
Chenery Street within the Glen Park NCT District
Chestnut Street from Divisadero Street to Fillmore Street
Church Street in the Upper Market Street NCT and NCT-3 Districts
Clement Street from Arguello Boulevard to Park Presidio Boulevard

Cole Street in the Cole Valley NC District
Columbus Avenue between Washington and North Point Streets
Destination Alleyways, as designated in the Downtown Streetscape Plan
Diamond Street within the Glen Park NCT District
Divisadero from Page to Oak Streets, from Fell to Grove Streets, and from Geary to Pine Streets
Ecker Alley in its entirety
Fillmore Street in the Upper Fillmore NC District
Folsom Street from 2nd Street to 13th Street
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
Grant Avenue between Columbus Avenue and Filbert Street
Green Street between Grant Avenue and Columbus/Stockton
Haight Street in the Lower Haight NC District and Haight Street NC District
Hayes Street from Franklin Street to Laguna Street
Howard Street from 5th Street to 13th Street
Hyde Street between California Street and Pine Street
Irving Street from 19th Avenue to 25th Avenue
Irving Street from 6th Avenue to 10th Avenue in the Inner Sunset NC District
Market Street for its entirety from The Embarcadero to Castro Street
Mission Street for the entirety of the Mission Street NCT District
Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street
Natoma Street from 300 feet westerly of 1st Street to 2nd Street
Ocean Avenue from Junipero Serra Boulevard to Lagunitas Drive in the Lakeside Village NC District

Ocean Avenue within the Ocean Avenue NCT District
Octavia Street from Hayes Street to Fell Street
Parnassus Avenue in the Cole Valley NC District
Pine Street between Van Ness Avenue and Larkin Street
Polk Street between Filbert Street and Golden Gate Avenue
Post Street, on the north side from Webster Street to Laguna Street and on the south side from Fillmore Street to Webster Street
Shaw Alley in its entirety
Taraval Street from 19th Avenue to 22nd Avenue
The Embarcadero (the western/inland side) between King and Jefferson Streets
The Embarcadero in the DTR Districts
Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B)
Union Street from Fillmore Street to Octavia Street
Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District
Van Ness Avenue from Hayes Street to Mission Street

*(2) **Protected Street Features.** No new or expanded curb cuts shall be permitted within the following street features:*

(A) An adjacent on-street curbside striped bus stop (e.g., curbside bus stop zones with striping or red curb) that has been approved by the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors;

(B) A transit bulb-out, as defined in the Better Streets Plan; or

(C) A transit boarding island, as defined in the Better Streets Plan, if vehicles accessing the curb cut would be required to cross over the boarding island.

*(3) **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.

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

*(A) **Protected Streets.** Planning Commission approval is required for any new or expanded curb cut that directly fronts any of the streets listed in Table 155(r)(4) below.*

Table 155(r)(4). PLANNING COMMISSION APPROVAL OF CURB CUTS
1st Street from Market to Folsom Street
5th Street from Howard Street to Townsend Street
16th Street in the RTO Districts
Beale Street from Market Street to Folsom Street
Bryant Street from 2nd Street to 6th Street
California Street in its entirety
Church Street in the RTO Districts
Dolores Street from Market Street to 16th Street
Duboce Street from Noe Street to Market Street

Fillmore Street from Hermann Street to Duboce Avenue
Folsom Street in the C-3 Districts
Fremont Street from Market Street to Folsom Street
Geary Street in the C-3 Districts
Grant Avenue from Market Street to Sacramento Street
Harrison Street from 2nd Street to 6th Street
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 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;

(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. On such bicycle routes or lanes where the bicycle facility is only on one side of the street, the curb cut 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 expanded 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 make the findings of Section 303(y) and instead must find that the final design minimizes negative impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.*

*(5) **Existing Curb Cuts.** Existing curb cuts on frontages listed in subsections (r)(1)-(r)(4) shall not be retained as part of a project that involves new construction, a building alteration that increases the Gross Floor Area of a structure by 20% or more, or a change of use affecting more than 50% of the structure's Gross Floor Area. However, the Planning Commission may allow retention or relocation of up to one existing curb cut along any of the site's frontages, through Conditional Use authorization or other applicable discretionary Planning Commission approval, provided that no existing curb cut shall be maintained if it is located in or affects a protected transit stop feature pursuant to subsection (r)(2), and no existing curb cut may be relocated to newly affect such features. In granting such approval, the Planning Commission must make the additional findings required under Planning Code Section 303(y) and must also find that (1) the project represents an increase in residential density and/or non-residential intensity that is appropriate to the site, such as its proximity to transit or its location within a mixed-use area; and (2) the proposed curb cut is necessary to support the project's scale and function, while being sited and designed to minimize to the fullest extent feasible negative impacts on pedestrian activity, street-level commercial activity, the movement of transit vehicles and passengers, and bicycle facilities.*

(6) Sites owned by the City and County of San Francisco under the jurisdiction of the SFMTA are not subject to the provisions of this Section 155(r).

~~*(1) Folsom Street, from Second Street to The Embarcadero, not permitted except as set forth in Section 827.*~~

~~*(2) Not permitted:*~~

~~*(A) The entire portion of Market Street from The Embarcadero to Castro Street,*~~

~~*(B) Hayes Street from Franklin Street to Laguna Street, and Church Street in the NCT-3 and Upper Market NCT Districts,*~~

~~*(C) Van Ness Avenue from Hayes Street to Mission Street,*~~

~~*(D) Mission Street from The Embarcadero to Annie Street and from 10th Street to Division Street,*~~

~~*(E) Octavia Street from Hayes Street to Fell Street,*~~

~~*(F) Embarcadero in the DTR Districts,*~~

~~*(G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,*~~

~~*(H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,*~~

~~*(I) Mission Street for the entirety of the Mission Street NCT District,*~~

~~*(J) 24th Street for the entirety of the 24th Street-Mission NCT,*~~

~~*(K) 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street NCT Districts,*~~

~~*(L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts,*~~

~~*(M) 6th Street for its entirety within the SoMa NCT District,*~~

~~*(N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100 feet north and south of 20th Streets,*~~

~~*(O) Ocean Avenue within the Ocean Avenue NCT District,*~~

~~*(P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,*~~

~~*(Q) Columbus Avenue between Washington and North Point Streets,*~~

~~*(R) Broadway from the Embarcadero on the east to Polk Street on the west,*~~

~~*(S) All alleyways in the Chinatown Mixed Use Districts,*~~

~~*(T) Diamond Street within the Glen Park NCT District,*~~

~~*(U) Chenery Street within the Glen Park NCT District,*~~

~~*(V) Natoma Street from 300 feet westerly of 1st Street to 2nd Street,*~~

~~*(W) Ecker Alley in its entirety,*~~

~~*(X) Shaw Alley in its entirety;*~~

~~*(Y) 2nd Street from Market to Townsend Streets,*~~

~~*(Z) Destination Alleyways, as designated in the Downtown Streetscape Plan,*~~

~~*(AA) The western (inland) side of the Embarcadero between Townsend and Jefferson Streets,*~~

~~*(BB) Post Street, on the north side from Webster Street to Laguna Street and on the south side from Fillmore Street to Webster Street,*~~

~~*(CC) Buchanan Street from Post Street to Sutter Street,*~~

~~*(DD) Grant Avenue between Columbus Avenue and Filbert Street,*~~

~~*(EE) Green Street between Grant Avenue and Columbus/Stockton,*~~

~~*(FF) All Alleys within the North Beach NCD and the Telegraph Hill-North Beach Residential SUD,*~~

~~*(GG)1 Polk Street between Filbert Street and Golden Gate Avenue,*~~

~~*(HH) California Street between Van Ness Avenue and Hyde Street,*~~

~~*(II) Hyde Street between California Street and Pine Street,*~~

~~*(JJ) Broadway between Van Ness Avenue and Larkin Street,*~~

~~*(KK) Bush Street between Van Ness Avenue and Larkin Street,*~~

~~*(LL) Pine Street between Van Ness Avenue and Larkin Street, and*~~

~~*(MM) Howard Street from 5th Street to 13th Street,*~~

~~*(NN) Folsom Street from 2nd Street to 13th Street,*~~

~~*(OO) Brannan Street from 2nd Street to 6th Street,*~~

~~(PP) Townsend Street from 2nd Street to 6th Street, except as permitted pursuant to Section 329(e)(3)(B),~~

~~(QQ) 3rd Street from Folsom Street to Townsend Street,~~

~~(RR) 4th Street from Folsom Street to Townsend Street, and~~

~~(SS) 6th Street from Folsom Street to Brannan Street.~~

~~(TT) No curb cut shall be permitted that directly fronts an adjacent on-street striped bus stop (e.g., bus stop zones with striping or red curb) that has been approved by the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors, transit bulb-out as defined in the Better Streets Plan, or on street frontage directly adjacent to a transit boarding island as defined in the Better Streets Plan if vehicles accessing the curb cut would be required to cross over the boarding island.~~

~~(3) Not permitted without Conditional Use authorization or Sections 309 or 329 exception. In the C-3-O(SD) and the Central SoMa Special Use Districts, the Planning Commission may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to Sections 309 or 329 in lieu of a Conditional Use authorization as long as the Commission makes the findings required under Section 303(y) and where the amount of parking proposed does not exceed the amounts permitted as accessory according to Section 151.1. In addition, in the MUG, WMUG, MUR, MUO, RED, RED-MX, and SPD Districts, the Planning Commission may grant permission for a new curb cut or an expansion of an existing one as an exception pursuant to Section 329 in lieu of a Conditional Use authorization as long as the Commission makes the findings required under Section 303(y). A Planning Commission Conditional Use authorization subject to the additional findings under Section 303(y) is required to allow a new curb cut or expansion of an existing one on any other restricted street identified in this subsection 155(r)(3).~~

~~(A) Except as provided in Section 155(r), in all zoning districts except RH, M, NC-S, P, PDR, and SALI, no curb cuts accessing off-street parking or loading shall be created or expanded on~~

~~*street frontages identified along any Transit Preferential Street as designated in the Transportation Element of the General Plan, or Neighborhood Commercial Street and Commercial Throughways as defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes, where an alternative frontage is available. On such bicycles routes or lanes where the bicycle facility is only on one side of the street, the curb cut restriction shall apply to the side of the street with the bicycle facility, and shall not apply to the opposite side of the street.*~~

~~*(B) The entire portion of California Street,*~~

~~*(C) Folsom Street, Geary Street, Mission Street, Powell Street and Stockton Street in the C-3 Districts,*~~

~~*(D) Grant Avenue from Market Street to Sacramento Street,*~~

~~*(E) Montgomery Street from Market Street to Columbus Avenue,*~~

~~*(F) Church Street and 16th Street in the RTO District,*~~

~~*(G) Duboce Street from Noe Street to Market Street,*~~

~~*(H) Octavia Street from Fell Street to Market Street,*~~

~~*(I) 1st, Fremont and Beale Streets from Market to Folsom Street,*~~

~~*(J) The eastern (water) side of The Embarcadero between Townsend and Taylor Streets,*~~

~~*(K) Fillmore Street from Hermann Street to Duboce Avenue,*~~

~~*(L) Noe Street from Duboce Avenue to Market Street, and*~~

~~*(M) Dolores Street from Market Street to 16th Street.*~~

~~*(N) Harrison Street from 2nd Street to 6th Street,*~~

~~*(O) Bryant Street from 2nd Street to 6th Street, and*~~

~~*(P) 5th Street from Howard Street to Townsend Street.*~~

~~*(4) In all zoning districts except RH, M, NC-S, P, PDR, and SALI, where an alternative frontage is not available, parking or loading access along any Transit Preferential Street as designated in the Transportation Element of the General Plan, or Neighborhood Commercial Street or*~~

~~*Commercial Throughways defined in the Better Streets Plan, or any SFMTA Board of Directors adopted bicycle routes or lanes, may be allowed on streets not listed in subsection (r)(2) above as an exception in the manner provided in Section 309 for C-3-O(SD) Districts, Section 329 for Mixed-Use 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 negative impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.*~~

~~*(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 ~~d~~*Dwelling* ~~u~~*Unit*, (3) the building has not had two or more evictions with each eviction associated with a separate ~~u~~*Dwelling Unit*(s) within the past *10* ~~ten~~ years, and (4) the garage would not front on an Alley pursuant to Section 155(r)~~(2)~~*(1)* of this Code or on a public right-of-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.**

* * * *

(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 or on a public right-of-way narrower than 41 feet, and (5) the proposed garage opening/ addition of off-street parking is consistent with the Priority Policies of Section 101.1 of this Code.

* * * *

SEC. 249.71. YERBA BUENA CENTER MIXED-USE SPECIAL USE DISTRICT.

* * * *

(c) **Use Controls.** The following provisions shall apply to the special use district:

* * * *

(8) **Protected Street Frontages.**

(A) Section 155(r)~~(3)~~*(4)(A)-(B)* shall not apply within the special use district.

(B) For the purposes of Section 155(r)(4)*(C)*, the project does not have alternative frontage to Third Street and Mission Street, and therefore curb cuts accessing off-street parking or loading off Third Street and Mission Street may be permitted as an exception pursuant to Section 309 and Section 155(r)(4)*(C)*.

* * * *

Section 10. San Francisco Municipal Transportation Agency Special Use District. Article 2 of the Planning Code is hereby amended by adding Section 249.11, to read as follows:

SEC. 249.11 NON-CONTIGUOUS SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY SITES SPECIAL USE DISTRICT.

*(a) **Purpose.** There shall be a non-contiguous Special Use District ("SUD") for sites owned by the City and County of San Francisco and under the jurisdiction of the San Francisco Municipal Transportation Agency (SFMTA) to enable SFMTA to use the sites for transportation and other Public uses as well as uses permitted by the underlying zoning district. This SUD also enables mixed-use residential development with characteristics not accommodated by underlying zoning.*

*(b) **Applicability.** The provisions in this Section 249.11 shall apply to the following Assessor's Block/Lots: 0019/001; 0490/009, 010, 011, 012, 013; 0635/009, 009A; 0669/012; 1072/001; 1439/035, 036, 045, 048, 049; 1440/028, 029, 030; 1453/020; 1526/002, 028, 028A; 1596/044, 045; 1730/050; 1763/044; 2647/034, 017; 2864/050; 2979A/002, 034; 2988A/007; 3582/087; 6507/023; 6972/036; 7225/013; 7226/016. Notwithstanding Planning Code Section 206.10, which prohibits projects within SUDs that implement Development Agreements from using the HC-SF Program, residential development projects within this SUD may use the HC-SF Program even when such development is associated with a Development Agreement, Project Agreement or other similar agreement.*

*(c) **General Controls.***

*(1) **Permitted Uses.** In addition to any uses permitted by the zoning district in which the lot is located, uses permitted under Section 211.1 shall be principally permitted and uses conditionally permitted under 211.2 shall be conditionally permitted. Where there is a conflict between land use controls in the underlying zoning district and those in Sections 211.1 or 211.2, the more permissive control shall apply.*

*(2) **Residential Density.** Maximum residential density limits or Floor Area Ratio limits shall not apply to Residential Uses in the SUD. Form Based density shall apply to Residential Uses in the SUD.*

*(3) **Measurement of Height.** Notwithstanding Planning Code Section 260(a) regarding Method of Measurement, the height of a structure containing a Public Facility may be measured from the centerline of such structure along any frontage for that structure's entire depth.*

*(4) **Bulk and Lot Coverage.** For Development projects that are in height districts that allow heights of 400 feet or greater, and are using the HC-SF Program in Section 206.10, the following bulk controls and lot coverage provisions shall apply:*

(A) Notwithstanding Sections 270(i)(1)(A)(i) and 270(i)(1)(B)(i) no setbacks are required for interior property lines abutting lots with a Public Facility.

(B) Below a height of 85 feet, no rear yard or lot coverage limits shall apply. For portions of a building between 85 feet in height and 120 feet in height, the bulk controls of Section 270(i) shall not apply; rather, for a lot that does not include a Public Facility, the lot coverage shall be limited to 60% of the lot area.

(C) For portions of a building above 120 feet in height (herein "above the podium"), building mass may be provided in up to two towers that meet the bulk limits of Section 270(i)(1). However, the following exceptions to Section 270(i)(1) shall apply:

(i) Tower separation may be reduced to not less than 50 feet if the height of the shorter tower above the podium is no taller than one-half the height of the taller tower above the podium.

(ii) A tower's average floorplate above the podium shall be no larger than 14,000 square feet.

(iii) If there are two towers, one of the towers shall not be taller than 360 feet.

(iv) The combined maximum gross floor area of two towers, measured for floors between 120 feet and 360 feet in height shall be limited to 576,000 square feet.

(v) The average floorplate for the top 1/3 portion of a tower above the podium shall be reduced in square footage by 10% from the average floorplate of the lower 2/3 portion of the tower, and the allowed maximum dimensions in Section 270(i)(B) for such top 1/3 portion of the tower shall be reduced by 5% from the lower 2/3 portion of the tower.

(vi) The standards in this subsection (c)(4)(C) are not eligible for the reduction or modification of standards in Section 206.10(d)(1)(M).

*(5) **Open Space.** Section 135 shall apply, except as follows:*

*(A) **On-Site Publicly Accessible Usable Open Space.** The usable open space requirement may be met for projects subject to the SUD with on-site publicly accessible usable open space, including open space otherwise required by Planning Code Section 270.3. When on-site publicly accessible usable open space is provided, the maintenance, information plaque, and liability provisions of Section 270.3(e) shall apply.*

*(B) **Off-Site Publicly Accessible Usable Open Space.** When additional off-site improvements are made to meet the usable open space requirement, including improvements on adjacent sidewalks and public rights-of-way, such open space improvements shall comply with all applicable regulations of the San Francisco Municipal Transportation Agency, San Francisco Art Commission, the Department of Public Works, the Bureau of Light, Heat and Power of the Public Utility Commission, or any other public agency, as applicable. The property owner shall maintain all such improvements and meet the liability provisions of Section 270.3(e) for the life of the project.*

*(6) **Development Impact Fees.** For a development project on land subject to the SUD:*

(A) With the recommendation of the SFMTA Board of Directors, the Board of Supervisors may waive all or a portion of any applicable Transportation Sustainability Fee under Section 411A, and all or a portion of any applicable Jobs-Housing Linkage Program requirements under Section 413.

(B) The provisions of Section 415 et seq., as amended or replaced from time to time, shall apply. Notwithstanding Section 415.6(h)(1), a development project may receive development subsidies if the development provides the same number of on-site affordable units as required by the applicable on-site affordable housing requirement in Section 415 et seq., or any temporary reduction as set forth in Sections 415A et seq. or 415B et seq., plus an additional number of on-site affordable units equal to 25% of the applicable on-site affordable units. Additional units shall be provided as affordable to households at or below 80% of Area Median Income. Any units required to be affordable to middle- or moderate-income households under Sections 415.6(a), 415A, or 415B, as applicable, or this subsection 249.11(c)(6)(B), may instead be affordable to moderate- or low-income households. Notwithstanding Section 415.6(f)(1), the moderate and low income units may be located anywhere in the project.

Section 11. Displaced Businesses. Article 2 of the Planning Code is hereby amended by adding Section 202.17, to read as follows:

SEC. 202.17. PERMITTED USES AND USE SIZE LIMITS FOR DISPLACED BUSINESSES; NOTICE REQUIREMENT.

*(a) **Purpose.** It is to the general benefit of the people of San Francisco and the unique character of the City and its neighborhoods to retain commercially viable businesses that are forced to close and relocate for a variety of reasons, including but not limited to new development, escalating commercial rent, or other economic hardship. The provisions of this Section 202.17 are intended to streamline and increase opportunities for Displaced Businesses to relocate within the City, but do not override any controls enacted by voter initiative.*

*(b) **Definitions.** The following definitions shall apply to this Section 202.17.*

***New Location** means the site or location where a Displaced Business seeks to be permitted.*

Prior Location *means the place of operation where a Displaced Business was lawfully permitted and operated for at least five years prior to relocating to the New Location.*

Displaced Business *means a commercial or institutional use with less than 50,000 square feet of Gross Floor Area, whose lease expired and was not renewed, or was otherwise terminated by the property owner, and submits a complete Development Application to relocate to a New Location within five years of the property owner submitting a complete Development Application for development at the site of the Prior Location. Any Displaced Business shall not be considered a Displaced Business upon the Department's approval of the first Development Application to relocate to the New Location.*

(c) ***Controls.***

(1) ***Conditional Use Authorization Not Required.*** *Notwithstanding any other provision of this Code, if the use and use size associated with a Displaced Business is either principally or conditionally permitted in the zoning district of the New Location, the use and use size of the Displaced Business shall be principally permitted. In no event shall this subsection be construed to permit a use or use size that is not permitted in the zoning district of a proposed New Location, or to allow Formula Retail uses in the Neighborhood Commercial Districts without Conditional Use authorization.*

(2) ***No Development Impact Fees.*** *A relocating Displaced Business shall not be subject to fees pursuant to Article 4.*

(d) ***Notice of Development Applications to Existing Businesses.*** *Within 15 days of determining that a Development Application is complete or deemed complete, if the Development Application is proposed at a property where there is an existing commercial or industrial use with less than 50,000 square feet of Gross Floor Area, the Department shall provide mailed and electronic notice of the Development Application to the existing non-residential tenant and the Office of Small Business. This provision does not increase or decrease the rights or obligations of the property owner or non-residential tenant pursuant to a private agreement, such as a lease.*

Section 12. Miscellaneous Amendments. These amendments are related to the Housing Element rezoning, and include other code changes to streamline the consideration of housing projects. Articles 1, 1.2, 2, and 3 of the Planning Code are hereby amended by revising Sections 102, 202.2, 306.1, 311 and 317, and deleting Sections 140.1, 206.5, and 318, to read as follows.

SEC. 102. DEFINITIONS.

* * * *

DBI. The San Francisco Department of Building Inspection or its successor.

Density, Form-Based. *A type of residential density where the maximum number of residential units is not numerically limited by lot or lot area but by the number of units that could be built within the volume of a proposed development that complies with all applicable Planning Code requirements and Objective Standards. Such requirements and standards include, but are not limited to, Height, Bulk, Rear Yard, Lot Coverage, Setbacks, Open Space, Dwelling Unit Exposure, and Dwelling Unit Mix.*

Density, Numeric. *A type of residential density where the permitted maximum number of residential units is calculated based on a specified number of units per lot, or number of units per lot area.*

* * * *

Objective Standard. *A standard that does not involve personal or subjective judgment and is publicly available and uniformly verifiable by reference to a benchmark or criterion and knowable, including but not limited to those in the Planning Code or any applicable standards adopted by the Planning Commission, Zoning Administrator, or Board of Supervisors (by ordinance), which are under the purview of the Planning Commission, Planning Department, or Zoning Administrator, including any Citywide Design Standards.*

Occupied Floor Area. See Floor Area, Occupied.

* * * *

Residential Care Facility. An Institutional Healthcare Use providing lodging, board, and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such 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 limited to, a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases, or psychological disorders.

Residential Flat. *A Residential Unit in a building containing two or more Dwelling Units, that has contiguous habitable space that extends the full depth of the building on the same story from the front street-facing façade to the rear of the building, and has windows or doorways on both front and rear facades from at least one habitable room that is not a hallway.*

* * * *

~~***SEC. 140.1. COMMON AREA REQUIREMENT FOR EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.***~~

~~*Buildings with 20 or more Efficiency Dwelling Units with reduced square footage, as defined in Section 318 of this Code, shall include at least one common room for use by the residents. Such common room(s) may be used as study or reading rooms, shared kitchen or dining facilities, media rooms, game rooms, fitness facilities, or similar uses appropriate to the needs of residents. Interior common areas shall be of sufficient size to reasonably accommodate residents' needs, but in no event shall the area required be less than ten square feet per unit.*~~

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

* * * *

(f) **Residential Uses.** The Residential Uses listed below shall be subject to the corresponding conditions:

(1) **Senior Housing.** To qualify as Senior Housing, as defined in Section 102 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 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.

* * * *

~~***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 with State Law, but is not consistent with the requirements for the Analyzed State Density Bonus Program established in Section 206.5. Third, Section 206.7 describes density bonuses available under the State code for the provision of childcare facilities.*~~

~~*This Section 206.5 implements the Analyzed State Density Bonus Program or "Analyzed State Program." The Analyzed State Program offers an expedited process for projects that seek a density bonus that is consistent with, among other requirements set forth below, the pre-vetted menu of incentives, waiver and concessions.*~~

~~*(b) **Applicability.***~~

~~*(1) A Housing Project that meets all of the requirements of this subsection (b)(1) or is a Senior Housing Project meeting the criteria of (b)(2) shall be an Analyzed State Density Bonus Project or an "Analyzed Project" for purposes of Sections 206 et seq. A Housing Project that does not meet all of the requirements of this subsection (b), but seeks a density bonus under State law may apply for a density bonus under Section 206.6 as an Individually Requested State Density Bonus Project. To qualify for the Analyzed State Density Bonus Program a Housing Project must meet all of the following:*~~

~~*(A) contain five or more residential units, as defined in Section 102, not including any Group Housing as defined in Section 102, efficiency dwelling units with reduced square*~~

~~*footage defined in Section 318, and Density Bonus Units permitted through this Section 206.5 or other density program;*~~

~~*(B) is not seeking and receiving a density or development bonus under Section 207; the HOME-SF Program, Section 206.3; the 100 Percent Affordable Housing Bonus Program, Section 206.4; or any other local or State density bonus program that provides development bonuses;*~~

~~*(C) for projects located in Neighborhood Commercial Districts is not seeking to merge lots that result in more than 125 linear feet in lot frontage on any one street;*~~

~~*(D) is located in any zoning district that: (i) is not designated as an RH-1 or RH-2 Zoning District; (ii) establishes a maximum dwelling unit density through a ratio of number of units to lot area, including but not limited to, RH-3, RM, RC, C-2, Neighborhood Commercial, Named Neighborhood Commercial, and SoMa Mixed Use Districts, but only if the SoMa Mixed Use District has a density measured by a maximum number of dwelling units per square foot of lot area; (iii) is not in the North of Market Residential Special Use District, Planning Code Section 249.5 until the Affordable Housing Incentive Study is completed at which time the Board will review whether the North of Market Residential Special Use District should continue to be excluded from this Program. The Study will explore opportunities to support and encourage the provision of housing at the low, moderate, and middle income range in neighborhoods where density controls have been eliminated. The goal of this analysis is to incentivize increased affordable housing production levels at deeper and wider ranges of AMI and larger unit sizes in these areas through 100% affordable housing development as well as below market rate units within market rate developments; (iv) is not located within the boundaries of the Northeastern Waterfront Area Plan south of the centerline of Broadway; and (v) is not located on property under the jurisdiction of the Port of San Francisco;*~~

~~*(E) is providing all Inclusionary Units as On-site Units under Section 415.6;*~~

~~*(F) includes a minimum of nine foot ceilings on all residential floors;*~~

~~*(G) is seeking only Concessions or Incentives set forth in subsection (c)(4);*~~

~~*(H) is seeking height increases only in the form of a waiver as described in subsection (c)(5);*~~

~~*(I) does not demolish, remove, or convert any residential units;*~~

~~*(J) consists only of new construction, and excluding any project that includes an addition to an existing structure;*~~

~~*(K) includes at the ground floor level active uses, as defined in Section 145.1 at the same square footages as any neighborhood commercial uses demolished or removed;*~~

~~*(L) if any retail use is demolished or removed, does not include a Formula Retail use, as defined in Section 303.1, unless the retail use demolished or removed was also a Formula Retail use, or one of the following uses: Gas Stations, Private or Public Parking Lots, Financial Services, Fringe Financial Services, Self Storage, Motel, Automobile Sales or Rental, Automotive Wash, Mortuaries, Adult Business, Massage Establishment, Medical Cannabis Dispensary, and Tobacco Paraphernalia Establishment, as those uses are defined in Planning Code Section 102;*~~

~~*(M) all on-site income-restricted residential units in the Housing Project are no smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017; and*~~

~~*(N) notwithstanding any other provision of this Code, includes a minimum dwelling unit mix of at least 40% of all units as two or three bedroom units, including at least 10% of units as three bedroom units. Larger units should be distributed on all floors, and prioritized in spaces adjacent to open spaces or play yards. Units with two or three bedrooms should incorporate family friendly amenities, including bathtubs, dedicated cargo bicycle parking, dedicated stroller storage, and open space and yards designed for use by children.*~~

~~*(2) A Senior Housing Project, as defined in Section 102, may qualify as an Analyzed State Density Bonus Project if it follows all of the procedures and conditions set forth in Planning Code Section 202.2(f).*~~

~~*(3) If located north of the centerline of Post Street and east of the centerline of Van Ness Avenue, all otherwise eligible Analyzed State Law Density Bonus Projects shall only be permitted on:*~~

~~*(A) lots containing no existing buildings; or*~~

~~*(B) lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements and required setbacks.*~~

~~*(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 On-site 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*~~	~~*B*~~	~~*C*~~	~~*D*~~	~~*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*~~	~~*100%*~~	~~*50%*~~	~~---~~	~~---~~

~~*requirements of § 202.2(f).*~~				

~~*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 more than one income category, up to a maximum of 35% of the Maximum Allowable Gross Residential Density.*~~

~~*(B) An applicant may elect to receive a Density Bonus that is less than the amount permitted by this Section; however, the City shall not be required to similarly reduce the number of Restricted Affordable Units required to be dedicated pursuant to this Section and Government Code Section 65915(b).*~~

~~*(C) In no case shall a Housing Project be entitled to a Density Bonus of more than 35%, unless it is a Senior Housing Project meeting the requirements of Section 202.2(f).*~~

~~*(D) The Density Bonus Units shall not be included when determining the number of Restricted Affordable Units required to qualify for a Density Bonus. Density bonuses shall be calculated as a percentage of the Maximum Allowable Gross Residential Density.*~~

~~*(E) Any Restricted Affordable Unit provided pursuant to the on-site requirements of the Inclusionary Affordable Housing Program, Section 415 et seq., shall be included when determining the number of Restricted Affordable Units required to qualify for a Development Bonus under this Section 206.5. The payment of the Affordable Housing Fee shall not qualify for a Development Bonus under this Section. The provision of Off-site Units shall not qualify the Principal*~~

~~*Project for a Density Bonus under this Section; however an Off-site Unit may qualify as a Restricted Affordable Unit to obtain a density bonus for the Off-site Project.*~~

~~*(F) In accordance with state law, neither the granting of a Concession, Incentive, waiver, or modification, nor the granting of a Density Bonus, shall be interpreted, in and of itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.*~~

~~*(3)* **Concessions and Incentives.** *Analyzed Projects shall receive concessions or incentives, in the amounts specified in Table 206.5B:*~~

~~*Table 206.5B*~~
~~*Concessions and Incentives Summary – Analyzed Projects*~~

~~*Target Group*~~	~~*Restricted Affordable Units*~~		
~~*Very Low Income*~~	~~*5%*~~	~~*10%*~~	~~*15%*~~
~~*Lower Income*~~	~~*10%*~~	~~*20%*~~	~~*30%*~~
~~*Moderate Income (Common Interest Development)*~~	~~*10%*~~	~~*20%*~~	~~*30%*~~
~~*Maximum Incentive(s)/ Concession(s)*~~	~~*1*~~	~~*2*~~	~~*3*~~

~~*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 required.*~~

~~*(D) **Parking:** up to a 50% reduction in the residential and commercial parking requirement, per Section 151 or any applicable special use district.*~~

~~*(E) **Open Space:** up to a 5% reduction in required common open space per Section 135, or any applicable special use district.*~~

~~*(F) **Additional Open Space:** up to an additional 5% reduction in required common open space per Section 135 or any applicable special use district, beyond the 5% provided in subsection (E) above.*~~

~~*(5) **Waiver or Modification of Height Limits.** Analyzed Projects may request a waiver of the applicable height restrictions if the applicable height limitation will have the effect of physically precluding the construction of a Housing Project at the densities or with the Concessions or Incentives permitted by subsection (c)(4). Analyzed Projects may receive a height bonus as of right of up to twenty feet or two stories, excluding exceptions permitted per Section 260(b), if the applicant demonstrates that it qualifies for a height waiver through the following formula:*~~

~~***Step one: Calculate Base Density and Bonus Density Limits***~~

~~*Calculate Base Density (BD), as defined in Section 206.2.*~~

~~*Bonus Density Limit (BD): ED multiplied by 1.XX where XX is the density bonus requested per Section 206.5 of this Code (e.g. 7%, 23%, 35%), not to exceed 1.35, the maximum density bonus available by this Section.*~~

~~***Step two: Calculate Permitted Envelope (PE).*** *Buildable envelope available under existing height and bulk controls.*~~

~~*PE equals lot area multiplied by permitted lot coverage, where lot coverage equals .75, or .8 if the developer elects to request a rear yard modification under Section 206.5(c)(4)(A), multiplied by existing height limit (measured in number of stories), minus one story for projects in districts where non-residential uses are required on the ground floor, and minus any square footage subject to bulk limitations (for parcels that do not have an X bulk designation).*~~

~~***Step three: Calculate Bonus Envelope (BE).*** *Residential envelope necessary to accommodate additional density ("Bonus envelope" or "BE").*~~

~~*BE equals Bonus Density multiplied by 1,000 gross square feet.*~~

~~***Step four: Calculate Additional Residential Floors.*** *Determine the number of stories required to accommodate bonus:*~~

~~*(A) If BE is less than or equal to PE, the project is not awarded height under this subsection (c)(5).*~~

~~*(B) If BE is greater than PE, the project is awarded height, as follows:*~~

~~*(i) If BE minus PE is less than the lot area multiplied by 0.75, project is allowed one extra story; total gross square footage of building not to exceed BE; or*~~

~~*(ii) If BE minus PE is greater than the lot area multiplied by 0.75 (i.e. if the difference is greater than one story), project is allowed two extra stories; total gross square footage of building not to exceed BE.*~~

~~***(d) Application.*** *An application for an Analyzed State Density Bonus Project under this Section 206.5 shall be submitted with the first application for approval of a Housing Project and shall be processed concurrently with all other applications required for the Housing Project. The application shall be on a form prescribed by the City and, in addition to any information required for other applications, shall include the following information:*~~

~~*(1) A description of the proposed Housing Project, including the total number of dwelling units, Restricted Affordable Units, and Density Bonus Units proposed;*~~

~~*(2) Any zoning district designation, Base Density, assessor's parcel number(s) of the project site, and a description of any Density Bonus, Concession or Incentive, or waiver requested;*~~

~~*(3) A list of the requested Concessions and Incentives from Section 206.5(c)(4);*~~

~~*(4) If a waiver or modification of height is requested under Section 206.5(c)(5), a calculation demonstrating how the project qualifies for such waiver under the formula;*~~

~~*(5) A full plan set including site plan, elevations, sections, and floor plans, number of market-rate units, Restricted Affordable Units, and Density Bonus units within the proposed Housing Project. The location of all units must be approved by the Planning Department before the issuance of the building permit;*~~

~~*(6) Level of affordability of the Restricted Affordable Units and a draft Regulatory Agreement; and*~~

~~*(7) Documentation that the applicant has provided written notification to all existing commercial tenants that the applicant intends to develop the property pursuant to this section. Any affected commercial tenants shall be given priority processing similar to the Department's Community Business Priority Processing Program, as adopted by the Planning Commission on February 12, 2015 under Resolution Number 19323 to support relocation of such business in concert with access to relevant local business support programs. In no case may a project receive a site permit or any*~~

~~*demolition permit prior to 18 months from the date of written notification required by this Section 206.5(d)(7).*~~

~~***(e) Review Procedures.** An application for an Analyzed State Density Bonus Project, shall be acted upon concurrently with the application for other permits related to the Housing Project.*~~

~~*(1) Before approving an application for an Analyzed Project, the Planning Department or Commission shall make written findings that the Housing Project is qualified as an Analyzed State Density Bonus Project.*~~

~~*(2) Analyzed Projects shall be governed by the conditional use procedures of Section 303. All notices shall specify that the Housing Project is seeking a Development Bonus and shall provide a description of the Development Bonuses requested. Analyzed Projects shall also be reviewed for consistency with the Affordable Housing Bonus Program Design Guidelines.*~~

~~***(f) Regulatory Agreements.** Recipients of a Density Bonus, Incentive, Concession, waiver, or modification shall enter into a Regulatory Agreement with the City, as follows.*~~

~~*(1) The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.*~~

~~*(2) Following execution of the agreement by all parties, the completed Density Bonus Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.*~~

~~*(3) The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.*~~

~~*(4) The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:*~~

~~*(A) The total number of dwelling units approved for the Housing Project, including the number of Restricted Affordable Units, Inclusionary Units, HOME-SF Units or other restricted units;*~~

~~*(B) A description of the household income group to be accommodated by the Restricted Affordable Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price;*~~

~~*(C) The location, dwelling unit sizes (in square feet), and number of bedrooms of the Restricted Affordable Units;*~~

~~*(D) Term of use restrictions for Restricted Affordable Units of at least 55 years for Moderate Income units and at least 55 years for Low and Very Low units;*~~

~~*(E) A schedule for completion and occupancy of Restricted Affordable Units;*~~

~~*(F) A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;*~~

~~*(G) A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third 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.*~~

SEC. 306.1. APPLICATIONS AND FILING FEES.

* * * *

(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 A~~a~~*pplications 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 A~~a~~*pplications 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.

* * * *

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

* * * *

(c) ~~***Planning Entitlement***~~ ***Development*** **Application Review for Compliance.** Upon acceptance of any *Development A~~a~~*pplication 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 S~~s~~*tandards 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 *and Standards*.** The construction of new buildings and alteration of existing buildings shall be consistent with the design policies and guidelines of the General Plan*, applicable Objective Standards,* ~~*and with*~~ the "Residential Design Guidelines," and all other applicable design guidelines *and standards* as adopted and periodically amended for specific areas or conditions by the Planning Commission. ~~*The design for new buildings with 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.

* * * *

(5) **Notification Period.** All ~~*planning entitlement*~~ *Development* *A~~a~~*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 *311* may be waived by the Zoning Administrator for ~~*planning entitlement*~~ *Development* *A~~a~~*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* *A~~a~~*pplication is required is both substantially included in the hearing notice and is the subject of the hearing.

(7) **Notification Package.** The notification package for a project subject to notice under this Section 311 shall include a written notice and reduced-size drawings of the project. Distributed plans and drawings may be limited to comply with applicable state laws.

* * * *

(D) The ~~*planning entitlement*~~ *Development* *A~~a~~*pplication number(s) shall be disclosed in the written notice. The start and expiration dates of the notice shall be stated. A description about the recipient's rights to request additional information, to request Discretionary Review by the Planning Commission and to appeal to other boards or commissions shall be provided.

* * * *

(e) **Requests for Planning Commission Review.** A request for the Planning Commission to exercise its discretionary review powers over a specific ~~*planning entitlement*~~

Development *A~~a~~*pplication shall be considered by the Planning Commission if received by the Planning Department no later than 5:00 p.m. of the last day of the notification period as described in this Section 311, subject to guidelines adopted by the Planning Commission. The project sponsor of a ~~*planning entitlement*~~ *Development* *A~~a~~*pplication may request discretionary review by the Planning Commission to resolve conflicts between the Director of Planning and the project sponsor concerning requested modifications to comply with the Residential Design Guidelines, or other applicable design guideline~~s~~ *or standard*.

* * * *

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

(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.

* * * *

(7) "Residential Merger" shall mean the combining of two or more Residential 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.*

* * * *

(c) **Applicability; Exemptions.**

* * * *

*(12) **Residential Flats.** Notwithstanding anything to the contrary in this Section 317, projects that propose the Merger, reconfiguration, or reduction in size of Residential Flats shall not require a Conditional Use authorization if the project would increase the number of Dwelling Units on the property.*

* * * *

(g) **Conditional Use Criteria.**

* * * *

(6) **Residential Demolition.** The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

* * * *

(L) whether the project increases the number of family-sized units on-site*, and in the case of demolition of any Residential Flats whether the proposed project is maintaining or increasing the number of units on the lot that contain at least two or more bedrooms or that are at least equivalent in size to the Residential Flats being demolished*;

* * * *

(8) **Denial of Application to Remove an Unauthorized Unit; Requirement to Legalize the Unit.** If the Planning Commission denies an application to Remove an Unauthorized Unit, the property owner shall file a~~n~~ *Development Application and any necessary* application for a building permit to legalize the Unit. Failure to do so within a reasonable period of time, as determined by the Zoning Administrator, shall be deemed to be a violation of the Planning Code.

*(9) **Residential Flats.** In addition to the other considerations in this subsection (g), the Planning Commission shall consider the criteria below when reviewing a project application that would merge a Residential Flat such that it would no longer meet the definition of a Residential Flat:*

(A) whether reduction in size, reconfiguration, or merger of the Flat(s) would reduce the size of any Flat by more than 25% of its original floor area; and

(B) whether the proposed project is maintaining or increasing the number of units on the Lot that contain at least two or more bedrooms or that are at least equivalent in size to the Residential Flats being reduced or reconfigured.

* * * *

~~***SEC. 318. EFFICIENCY DWELLING UNITS WITH REDUCED SQUARE FOOTAGE.***~~

~~***(a) Definition.** For purposes of this Section, an "Efficiency Dwelling Unit with reduced square footage" shall mean an Efficiency Dwelling Unit with a living room of less than 220 square feet and*

~~*meeting the requirements of Section 1208.4 of the San Francisco Building Code that is not affordable housing, group housing, or student housing as defined in this Code.*~~

~~***(b) Limitation on the Total Number of Efficiency Dwelling Units with Reduced Square Footage That Can Be Constructed.** The Planning Department may approve the construction of up to a total number of 375 Efficiency Dwelling Units with reduced square footage; provided, however, that Efficiency Dwelling Units shall not be included in this total. For purposes of this subsection, individual units will be counted even if they comprise less than the total number of units in the building.*~~

~~***(c) Reporting and Reauthorization.** After the approval of approximately 325 Efficiency Dwelling Units with reduced square footage, the Planning Department in collaboration with the Mayor's Office of Housing shall submit a report to the Board of Supervisors that provides whatever information those Departments believe will assist the Board in determining whether to increase the numerical cap on the number of Efficiency Units with reduced square footage or to otherwise modify the requirements. At a minimum, the report shall include the following information:*~~

~~*(1) Pricing information, based on data from the Assessor's Office, for sales properties and, to the extent feasible, rental prices for the Efficiency Dwelling Units with reduced square footage;*~~

~~*(2) A comparison of the sales and rental pricing information for Efficiency Dwelling Units with reduced square footage to similar data for studio and 1-bedroom dwelling units;*~~

~~*(3) A map showing where the Efficiency Dwelling Units with reduced square footage are located, both projects that are entitled but not yet built and projects that have been constructed;*~~

~~*(4) A comparison of the numbers of Efficiency Dwelling Units with reduced square footage that are entitled and/or built and the goals for other dwelling unit sizes within any adopted Area Plans; and*~~

~~*(5) A comparison of the numbers of Efficiency Dwelling Units with reduced square footage with the quantified housing production goals, to the extent available by household income level, set forth in the Regional Housing Needs Allocation.*~~

Section 13. Conforming Changes to Zoning Tables. Articles 2, 7, and 8 of the Planning Code is hereby amended by revising Sections 210.1, 210.2, 210.3, 210.4, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 780.1, 780.3, 810, 811, 812, 825, 827, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, and 840 to read as follows:

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

* * * *

Table 210.1

ZONING CONTROL TABLE FOR C-2 DISTRICTS

Zoning Category	***§ References***	***C-2***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 132.1, 250-252, 260, *263.19,* 270, *270.3,* 271, 295	~~*Generally 40-X*~~*Varies*. Additional Height Limits of § 261 apply. See Height and Bulk District Maps.
Floor Area Ratio	§§ 102, 123, 124, *207.9*	Basic FAR limit is 3.6 to 1. For a lot that is nearer to an RM-4 or RC-4 District than to any other R

		District, the FAR is 4.8 to 1. For a lot that is nearer to a C-3 District than to any R District the FAR is 10.0 to 1. FAR in the Waterfront and Washington-Broadway Special Use Districts is 5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		
Miscellaneous		
* * * *		
Signs	§ 607	As permitted by ~~*Section*~~ § 607.
Design Guidelines and Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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 Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~

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 three Bedrooms.*
* * * *		
Residential Uses		
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (5)	§ 207	P at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 square feet of lot area. NP above. (8) *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.
Senior Housing *Density*	§§102, 202.2(f), *207*	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.*
~~*Residential Density,*~~ Group Housing *Density*	§208	P at a density ratio not exceeding the maximum density permitted for group housing 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 greater density; provided, that the maximum density ratio shall in no case be less than one bedroom for each 275 square feet of lot area. NP above. (8)

		Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)) and other parcels per footnote 8.
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
Drive-up Facility	§ 102	~~P~~C
* * * *		

* * * *

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

* * * *

(8) *Form-Based Zoning applies* ~~I~~in C-2 zoning districts*: (i) on parcels in the R-4 Height and Bulk District; and (ii) on parcels* east of or fronting Franklin Street/13th Street and north of Townsend Street, except for parcels within the Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension~~, there is no density limit~~. The Jackson Square Historic District Extension shall include parcels within the area bounded by the northern boundary of the Jackson Square Historic District and the centerline of Sansome Street, Kearny Street, and Broadway. ~~On parcels with no density limit, density is regulated by the permitted height and bulk, and required setbacks, exposure, open space, and other Code requirements applicable to each development lot.~~

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

* * * *

Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

Zoning Category	***§ References***	***C-3-O***	***C-3-O(SD)***	***C-3-R***	***C-3-G***	***C-3-S***
BUILDING STANDARDS						
Massing and Setbacks						
Height and Bulk Limits	§§ 102, 105, 106, 250-252, 260, *263.19,* 261, 270, *270.3,* 271	Varies. See also Height and Bulk District Maps.				
* * * *						
Basic Floor Area Ratio *(2)*	§§ 102, 123, 124*, 207.9*	9.0 to 1	6.0 to 1	6.0 to 1	6.0 to 1	5.0 to 1
* * * *						
Miscellaneous						
* * * *						
Signs	§ 607	As permitted by ~~*Section*~~ § 607.				
Design Guidelines and Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*				

Housing Choice-SF	*§ 206.10*	*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 Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
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 three Bedrooms.*
* * * *		
Residential Uses		
~~*Residential Density,*~~ Dwelling Unit~~s~~ *Density, General* (7)	§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
Senior Housing *Density*	§§102, 202.2(f)*, 207*	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density*
~~*Residential Density,*~~ Group Housing *Density*	§208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(2) ~~*[Reserved.]*~~ *For Office Uses in all C-3 Districts minimum intensities may apply pursuant to § 207.9.*

* * * *

SEC. 210.3. PDR DISTRICTS.

* * * *

Table 210.3

ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	***§ References***	***PDR-1-B***	***PDR-1-D***	***PDR-1-G***	***PDR-2***
* * * *					
RESIDENTIAL STANDARDS AND USES					
Development Standards					
* * * *					
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units; in C-3, only for Removal above the ground floor.*~~			
* * * *					

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SEC. 210.4. M DISTRICTS: INDUSTRIAL.

* * * *

Table 210.4

ZONING CONTROL TABLE FOR M DISTRICTS

Zoning Category	**§ References**	**M-1**	**M-2**
BUILDING STANDARDS			

* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C *~~for Removal of one or more Residential Units or Unauthorized Units.~~*
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 three Bedrooms.*
* * * *		
Residential Uses		
~~Residential Density,~~ Dwelling Unit*~~s~~ Density* (3)	§ 207	C at a density ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 feet of lot area. Any remaining fraction of one-half or more

		of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units. NP above.	
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*	
Senior Housing	§ 102	NP	NP
* * * *			
NON-RESIDENTIAL STANDARDS AND USES			
Development Standards			
Floor Area Ratio	§§ 102, 123, *207.9,* 124	5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*	5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			

* * * *

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

* * * *

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*er*-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story*, with certain exceptions*. 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	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	Varies*, but generally 40-X*. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot ~~*R*~~*r*equired*~~.~~; 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 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).*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active 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 Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		

Lot Size (Per Development)	§§ 102, 121.1	P(2)
Planned Unit Development	§ 304	C
Awning	§ 136.1	P
Canopy or Marquee	§ 136.1	NP*(4)*
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by § 607.1
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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		

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking required. Maximum permitted per § 151.~~.~~ Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.		
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 three Bedrooms.		
Use Characteristics				
Intermediate Length Occupancy	§§ 102, 202.10	P(11)		
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~§§ 207.1 and 207.2.		

Dwelling Unit Density, *General*	§§ 102, 207	1 unit per 800 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 and Bulk District (§§ 263.19, 270(i)).*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	1 bedroom per 275 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 and Bulk District (§§ 263.19, 270(i)).*
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the

		district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
Use Size	§*§* 102, *121.2*	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156,	No car parking required.~~.~~ Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		

	161, 166, 204.5			
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§ 102, 303.1	C		
Hours of Operation	§§ 102	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102, 145.2, 202.2	P if located in front of building or if it complies with Section 202.2(a)(7); C if located elsewhere.		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES		**CONTROLS BY STORY**		
		1st	**2nd**	**3rd+**
Agricultural Use Category				
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P

Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Electric Vehicle Charging Location	§§102, 202.2(b), 202.13	C(13)	C(13)	C(13)
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	NP	NP
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102, 202.4	C	C	C
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C

Industrial Use Category					
Industrial Uses*	§§ 102, 202.2(d)	NP	NP	NP	NP
Institutional Use Category					
Institutional Uses*	§ 102	P	C	NP	
Child Care Facility	§ 102	P	P	P	
Community Facility	§ 102	P	P	P	
Hospital	§ 102	NP	NP	NP	
Medical Cannabis Dispensary	§§ 102, 202.2(e)	NP(6)	NP(6)	NP	
Public Facilities	§ 102	P	P	P	
Religious Institution	§ 102	P	C	NP	
Residential Care Facility	§ 102	P	P	P	
Social Service or Philanthropic Facility	§ 102	P	P	P	
Sales and Service Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P(3)	NP	NP	
Adult Business	§ 102	NP	NP	NP	
Adult Sex Venue	§ 102	NP	NP	NP	
Animal Hospital	§ 102	P	P	P	

Bar	§§ 102, 202.2(a)	P(6)	NP	NP
Cannabis Retail	§§ 102, 202.2(a)	NP(6)	NP(6)	NP
Flexible Retail	§§ 102, 202.9	P	NP	NP
Gym	§ 102	P	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P(6)(9)	NP	NP
Massage Establishment	§§ 102, 204, 703	P	NP(12)	NP(12)
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102, 202.2(a)	NP	NP	NP
Restaurant	§§ 102, 202.2(a)	P(3)	P(3)	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(3)	P(3)	NP
Services, Financial	§ 102	C	NP	NP
Services, Fringe Financial	§ 102	NP(10)	NP(10)	NP(10)
Services, Health	§ 102	P	NP	NP

Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	NP	NP
Services, Retail Professional	§ 102	P	P	P
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP
Design Professional	§ 102	P	NP	NP
Service, Non-Retail Professional	§ 102	C	P	NP
Trade Office	§ 102	P	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(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 Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.

(7) [Note deleted.]

(8) [Note deleted.]

(9) C within that portion of the City and County bounded as follows: commencing at the intersection of Arguello Boulevard and Frederick Street, then proceeding southerly along Arguello Boulevard to Carl Street, then proceeding easterly along Carl Street to Hillway Avenue, then proceeding southerly along Hillway Avenue to Parnassus Avenue, then proceeding easterly along Parnassus Avenue to Clayton Street, then proceeding northerly along Clayton Street to Frederick Street, then proceeding easterly along Frederick Street to Buena Vista Avenue West, then proceeding generally northerly along Buena Vista Avenue West to Haight Street, then proceeding easterly along Haight Street to Baker Street, then proceeding northerly along Baker Street to Oak Street, then proceeding westerly along Oak Street to Stanyan Street, then proceeding southerly along Stanyan Street to Frederick Street, then proceeding westerly along Frederick Street to the point of commencement.

(10) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD). 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).

(11) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(12) P if accessory to a Hotel, Personal Service or Health Service.

(13) P where existing use is any Automotive Use.

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 ~~*story*~~*floor*. ~~*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

		NC-2

Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	Varies*~~, but generally 40-X~~*. See Height and Bulk Map Sheets HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the Second Story and at 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 Side Yard	§§ 130, 131, 132, 133	Not Required.
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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).
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required.
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active 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 Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P(2)
Planned Unit Development	§ 304	C

Awning, Canopy or Marquee	§ 136.1	P
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by § 607.1
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet if private, or 133 square feet if common, or the amount of open space required in the nearest Residential District, whichever is less.
Off-Street Parking Requirements	§§ 145.1, 150, 151,	No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car

	153 - 156, 161, 166, 204.5	parking is provided, car share spaces are required when a project has 50 units or more per §166.		
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 three Bedrooms.		
Use Characteristics				
Intermediate Length Occupancy	§§ 102, 202.10	P(12)		
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 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 and Bulk District (§§ 263.19, 270(i)).
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	1 bedroom per 275 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 and Bulk District (§§ 263.19, 270(i)).*
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.

		Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).		
Loss of Dwelling Units: *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.		

Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§ 102, 303.1	C		
Hours of Operation	§§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102, 145.2, 202.2	P if located in front or it complies with Section 202.2(a)(7); C if located elsewhere.		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES		**CONTROLS BY STORY**		
		1st	**2nd**	**3rd+**
Agricultural Use Category				
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§ 102	C	NP	NP

Electric Vehicle Charging Location	§§102, 202.2(b), 202.13	C(14)	C(14)	C(14)
Fleet Charging	§ 102	C	C	C
Gas Station	§§ 102, 187.1, 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102, 202.4	P	P	P
Open Recreation Area	§ 102	C	C	C

Passive Outdoor Recreation	§ 102	C		C	C
Industrial Use Category					
Industrial Uses*	§§ 102, 202.2(d)	NP	NP	NP	NP
Institutional Use Category					
Institutional Uses*	§ 102	P		C	C
Child Care Facility	§ 102	P		P	P
Community Facility	§ 102	P		P	P
Hospital	§ 102	NP		NP	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	DR		DR	NP
Public Facilities	§ 102	P		P	P
Residential Care Facility	§ 102	P		P	P
Social Service or Philanthropic Facility	§ 102	P		P	P
Sales and Service Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P		P	NP
Adult Business	§ 102	NP		NP	NP
Adult Sex Venue	§ 102	NP		NP	NP
Animal Hospital	§ 102	P		P	NP

Bar	§§ 102, 202.2(a)	P(9)	NP	NP
Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
Flexible Retail	§§ 102, 202.9	P	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P(9)	NP	NP
Massage Establishment	§§ 102, 204, 303(n), 703	P(9)	C(13)	NP(13)
Massage, Foot/Chair	§ 102	P(9)	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102, 202.2(a)	NP	NP	NP
Restaurant	§§ 102, 202.2(a)	P(4)	P(4)	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(4)	P(4)	NP
Services, Financial	§ 102	P(5)	C(5)	NP
Services, Fringe Financial	§ 102	P(5)(6)	NP	NP
Services, Limited Financial	§ 102	P(5)	NP	NP

Services, Retail Professional	§ 102	P	P	P
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service Uses	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Service, Non-Retail Professional	§ 102	C	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(7)	C(7)	C(7)
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 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.

(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

		NC-3
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252,	Varies~~, *but generally 40-X*~~. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and

	260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	HT11 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code *§§*~~*Sections and 207(c)(6)*~~ 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 600 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 and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	1 bedroom per 275 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 and Bulk District (§§ 263.19, 270(i)).*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(2)*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(2)*~~

~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~C~~	~~C~~	~~C~~
NON-RESIDENTIAL STANDARDS *AND USES*				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(2) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to NC-3 Districts.

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 ~~*303*~~*317*, 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.

* * * *

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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271.	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per §261.1.

	See also Height and Bulk District Maps	
* * * *		
Rear Yard	§§ 130, 134, 134(a)(e), 136	~~*Not Required.*~~*Required at the Second Story and at 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 Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~Nn~~not ~~Rr~~equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*,* *General*	§§ 102, 207	1 unit per 800 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 and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	1 bedroom per 275 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 and Bulk District (§§ 263.19, 270(i)).*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~

~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS *AND USES*				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
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SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Broadway NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and Industry Element	*~~Subject to the~~* Urban Design Guidelines*, ~~and~~ Citywide Design Standards,* historic resource consideration*, and any other applicable design guidelines that have been approved by the Planning Commission*. Properties in this District have been identified as potentially eligible for the National Register or California Register.
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit *~~Density~~*	§§102, 207.1, 207.2	P per Planning Code *~~Sections~~§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 400 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 140 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

(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 late-night 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		

Height and Bulk Limits	§§ 102, 105, 106, 250–252, ~~*253.1,*~~ 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	~~*40-X, 65-B.*~~*Varies.* See Height and Bulk Map Sheet HT07 for more information. Height Sculpting on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Clement Street *Neighborhood* 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 ~~*d*~~*D*istrict 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 ~~*d*~~*D*istrict'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 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, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	*~~40-X.~~ Varies.* See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

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 ~~*d*~~*D*istrict's restaurants serve 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*~~*D*istrict's existing small-scale, mixed-use character. The building standards ~~*monitor*~~*guide* 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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheet HT03 and HT04 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 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.*
* * * *		
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C*

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 existing*~~*an* 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		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1.

	Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §*~~		

		~~*202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 ~~*d*~~*D*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 ~~*d*~~*D*istrict'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

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

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheets HT06 and HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	Industry Element	*guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 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*		

* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
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SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Excelsior Outer Mission NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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 Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	1 unit per 600 square foot lot area		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		

		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
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SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Japantown NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot ~~*R*~~*r*equired~~.~~*; 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*

		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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 400 square foot lot area.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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, ~~c~~*C*itywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the ~~d~~*D*istrict 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 convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and professional services has also upset the ~~d~~*D*istrict's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

* * * *

In keeping with the ~~d~~*D*istrict's existing mixed-use character, housing development in new buildings is encouraged above the ground floor. Existing residential units are protected by ~~*prohibitions*~~*limitations* of upper-story conversions, mergers, removals, and demolitions. ~~*Per Section 207.1 of this Code,*~~ 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
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	~~*40-X.*~~ *Varies.* See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce	Subject to the ~~*General Plan's*~~ Urban Design Guidelines*, Citywide Design Standards,* ~~*and*~~ historic resource consideration*, and any other applicable*

	and Industry Element	*design guidelines that have been approved by the Planning Commission*. Properties in this District have been identified as potentially eligible for National Register or California Register.		
Housing Choice-SF	*§ 206.10*	*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	NP(11)	P	P
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 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 and Bulk District (§§ 263.19, 270(i)).*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	1 bedroom per 140 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 and Bulk District (§§ 263.19, 270(i)).*
* * * *		
Senior Housing *Density*	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. *Form-Based Density applies within the R-4 Height and Bulk District (§§ 263.19, 270(i)).*
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*

		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§§ 317, 780.3(c)(4)*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§§ 317, 780.3(c)(4)*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))

* * * *

(a) Installing a garage in an existing or proposed residential building of two or more units requires a mandatory Discretionary Review by the Planning Commission. In order to approve the installation of any garage in these districts, the City shall find that:

* * * *

(iv) the garage would not front on an Alley pursuant to Section 155(r)(~~2~~*21*) of this Code or on a public right-of-way narrower than 41 feet, and

* * * *

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

(b) Controls.

(1) **Purposes.** The Polk Street District controls are designed to encourage and promote development that is compatible with the surrounding neighborhood. The building standards ~~*monitor*~~*guide* large-scale development and protect rear yards at residential levels. Consistent with Polk Street's existing mixed-use character, new buildings may contain most commercial uses at the First Story. The controls encourage neighborhood-serving businesses. They also prohibit new adult entertainment uses. Restrictions on drive-up and 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 ~~*d*~~*D*istrict's transit access and the proximity to bus rapid transit along Van Ness Avenue parallel to the district. ~~*Existing housing units are protected by on demolitions and upper-story conversions.*~~ Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

~~*(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.*~~

(~~*5*~~*4*) **Neighborhood Commercial Design Guidelines.** The construction of new 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

		Polk Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	*Varies. ~~65-A, 80-A, and 130-E.~~* See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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).
~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required.*~~
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*Required.*
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element and the Polk/Pacific	Subject to the Urban Design Guidelines*, Citywide Design Standards, ~~and~~* the Polk/Pacific Special Area Design Guidelines*, and any other applicable design guidelines that have been approved by the Planning Commission*.

	Special Area Design Guidelines			
Housing Choice-SF	*§ 206.10*	*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				
* * * *				
Dwelling Unit Mix	§ 207.6	Generally ~~R~~r equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code ~~Sections~~§§ 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 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.*		

Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
~~*Residential Density,*~~ Group Housing *Density*	§208	~~*1 bedroom per 140 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~

~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8.		
NON-RESIDENTIAL STANDARDS AND USES (7)				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 ~~*monitor*~~*guide* large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; *a conditional use authorization is required if a* general retail use~~*s 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 ~~*d*~~*D*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.

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 STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	*Varies.* ~~*40-X.*~~ See Height and Bulk Map Sheets HT02 and HT03 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit~~s~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		

* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

The Union Street District controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability. Small-*to mid*-scale buildings and neighborhood-serving uses are promoted, and rear yards above the ground story and at all residential levels are protected. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. Controls are necessary to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses have on neighborhood residents. Such controls require Conditional Use authorization for additional drinking establishments and limit additional entertainment, and financial service uses. Most automobile and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize further traffic congestion.

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 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

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

Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	*Varies.* ~~*40-X.*~~ See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit~~s~~ *Density*	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *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.*		

* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.0 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

(b) **Controls.**

(1) **Purposes.** The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way, and protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

* * * *

~~*(3) **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.*~~

(~~*4*~~*3*) **Neighborhood Commercial Design Guidelines.** The construction of new 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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	*Varies. ~~40-X.~~* See Height and Bulk Map Sheets HT01 and HT02 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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 Standards*	General Plan Commerce and Industry Element and the Polk/Pacific Special Area Design Guidelines	Subject to the Urban Design Guidelines*, Citywide Design Standards, and* the Polk/Pacific Special Area Design Guidelines*, and any other applicable design guidelines that have been approved by the Planning Commission*.
Housing Choice-SF	*§ 206.10*	*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		
* * * *		
Dwelling Unit Mix	§§ 207.6	Generally *Rr*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §*~~		

		~~*202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*Residential Merger*~~	~~*§ 317*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8.		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 ~~*is*~~*are* 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*~~.

Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lakeside Village NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,*	Varies~~*, but generally 26-X*~~. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.

	261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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		
* * * *		
Canopy or Marquee	§ 136.1	NP*(5)*
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				

Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may 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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies*, but generally 40-X*. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally Nnot Rr*equired*.; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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				
* * * *				
Dwelling Unit Mix	§ 207.7	Generally ~~*R*~~*r*equired 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 three Bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		

Dwelling Units~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *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.*
* * * *		
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 family-oriented, 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.

* * * *

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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,*	*Varies.* ~~*26-X.*~~ See Height and Bulk Map Sheets HT06 and HT12 for more information. Height sculpting required on Alleys per § 261.1.

	261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

Housing Choice-SF	*§ 206.10*	*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	P	P	~~NP~~*P*
Accessory Dwelling Unit~~s~~ *Density*	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				

Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 ~~*d*~~*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*~~.

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271.	Varies~~, *but generally 40-X*~~. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1.

	See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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*	P	P	P
Accessory Dwelling Unit~~s~~ *Density*	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and*~~		

		~~*meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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

		Noriega Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270,	Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1.

	270.3, 271. See also Height and Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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				
* * * *				
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	*No* car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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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- *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 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Taraval Street NCD

Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps.	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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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- *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 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Judah Street NCD

Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit~~s~~ *Density, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 *Density*	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing *Density*	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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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 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 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		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies~~, *but generally 40-X*~~. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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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 ~~*slightly*~~*moderately* 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		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies*, but generally 40-X*. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally Nnot Rr*equired*.; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		

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SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Bayview NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 600 square foot lot area.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 210 square foot lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C(1)*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(1)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Bayview 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*~~*§ ~~303~~317*, 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.

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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Cortland Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C*		

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps.	
* * * *		
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §*~~		

		~~*202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(2)*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(2)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

(2) THIRD FLOOR RESIDENTIAL CONVERSION:

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*~~*§ ~~303~~317*, 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.

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SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Mission Bernal NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				

Loss of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(1)*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(1)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Mission Bernal 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*~~*§ ~~303~~317*, 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.

* * * *

SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		San Bruno Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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 Standards*	General Plan Commerce	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design*

	and Industry Element	*guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition,*	*§ 317*	~~*Controls by Story*~~*C*		

or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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 *small to mid-scale* ~~*low-intensity*~~ development which is compatible with the existing scale and character of the area. Commercial development is limited to one story *with some 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 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*~~.

Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Cole Valley NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT06 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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		
* * * *		
Canopy or Marquee	§ 136.1	NP*(5)*
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~§§ 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		

Loss of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.8 to 1*. For Office Uses minimum intensities may 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 ~~*slightly*~~*moderately* 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 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Lower Haight Street NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps.	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		

Loss of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

Front Setback and Side Yard	§§ *130,* 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		

Dwelling Unit Density, *General*	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C(1)*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C(1)*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				

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

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Lower Polk Street 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*~~ *§* ~~*303*~~*317*, 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.

* * * *

SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Taraval Street Neighborhood Commercial District is located along Taraval Street between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is separated from the Taraval Street Neighborhood Commercial District by 19th Avenue. 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 ~~*slightly*~~*moderately* ~~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, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also	Varies~~*, but generally 40-X*~~. See Height and Bulk Map Sheet~~s~~ HT06 for more information. Height sculpting required on Alleys per § 261.1.

	Height and Bulk District Maps.	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density, *General*	§§ 102, 207	~~*1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§208	~~*1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.*~~*Form-Based Density.*		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	~~*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §*~~		

		~~*202.2(f)(1)(D)(iv), related to location.*~~*Form-Based Density.*		
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 746. LELAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Leland Avenue NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		

Massing and Setbacks					
* * * *					
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*			
RESIDENTIAL STANDARDS AND USES					
Development Standards					
* * * *					
Residential Uses		**Controls by Story**			
		1st	**2nd**	**3rd +**	
Residential Uses	§102	P	P	P	

Accessory Dwelling Unit ~~*Density*~~	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~*§§* 207.1 and 207.2.		
Dwelling Unit Density*, General*	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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 Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
NON-RESIDENTIAL STANDARDS AND USES				

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

* * * *

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

NC*T*-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

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 NCT-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story*, with certain exceptions*. Rear yard requirements at all levels preserve existing backyard space.

* * * *

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

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

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

	Bulk District Maps.	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~n*ot *~~R~~r*equired*~~.~~; 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 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		
* * * *		
Canopy or Marquee	§ 136.1	NP*(2)*
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code ~~*Sections*~~§§ 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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

(2) ~~*[Note deleted.]*~~ *Canopy is P if required as a wind mitigation feature.*

* * * *

SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

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.*

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

		NCT-2
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*			
Housing Choice-SF	*§ 206.10*	*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					
* * * *					
Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.			
* * * *					
Residential Uses		**Controls by Story**			
		1st	**2nd**	**3rd +**	
Residential Uses	§102	P(1)	P	P	

Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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

* * * *

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

* * * *

(e) 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 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

NCT-3

ZONING CONTROL TABLE

		NCT-3
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, *263.19,* 261.1, 270, *270.3,* 271. See also Height and Bulk District Maps.	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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				
* * * *				
Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		

Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

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

* * * *

SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		SoMa NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	~~*Subject to the*~~ Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the*~~		

		~~*General Plan, and design review by the Planning Department.*~~*Form-Based Density.*			
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*			
* * * *					
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*			
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~	
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~	
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~	
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8			
NON-RESIDENTIAL STANDARDS AND USES					
Development Standards					
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*			

* * * *

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

* * * *

SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Mission Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing, *Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design*~~		

			~~*guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
	Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
	* * * *				
	Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
			~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
	~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
	~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
	Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
	NON-RESIDENTIAL STANDARDS AND USES				
	Development Standards				

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

* * * *

SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

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 STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,*271. See also Height and Bulk District Maps.	Varies~~*, but generally 45-X*~~. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total

		number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				

Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8.		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Commercial uses are encouraged at the ground story. Retail frontages and pedestrian-oriented 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*~~.

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

		Glen Park NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	~~*30-X and 40-X*~~*Varies*. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~not ~~*R*~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally*, minimum percentages of two bedroom and three bedroom Dwelling Units* ~~*R*~~*r*equired for creation of five or more Dwelling Units~~*. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.*~~

* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

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SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Folsom Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~not ~~R~~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 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 Standards*	§ 823(b), and General Plan Commerce and Industry Element	WSoMa Design Standards*,* ~~*and the*~~ Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the

		total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Group Housing	§§ 102, 208	C(1)	C	C
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:*	*§ 317*	~~*Controls by Story*~~*C*		

Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

* * * *

Table 758. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Regional Commercial District
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		

Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	§ 823(b), and General Plan Commerce and Industry Element	WSoMa Design Standards, ~~*and the*~~ Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain

		at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses (Except for Group Housing, see below)	§102	P	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Group Housing	§§ 102, 208	C(1)	C	C
Dwelling Units, Group Housing, and Senior Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		

* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1*. For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

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

* * * *

SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT 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 ground-story commercial use. ~~*Buildings typically range in height from two to four stories with occasional one-story commercial buildings.*~~ The ~~*d*~~*D*istrict 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, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and	~~*65-A, and 40-X south of Oak Street*~~*Varies*. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1.

	Bulk District Maps	
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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		
* * * *		

Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		

* * * *				
Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

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SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

The Fillmore 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 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*~~.

* * * *

Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Fillmore St. NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§ 207.6	Generally ~~*R*~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the*~~		

		~~*General Plan, and design review by the Planning Department.*~~*Form-Based Density*			
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*			
* * * *					
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*			
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~	
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~	
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~	
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8			
NON-RESIDENTIAL STANDARDS AND USES					
Development Standards					
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.6 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*			

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

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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

		Hayes-Gough NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1.
* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~*N*~~*n*ot ~~*R*~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*			
Housing Choice-SF	*§ 206.10*	*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					
* * * *					
Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.			
* * * *					
Residential Uses		**Controls by Story**			
		1st	**2nd**	**3rd +**	
Residential Uses	§102	P(1)	P	P	
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.			

Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	3.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

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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 Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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*

		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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
* * * *				
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P

Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~

~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~C~~	~~C~~	~~C~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

* * * *

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

* * * *

Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		24th Street – Mission NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
* * * *		

Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally ~~N~~not ~~R~~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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Dwelling Unit Mix	§~~§~~ 207.6	Generally ~~R~~required for creation of five or more Dwelling Units. No less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.

* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Units	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing*, Generally*	§ 102, 202.2(f), 207, 208	~~*No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				
Loss ~~*and Division*~~ of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling*	*§ 317*	~~*Controls by Story*~~*C*		

Units, including Residential Flats				
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*NP*~~	~~*NP*~~
~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.5 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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

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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 ~~*Faciility*~~*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*~~.

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Upper Market Street NCT
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits~~.~~	§§ 102, 105, 106, 250–252, 260, 261.1, *263.19,* 270, *270.3,* 271. See also Height and Bulk District Maps.	Varies. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.

* * * *		
Front Setback and Side Yard	§§ 130, 131, 132, 133	*Generally* ~~N~~*n*ot ~~R~~*r*equired~~.~~*; 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 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 Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines, *Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Housing Choice-SF	*§ 206.10*	*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		
* * * *		
Dwelling Unit Mix	§ 207.6	Generally ~~R~~*r*equired for creation of five or more Dwelling Units. No less than 40% of the total

		number of proposed Dwelling Units shall contain at least two bedrooms; or no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms.		
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P(1)	P	P
Accessory Dwelling Unit	§§102, 207.1, 207.2	P per Planning Code Sections 207.1 and 207.2.		
Dwelling Units, Senior Housing, and Group Housing~~.~~*, Generally*	§ 102, 202.2(f), 207, 208	~~*No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density*		
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*		
* * * *				

Loss ~~*and Division*~~ of Dwelling Units*:* *Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*NP*~~
~~*Residential Demolition and Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	3.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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.

* * * *

(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:

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

SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

* * * *

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

* * * *

(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 STANDARDS				
* * * *				
Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§ 102, 207*.1(c)(4),* *207.2*	Accessory Dwelling Units are permitted to be constructed within an existing building zoned for 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 Densities, if Applicable	*§ 207.9*	*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 Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.			
* * * *					
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*			
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~	
~~*Residential Conversion, Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~	
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
Development Standards					
Floor Area Ratio	§§ 102, 123, 124, *207.9*	1.8 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*			

* * * *

* * * *

SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

* * * *

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 Visitor Retail District
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses		**Controls by Story**

		1st	2nd	3rd +
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§ 102, 207*.1~~(c)(4)~~, 207.2*	Accessory Dwelling Units are permitted to be constructed within an existing building zoned for 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 Densities, if Applicable	*§ 207.9*	*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 Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~

~~*Residential Conversion, Demolition or Merger*~~	~~*§ 317*~~	~~C~~	~~C~~	~~C~~
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124, *207.9*	2.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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 STANDARDS				
* * * *				
Miscellaneous				
* * * *				
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*		
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		**Controls by Story**		
		1st	**2nd**	**3rd +**
Residential Uses	§102	P	P	P
Accessory Dwelling Unit ~~*Density*~~	§§ 102, 207*.1(c)(4),* *207.2*	Accessory Dwelling Units are permitted to be constructed within an existing building zoned for 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 Densities, if Applicable	*§ 207.9*	*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 Density	§§ 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area.		
* * * *				
Loss of Dwelling Units*: Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats*	*§ 317*	~~*Controls by Story*~~*C*		
		~~*1st*~~	~~*2nd*~~	~~*3rd+*~~
~~*Residential Conversion, Demolition or Merger*~~	~~*§ 317*~~	~~*C*~~	~~*C*~~	~~*C*~~
* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124*, 207.9*	1.0 to 1. *For Office Uses minimum intensities may apply pursuant to § 207.9.*		
* * * *				

* * * *

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.** *Form-Based Density applies in the Downtown 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).

* * * *

No.	Zoning Category	§ References	Rincon Hill Downtown Residential Mixed Use District Zoning Controls
Building and Siting Standards			

* * * *			
.13	Setbacks	~~*Ground Floor Residential Design Guidelines*~~ *Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*	Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. § 827(a)(2) and (6). Upper-story setback of 10 ft. required above a height of 65 feet on both sides of Spear, Main, Beale, Fremont, and First Streets. § 827(a)(5). Sun access plane setback of 50 degrees for all buildings 85' and lower on the south side of east-west mid-block pathways. § 827(a)(5).

.14	Street-Facing Uses	§§ 145.1, 145.4, ~~*Ground Floor Residential Design Guidelines*~~ *Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*	Active uses required on all street frontages. See §§ 145.1, 825(b). Ground-level residential or commercial requirements based on location. See §§ 145.4 and 827(a)(2).
* * * *			
Non-Residential Standards and Uses			
* * * *			
.21	Use Size [*Non-Residential*]	§§ 890.130, 145.14, *207.9*	P for non-residential uses up to 25,000 sq. ft., C above. No individual ground floor tenant may occupy more than 75' of frontage for a depth of 25' from Folsom Street. §§ 145.14. *For Office Uses minimum*

			intensities may apply pursuant to § 207.9.
* * * *			
Residential Standards and Uses			
* * * *			
.47	Residential Density, *~~Dwelling Units~~General*	§*§ 207.5(d), 207.6,* 890.88(a)	*~~No Limit. § 207.5(d) #~~ Form-Based Density. Dwelling* Unit Mix Required § 207.6
.47b	*Minimum Dwelling Unit Densities, if Applicable*	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
.47c	*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.*
.48	Residential Density, Group Housing	§*§ 207.5,* 890.88(b)	*~~No Limit.~~*

			~~*§ 207.5(d)*~~*Form-Based Density*
* * * *			

* * * *

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 Siting Standards			
Non-Residential Standards and Uses			
* * * *			
.21	Use Size [*Non-Residential*]	§§ 890.130, *207.9*	P for non-residential uses up to 25,000 sq. ft., C above. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *			
Residential Standards and Uses			
* * * *			
.47	Residential Density, ~~*Dwelling Units*~~*General*	§§ *207.5(d), 207.6,* 890.88(a)	~~*No Limit. § 207.5(d) # Form-Based Density.*~~ *Dwelling* Unit Mix Required § 207.6
.47b	*Minimum Dwelling Unit Densities, if Applicable*	*§ 207.9*	*Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.*
.47c	*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.
.48	Residential Density, Group Housing	§*§ 207.5,* 890.88(b)	~~*No Limit.*~~ ~~*§ 207.5(d)*~~*Form-Based Density.*
* * * *			

* * * *

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

* * * *

Table 830

CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Central SoMa Mixed Use-Office Controls		
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
* * * *		
Miscellaneous		
* * * *		
Design Guidelines *and Standards*	General Plan Commerce	Subject to the Citywide Urban Design Guidelines, *Citywide Design Standards, and any other applicable*

	and Industry Element; Central SoMa Plan	*design guidelines that have been approved by the Planning Commission.* ~~,~~
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
* * * *		
Residential Uses		
Residential Uses	§102	P
Dwelling Units, Senior Housing, and Group Housing *Density, General*	§ 207	~~*No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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	§§ 102, 249.78(c)(8)	NP, except Group Housing uses that are also 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 STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, 128.1, *207.9,* 249.78	In the Central SoMa SUD, ~~*P*~~*p*revailing Height and Density limits are determined by Section 249.78, subject to the requirements of Section 128. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

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

* * * *

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*~~.

* * * *

Table 831

MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-General Controls

BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission*.~~.~~
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Dwelling Unit and Group Housing Density*, General*	§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*

Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, *207.9*	FAR based on permitted height. See §124 for more information. (4) *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

(4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls.

* * * *

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*~~.

* * * *

Table 832

MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Office District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission*.~~.~~
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*

Homeless Shelter*s*	§§ 102, 208	P
Dwelling Unit and Group Housing Density*, General*	§ 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124*, 207.9*	Varies, depending on height, as set forth in § 124. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

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

* * * *

Table 833

MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Mixed Use-Residential District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element; Central SoMa Plan	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission*.
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*

Homeless Shelters	§*§ 102,* 208	P
Dwelling Unit and Group Housing Density*, General*	§ 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, 128.1, 249.78*, 207.9*	FAR based on permitted height, see Section 124 for more information. (3) *For Office Uses minimum 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 Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Large Project Review	§ 329	As required by § 329.
* * * *		
Awnings, Canopy, or Marquee	§ 136	NP(6)
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		

Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 102	C
Dwelling Unit Density, *General*	§§ 207, 208	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
* * * *		
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 commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Article 1.7. Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 835

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Residential Enclave-Mixed District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*

* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP(5)*~~
Residential *Conversion,* Demolition, *or* Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 102	C
Dwelling Unit and Group Housing Density, *General*	§§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*

* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(5) ~~*C in Article 10 Landmark Buildings*~~*[Reserved]*

* * * *

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*~~*D*istrict is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, and light manufacturing activities, with an emphasis on preserving and expanding arts activities. Nighttime Entertainment is permitted although limited by buffers around RED and 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 pursuant to Section 846.24 of this Code, and Accessory Dwelling Units are permitted ~~*within the district pursuant to Section 207.1 of this Code*~~.

Table 836

SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		

Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
Dwelling Units	§ 102	NP(3)
* * * *		
Dwelling Unit and Group Housing Density*, General*	§§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		

* * * *

(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 (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 *d*D*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 Standards	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
Large Project Review	§ 329	As required by § 329.
* * * *		
Awning, Canopy, or Marquee	§ 136, 136.1	NP*(4)*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*

Homeless Shelters	§ 102	C
Dwelling Unit and Group Housing Density, *General*	§§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	FAR based on permitted height. See Section 124. Childcare Facilities and Residential Care Facilities are exempt from FAR limits. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

(4) ~~*[Note Deleted]*~~ *Awning or canopy is P if required as a wind mitigation feature.*

* * * *

SEC. 838. UMU – URBAN MIXED USE DISTRICT.

* * * *

Table 838

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Urban Mixed Use District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines*, Citywide Design Standards, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*

Homeless Shelter*s*	§ 102	P
Dwelling Unit and Group Housing Density*, General*	§*§* 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.*
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124*, 207.9*	Section 124 sets forth Basic FAR based on height. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

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

* * * *

Table 839

WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§~~,~~ 261.1, *263.19,* 270, 270.1, 270.2, *270.3,* 271	Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		
Signs	§ 607.2	As permitted by ~~*Section*~~ § 607.2
* * * *		
Housing Choice-SF	*§ 206.10*	*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 Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
Dwelling Unit Mix	§ 207.6	*Generally required for creation of five or more Dwelling Units.* At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.
* * * *		
Residential Uses		
* * * *		
Senior Housing	*§§ 102, 202.2(f)*	*P*
Homeless Shelters	§ 208	P
Dwelling Unit and Group Housing Density, *General*	§§ 207	~~*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*~~*Form-Based Density.*
Minimum Dwelling Unit Densities, if Applicable	*§ 207.9*	*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.
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 123, 124, *207.9*	FAR based on permitted height, see Section 124 for more information. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

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

* * * *

Table 840

WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Western SoMa Mixed Use-Office District Controls
BUILDING STANDARDS		
* * * *		
Miscellaneous		
Design Guidelines *and Standards*	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines*, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.*
* * * *		

RESIDENTIAL STANDARDS AND USES		
Development Standards		
* * * *		
Residential Conversion, Demolition, or Merger *of Dwelling Units, including Residential Flats*	§ 317	C ~~*for Removal of one or more Residential Units or Unauthorized Units.*~~
~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*~~
* * * *		
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124, *207.9*	Section 124 sets forth the Basic FAR based on height. *For Office Uses minimum intensities may apply pursuant to § 207.9.*
* * * *		

* * * *

Section 14. Article 1 of the Business and Tax Regulations Code is hereby amended to revise Section 8, as follows:

SEC. 8. METHOD OF APPEAL TO THE BOARD OF APPEALS.

(a) Except for variance decisions and permits issued by the Entertainment Commission or its Director, and as otherwise specified in this Section 8, appeals to the Board

of Appeals shall be taken within 15 days from the making or entry of the order or decision from which the appeal is taken. Appeals of variance decisions shall be taken within 10 days.

(b) Appeals to the Board of Appeals of permit decisions made pursuant to *a Housing Sustainability District* ~~*Planning Code Section 343*~~ shall be taken within 10 days of the permit decision. This subsection (b) shall expire on the *latter of the* Sunset Date of Planning Code Section 343 *or Section 344*, as defined in ~~*that*~~ *those* Section*s*. Upon the expiration of this subsection, the City Attorney shall cause this subsection to be removed from the Business and Tax Regulations Code.

* * * *

Section 15. The Planning Code is hereby amended by replacing references to "Section 151" with "Section 151.1" in the following sections: 102, 153, 154, 204.5, 240.2, 209.1, 209.2, 209.3, 209.4, 210.1, 210.3, 210.4, 240.3, 249.13, 249.17, 249.24, 249.30, 249.35B, 249.42, 249.43, 249.54, 249.85, 249.89, 710, 711, 712, 713, 715, 716, 717, 718, 719, 723, 724, 725, 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 Attorney shall direct the publisher of the Municipal Code to change such references to "Section 151.1."

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"];

(f) Modify Planning Code Section 155, as set forth above in Section 9 of this ordinance ["Off-Street Parking and Curb Cuts"];

(g) Add Planning Code Section 249.11, as set forth above in Section 10 of this ordinance ["San Francisco Municipal Transportation Agency Special Use District"];

(h) Add Planning Code Section 202.17, as set forth above in Section 11 of this ordinance ["Displaced Businesses"];

(i) Modify Planning Code Sections 102, 202.2, 311, and 317, as set forth above in Section 12 of this ordinance [“Miscellaneous Amendments”]; and

(j) Modify Planning Code Sections 710 and 711, as set forth above in Section 13 of this ordinance [“Conforming Changes to Zoning Tables”]. For the purposes of certification by the Coastal Commission, Planning Code Tables 710 and 711 are reprinted in their entirety, which include the relevant use and development controls for NC-1 and NC-2 properties in the Coastal Zone.

Section 17. Effective and Operative Dates Outside the Coastal Zone.

(a) In the portions of the City that are not located in the Coastal Zone Permit Area, as that permit area is designated on Section Maps CZ4, CZ5, and CZ13 of the Zoning Map, 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) In the portions of the City that are not located in the Coastal Zone Permit Area, this ordinance shall become operative upon its effective date.

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. _____. 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. _____ would amend the Planning Code to make various clarifying and typographical changes. Some of the changes in the ordinance

in Board File No. _____ would amend portions of the Code that overlap with this ordinance. In particular, the ordinance in Board File No. _____ 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. _____, 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. _____, 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.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
AUSTIN M. YANG
Deputy City Attorney

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FILE NO. 250701

REVISED LEGISLATIVE DIGEST
(Substituted - September 30, 2025)

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

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

Existing Law

Under California Housing Element law, San Francisco must identify sites to accommodate its Regional Housing Needs Allocation (RHNA) goal of 82,069 new units at various income levels, 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. The City must also maintain lists of sites that have been used in prior Housing Element cycles, and sites to accommodate its allocation for lower-income housing.

The Planning Code generally regulates the size of both residential and non-residential development in San Francisco through various height and bulk districts. In addition, the Planning Code regulates the size and intensity of residential and commercial uses, the number of parking spaces allowed or required, the location of curb cuts, floor area ratios, setbacks, rear yards, mid-block alleys, and specifies controls for wind impacts created by new buildings. Residential and non-residential (i.e. commercial, industrial, institutional) uses may be either principally permitted, not permitted, or conditionally permitted with authorization from the Planning Commission.

Specific use requirements, building form requirements, and procedural requirements found throughout the Code are consolidated in a number of zoning control tables that are organized by the type of use (Residential, Commercial, Mixed Use) or by location (Neighborhood Commercial, Named Neighborhood Commercial). Zoning districts for primarily residential uses include “Residential Housing” (RH), “Residential Mixed” (RM), “Residential Commercial” (RC), and “Residential Transit Oriented” (RTO) districts. RTO districts generally include a mixture of house and apartment buildings in a range of densities and building forms, primarily within one-quarter mile of transit and neighborhood commercial areas. Article 7 generally provides the planning requirements for Neighborhood Commercial Districts, and Article 8 generally provides the planning requirements for Mixed-Use Districts.

The Metropolitan Transportation Commission’s Transit Oriented Communities Policy prioritizes transportation and other funding to communities that adopt maximum parking and minimum density standards within a half-mile area around specified transit stops.

The San Francisco Municipal Transportation Agency owns multiple parcels throughout the City. Many of these parcels are currently used for parking, and currently zoned for Public uses, which allows public facilities such as transportation maintenance yards and parking, as well as parks and 100% affordable housing. Other parcels are zoned the same as surrounding parcels. These parcels are generally located in Neighborhood Commercial Districts, and zoned Neighborhood Commercial (NC), which allows for a variety of residential and commercial uses, either as principally permitted uses, or conditionally permitted uses.

California law allows cities to create “housing sustainability districts” (HSDs), which allows for the ministerial approval of residential projects meeting certain criteria if the creation of the district was previously reviewed in an environmental impact report under the California Environmental Quality Act.

The Business and Tax Code, in Section 8, governs the Board of Appeals' review of certain permits and licenses, including building permits.

Under the California Coastal Act of 1976 (Public Resources Code Section 30000 et seq.), the City administers the Local Coastal Program ("LCP"), which has been certified by the Coastal Commission. The LCP addresses coastal access, public recreation, transportation, land use, and habitat protection within the San Francisco Coastal Zone. The LCP is comprised of the Land Use Plan – the Western Shoreline Area Plan – and the Implementation Program, which generally consists of the City's procedures for approving projects in the Coastal Zone and the applicable zoning controls for the Coastal Zone.

Amendments to Current Law

This ordinance would make several changes to the Planning Code, and one amendment to the Business and Tax Code.

Housing Choice-San Francisco Program
The ordinance would create the Housing Choice-San Francisco (HC-SF) program, or Local Program, which would apply to projects within "Housing Opportunity Areas." Generally, Housing Opportunity Areas, also sometimes described as "well-resourced areas," are neighborhoods or areas with existing infrastructure, transit, businesses, well-performing public schools and lower levels of environmental pollution. The HC-SF Program would also include a Housing Sustainability District, which would apply to qualifying projects in the R-4 Height and Bulk District (described below).

The Local Program would grant eligible projects additional density and height, as well as other Planning Code modifications, including requirements related to unit mix, front setback and rear yard, usable open space, and dwelling unit exposure. Projects would have additional options to comply with the Inclusionary Housing Ordinance (Planning Code Section 415). The following table lists existing zoning requirements and the allowable modifications for projects using the Local Program.

	Applicable Planning Code or Design Standard	**Local Program modifications**
Density	Depending on location, projects may be subject to density limits based on lot size.	Form-Based Density.
Height	Projects are subject to the height limits in the base zoning, which would match the existing Zoning Map.	Additional height, as provided on the proposed Zoning Map, as described in the R-4 Height and Bulk District. Corner lots and lots larger than 8,000 square feet may go up to 65'.

	(Projects may exceed the height limit under the rules of the State Density Bonus law, or other state and local programs).	Projects may receive up to a 5' height increase to accommodate certain architectural features, such as stoops and entries.
Vertical Bonus for Community Serving Uses, Micro-Retail, Warm Shell Retail, Large Units, and Historic Preservation	n/a	Projects may receive additional square footage for providing specific uses. Additional square footage may be accommodated by adding up to a maximum of 10 feet in additional height: • Up to 2 additional feet of building square footage for every square foot provided of Community Serving uses, which includes but is not limited to: childcare, displaced business, grocery, laundromat, nonprofit office, trade office. • Up to 1.5 additional feet of building square footage for every square foot provided of "micro-retail" spaces (measuring 100-1,000 square feet). • Up to 3 additional feet of building square footage for every square foot provided of Warm Shell retail space. • Outside of Residential Districts, up to 250 additional feet of building square footage for every three bedroom unit provided, including any required three bedroom units, and up to 400 additional feet of building square footage for every unit provided that contains four or more bedrooms, including any required units. Projects that adaptively reuse Historic Buildings located outside of

		Residential Districts may receive up to two stories (20 feet) of additional height to recapture gross floor area that the project foregoes in preserving the Historic Building and complying with Preservation Design Standards. A project can combine this preservation incentive with other incentives to receive a maximum of three stories (30 feet) of additional height.
Horizontal Bonus for Family Friendly Amenities, Large Units, and Historic Preservation		Projects may receive additional square footage for providing certain uses. Additional square footage may be accommodated by reducing required rear yard, required side yard, and upper-story setbacks for historic buildings. • up to 2 additional feet of building square footage for each square foot of Family Friendly Amenities (common areas, childcare units, guest suites, common storage) provided. • up to 250 additional feet of building square footage for every three bedroom unit provided, including any required three bedroom units. • up to 400 additional feet of building square footage for every unit provided that contains four or more bedrooms, including any required units. • For historic adaptive reuse, up to 1.5 times the gross floor area foregone by retaining the Historic Building.

		A project cannot reduce the required rear yard beyond the lowest of the limits provided in the Ordinance.
Inclusionary Housing	Projects (10+ units) may satisfy the Inclusionary Housing Ordinance (Section 415 et seq) through a combination of: • Affordable Housing Fee; • On-site Affordable Housing; • Off-Site Affordable Housing; • Small Sites; • Land Dedication (currently available in select districts).	Same as existing; however, projects that elect off-site or land-dedication must provide the required units or land within the geography of the Housing Opportunity Areas. Land Dedication option available regardless of project location. In addition, projects of 10-24 units have the option to provide 100% of units subject to rent-control.
Dwelling Unit Mix	**Most rezoned areas (NC, C districts):** 25% 2+ bedrooms, including at least 10% 3 bedrooms (applicable starting at 10+ units). **RTO Districts and Van Ness & Market SUD:** 35% 2+ bedrooms, including at least 10% 3 BRs (applicable starting at 5+ units).	Applicable starting at 4+ units. • 4-unit building: at least one unit with two or more bedrooms. • 5-9 units: 25% two or more bedrooms, including at least one unit with three or more bedrooms. • 10+ units: 25% two or more bedrooms, including at least 5% of its units containing three or more bedrooms.
Street-facing legislated and front setback	Required dimensions vary depending on legislated setbacks or zoning district.	Projects on 19th Avenue may reduce legislated and front setback if sidewalk expands and is at least 15 feet wide.
Rear Yard	**RH, RM-1, RM-2, RTO, RTO-M Districts**: 30% rear yard required. **All other Zoning Districts:** 25% rear yard required.	Rear yard may be reduced by up to 18% of lot depth, or 15’ whichever is greater; For corner lots, the required rear yard may be reduced up to 18% of the lot area. In NC and C Districts, where otherwise not permitted, the ground floor is allowed 100% lot coverage.

Usable Open Space	Outside of Eastern Neighborhoods Mixed Use Districts, requirement varies from 36 square feet per Dwelling Unit to 300 square feet per Dwelling Unit.	Not required.
Dwelling Unit Exposure	Dwelling Units citywide must face an open area meeting one of the following: • A public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard; if an outer court whose width is less than 25 feet, then depth is no greater than its width; or • An open area (whether an inner court or a space between separate buildings on the same lot) that is unobstructed, (except for fire escapes not more than 4 1/2 feet, chimneys, and certain permitted obstructions), and is no less than 25 feet in every horizontal dimension at the floor the Dwelling Unit is located.	Not required.
Ground Floor Ceiling Heights	Ground floor uses in various districts have required ceiling heights that range from 10-17 feet.	Ground floor ceiling heights in § 145.1 are not applicable to projects proposing 9 stories in a district with a height limit of 85 feet.
New ground floor non-residential use size limits	Use size cap varies from 2,000 square feet to 25,000 square feet, depending on the District.	No cap; no Conditional Use Authorization required.

Height limits for vertical non-habitable architectural elements	Height exceptions for non-habitable architectural elements are only available in Eastern Neighborhoods Mixed Use Districts in projects of 85 feet in height or less: • One element per lot; • Not to exceed 1,000 Gross Floor Area • Element shall not have a plan dimension greater than 50'; • Element's height should not exceed 50% of the applicable height limit; • Must be consistent with design, materials, and character of the building.	Allow same height exceptions for vertical non-habitable architectural elements on lots zoned for 85 feet or less (even outside the Eastern Neighborhoods Mixed Use District).
Additional "catchall" modifications	n/a	Projects may seek an additional 15% reduction of any other quantitative Planning Code standard, with some exceptions. No exceptions for height.
Additional modifications for 100% Affordable Housing Project	Various Planning Code sections.	100% affordable projects can use any of the incentives above, plus: • Reduce active ground floor requirement by 20% • Additional 20 feet of height above Local Program height. • Curb Cut restrictions do not apply. • Certain Ground floor ceiling height requirements do not apply. • Dwelling unit mix does not apply.
Ministerial project review	Qualifying projects may opt to use state laws that enable ministerial review (e.g., SB 423, AB 2011, Housing Element low-income sites provision).	Qualifying projects may use state laws that enable ministerial review, but may not combine ministerial approvals with additional height or

		relaxed zoning standards within those state laws. Qualifying projects may use new Housing Sustainability District (HSD).
Major modification from Planning Code Standards	Per Planning Code 304, where not specified elsewhere in the code, a modification is possible on lots of at least ½-acre through a discretionary Planning Commission approval of a Planned Unit Development.	Projects of any size may choose to seek a major modification for any additional relief needed beyond the above list and the 15% "catchall" modification, subject to certain exceptions. The Planning Commission must grant any Major Modification.

Local Program projects would be reviewed and approved administratively by the Planning Director, unless the project seeks a "Major Modification" to an Objective Standard, which would be reviewed by the Planning Commission. The Planning Commission would not hear discretionary review of administratively reviewed projects. Review of projects using the Local Program would be completed within 30-60 days, unless additional environmental review was required.

Height and Bulk Districts, including the new R-4 Height and Bulk District
The ordinance would create the R-4 Height and Bulk District. Sites within the R-4 Height and Bulk District would be eligible for the Local Program (above), and therefore would not be subject to numeric densities, but would instead be governed by form-based density, which is a density calculation based on the permitted building volume. Sites within the R-4 Height and Bulk District would also be governed by two height limits: the first height limit (base zoning) would apply to all projects, and the second, higher height limit would apply only to projects using the Local Program. The ordinance would also codify an objective design standard related to the bulk and spacing of towers. The tower bulk and spacing requirements would generally apply to towers above 85 feet, unless otherwise specified in the Code. In addition to the height and bulk requirements, the ordinance would create special bulk requirements for large development lots, similar to existing requirements for several districts located downtown, such as the Eastern Neighborhoods Commercial District and the C-3. But the requirement would not apply to large sites in PDR Districts, or certain government or public facilities in P Districts. The bulk requirement would include obligations based on the size of the frontage and resulting block sizes, and include obligations to keep walking paths open to the public, and maintained for the life of the project.

Objective Wind Standards.

The ordinance would create a new objective wind standard that requires projects to not exceed a ground-level equivalent wind speed of 26 miles per hour for more than nine or more hours per year. The standard would apply to new buildings taller than 85 feet in the C-3 District, Van Ness Special Use District, Folsom and Main Residential/Commercial Special Use District, DTR Districts, and Central SoMa Special Use District.

Residential Uses.
The ordinance would amend multiple sections in the Planning Code that regulate residential uses, either in specific areas or citywide. The following table identifies the amendments and the applicable geography.

Topic	Key Provisions	Applicable Geography
Density	**Establish maximum unit sizes, applicable to new construction.** New units may be up to 4,000 square feet, or have a Floor Area Ratio of 1.2:1 (whichever is greater). **Exceptions:** 5 – 9 unit building: one unit may be greater than 4,000 square feet; 10+ unit building: 10% of units may be greater than 4,000 square feet.	Citywide.
	Establish minimum residential densities, and non-residential intensities within ½ mile of fixed guideway transit stops and stations and on certain Housing Element sites.	Within ½ mile of transit hubs and on sites identified as appropriate for Very Low Income or Low Income in the Housing Element Sites Inventory, and as required by Housing Element law.
	Establish Form-Based zoning (aka "density decontrol") in various areas: - On the main commercial and transit streets proposed for rezoning, density limits would be removed, including in: NC districts (NC-1, NC-2,	Rezoned properties in Housing Opportunity Areas.

	NC-3, NC-S, named NC's), RC and C-2 districts within the Housing Opportunity Areas, and on properties on some corridors that will be rezoned to a new form-based zoning district, RTO-C (Residential Transit Oriented – Commercial). In most residential areas not on main corridors, density limits would continue apply. Projects in these areas are eligible for form-based density by opting into the Local Program.	Create and establish new Residential Transit Oriented-Commercial (RTO-C) zoning district that would apply to portions of transit and commercial streets that are currently zoned residential.
Parking and Loading	**Reduce certain parking maximums:** For areas within ½-mile of BART stations and certain other designated transit stations: between 0.375 and 0.5 spaces/unit (and other non-residential maximums). For other areas (unless otherwise specified in Section 151.1): • Lots with 1 unit may have 2 spaces. • Lots with 2 units may have 3 spaces. • All projects 3+ units may have 1 space/unit.	Rezoned properties in Housing Opportunity Areas and areas subject to MTC Transit-Oriented Communities requirements.
	Restrict new curb cuts and garage entries on selected street segments. In some cases, a new curb cut would require a Conditional Use Authorization or a curb cut may be prohibited.	Specific restrictions on selected segments of Neighborhood Commercial Districts in Housing Opportunity Areas.
	Require a Driveway and Loading Operations Plan for development projects of 100,000 net new gross square feet.	Citywide

Residential Flats	**Codify the Planning Commission's Residential Flat Policy** The ordinance would: add a definition of Residential Flats to the Planning Code; and require Planning Commission approval for projects that would reduce the size or change the configuration of a Residential Flat such that the unit no longer meets the definition of a Residential Flat would, unless the project adds housing units.	Citywide.
Height & Bulk	Increase base heights in certain areas. Establish a new R-4 Height and Bulk District to codify elements of the adopted Citywide Design Standards and allow Local Program heights.	Rezoned properties in Housing Opportunity Areas.
Use Districts	**Establish new use district, RTO-C ("Residential Transit Oriented – Commercial").**	Some rezoned properties in Housing Opportunity Areas.
Senior Housing	The ordinance would: • reduce usable open space requirements for senior housing. • reduce bicycle parking requirements for senior housing. • eliminate requirement that senior housing contain a minimum of 35 units.	Citywide.
"By-right" approval	Provide that certain types of housing projects are a "use by right" as required by Housing Element law.	Residential projects on sites identified pursuant to Housing Element law that contain 20% on-site low-income units.
Code Clean-Up & Conforming Amendments	The ordinance would • Remove obsolete Planning Code sections related to Efficiency Dwelling Units.	Citywide.

	• Eliminate Analyzed State Density Bonus Program from the Planning Code. • Where relevant, update tables and other code requirements to be consistent with the other changes, including noting the applicability of the adopted Citywide Design Standards and other Objective Standards.	

Displaced Businesses
The ordinance would allow a Displaced Businesses, as defined in the ordinance, to relocate anywhere in San Francisco where the Displaced Business's use (e.g., Bar, or Restaurant) is not prohibited, without the need for a conditional use authorization from the Planning Commission. The ordinance would waive applicable development impact fees for those Displaced Businesses. The ordinance would also require that the Planning Department provide notice to non-residential uses and the Office of Small Business when a development application is received.

Non-contiguous San Francisco Municipal Transportation Agency Special Use District
The ordinance would create the Non-contiguous San Francisco Municipal Transportation Agency Special Use District (SFMTA SUD). The SFMTA SUD would amend the types of uses allowed on SFMTA owned parcels to include both public uses as well as the uses allowed in the surrounding districts, and modifies certain zoning controls for projects constructed in the SFMTA SUD. The SFMTA SUD would allow the Board of Supervisors to reduce or waive development impact fees for projects on the parcels, including the Jobs Housing Linkage Fee and the Transportation Sustainability Fee, upon the recommendation of the SFMTA Board of Directors.

Business and Tax Regulations Code
The ordinance would amend the Business and Tax Regulations Code Section 8, to set forth the standards by which the grant or denial of a permit under the HC-SF HSD should be reviewed.

Local Coastal Program
The ordinance would amend the Implementation Program of the City's Local Coastal Program to incorporate the amendments described above that are applicable in the Coastal Zone. This includes the zoning controls for the RH, RM-1, RM-2, RTO-C, NC-1, and NC-2 use districts; the SFMTA SUD that applies to one parcel in the Coastal Zone; the Housing Choice-SF Program; the R-4 Height and Bulk District; and the Displaced Business changes. The amendments to the LCP are subject to certification by the Coastal Commission.

Background Information

This ordinance (Version 3) is a substitute for the ordinance (Version 2) that was introduced on July 29, 2025. Version 1 of this ordinance was introduced on June 24, 2025. This ordinance (Version 3) incorporates the recommendations proposed by the Planning Department at the September 11, 2025 Planning Commission hearing, other than staff recommendation #13.

Housing Element Law

Under State law, every city and county must have a general plan, and each general plan must include a housing element. State law requires that a housing element identify and analyze the jurisdiction's existing and projected housing needs, include a statement of goals, policies and objectives for the preservation, improvement and development of housing, and identify adequate sites for housing for all economic segments of the community. (Gov't Code § 65583.) The City's adopted the 2022 Housing Element update on January 31, 2023.

A jurisdiction's existing and projected housing needs is known as its Regional Housing Needs Allocation ("RHNA"). If a jurisdiction does not have sufficient sites to accommodate its RHNA, it must adopt zoning changes, generally within three years of housing element adoption. San Francisco's RHNA is approximately 82,000 units, and because the City does not have sufficient capacity to accommodate its RHNA, it must rezone sufficient sites to allow for additional units by January 31, 2026. State Housing Element law also mandates that jurisdictions affirmatively further fair housing, in part by providing housing opportunities in "well-resourced areas," a state law designation that takes into consideration access to amenities such as good schools, jobs, transportation and open space, and lower rates of poverty.

Housing Element law requires cities to maintain a list of sites that have been used in previous housing element cycles, or have been identified as appropriate to accommodate a city's allocation of lower-income housing. Cities must provide "by-right" approval for projects that propose to build 20% affordable housing these sites.

Family Zoning Plan

This ordinance is part of a package of ordinances that will implement the Family Zoning Plan. The Family Zoning Plan includes this ordinance as well as a Zoning Map amendment and a General Plan amendment. The Zoning Map amendment is in Board File 250700, and the General Plan amendment will be introduced in July 2025.

The Family Zoning Plan – Planning Code amendment implements several goals outlined in the 2022 Housing Element Update, which include:

- Concentrate new housing on major transit routes, commercial streets, and other major hubs of activity, which are generally better served by transit, retail, and

other amenities, and contain more sites that are suitable and likely to be developed into housing.

- Add new housing across the "Housing Opportunity Areas."
- Rezone (with height changes and removal of density limits) certain corridors to result in mid-rise development (65' to 85', or 6-to-8 stories). Heights of 85' are generally proposed for wider streets adjacent to or near major transit lines and stations (such as rail and bus rapid transit).
- Increase heights (ranging from 140' – 650', or 14-to-65 stories) in areas that:
    - currently allow high-rise construction above 85' (e.g., the greater Van Ness corridor);
    - are key intersections and locations along major corridors (e.g., sections of Geary Boulevard and 19th Avenue);
    - have wider streets and contain medium- and large-sized parcels that are well suited for housing development (for example, Market Street and Lombard Street); and
    - are near major transit stops (e.g., Market Street, Geary Boulevard, Glen Park).
- Remove density limits and institute Form-based density in residential areas surrounding major transit and commercial streets.
- Encourage development on opportunity sites (public, nonprofit and religious sites) throughout the Well-Resourced neighborhoods that meet a certain size threshold by allowing higher height limits.
- Consider the core physical patterns of San Francisco in keeping with principles of the Urban Design Element. Include consideration of key characteristic views from major public vantage points, such as from the tops of hills, parks known for their views, and from the waterfront.
- Fulfill the Urban Design Element's guidance to locate taller buildings in areas of greater activity and transit access and to mark key locations in the City. While the visual impact of new buildings will be felt most acutely by properties that are in their immediate proximity, the Program is not intended to introduce major areas of tall buildings that would block key public views or change the overall perception of the landscape of the city.

MTC's Transit Oriented Communities Policy

In September 2022, the Metropolitan Transportation Commission endorsed a "Transit Oriented Communities" (TOC) policy, which supports transit investments by creating communities around transit stations and along transit corridors. MTC has indicated that future grant money will be prioritized for areas that comply with the TOC policy. The TOC Policy includes requirements for, among other zoning policies, minimum residential and commercial densities and parking and circulation requirements. This ordinance includes amendments to the Planning Code to comply with MTC's TOC policy.

Index

An index to the Planning Code Sections being amended in this ordinance follows on the next page.

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