1	[Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs]
2	
3	Ordinance amending the Planning Code to allow form-based density in Residential-
4	Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC),
5	and certain Named Neighborhood Commercial Districts (NCD), except for specified lots
6	located in the Priority Equity Geographies Special Use District; amending the Priority
7	Equity Geographies Special Use District; affirming the Planning Department's
8	determination under the California Environmental Quality Act; and making public
9	necessity, convenience, and welfare findings under Planning Code, Section 302, and
10	findings of consistency with the General Plan, and the eight priority policies of
11	Planning Code, Section 101.1.
12	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
13	Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in <u>strikethrough italics Times New Roman font</u> . Board amendment additions are in <u>double-underlined Arial font</u> .
14	Board amendment additions are in <u>double-dridenined Arial font.</u> Board amendment deletions are in strikethrough Arial font. Asterisks (* * * *) indicate the omission of unchanged Code
15	subsections or parts of tables.
16	
17	Be it ordained by the People of the City and County of San Francisco:
18	
19	Section 1. Environmental and Planning Code Findings
20	(a) The Planning Department has determined that the actions contemplated in this
21	ordinance comply with the California Environmental Quality Act (California Public Resources
22	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23	Supervisors in File No. 240195 and is incorporated herein by reference. The Board affirms
24	this determination.
25	

- (b) On October 26, 2023, the Planning Commission, in Resolution No. 21416, 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. 240195, and is incorporated herein by reference.
- (c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21416, and incorporates such reasons by this reference thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 240195.

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

SEC. 207. DWELLING UNIT DENSITY LIMITS.

- (a) **Applicability.** The density of Dwelling Units permitted in the various Districts shall be as set forth in the Zoning Control Table for the district in which the lot is located. The term "Dwelling Unit" is defined in Section 102 of this Code. *There are two types of density districts:*
- (1) Form-Based Density District: Form-based density districts are In districts where no density limit is specified, and where density shall is not be limited by lot area but rather by the applicable requirements and limitations set forth elsewhere in this Code. Such requirements and limitations include, but are not limited to, height, bulk, setbacks, open space, exposure and unit mix as well as applicable design guidelines, elements and area plans of the General Plan and design review by the Planning Department.

1	(2) Numerical Density Limit Districts: These are districts that establish a maximum
2	number of Dwelling Units per lot or lot area.
3	(b) Rules for Calculating Dwelling Unit Density in Numerical Density Limit Districts.
4	In Numerical Density Limit Districts districts that establish a maximum dwelling unit density, the
5	following rules shall apply in the calculation of dwelling unit density under this Code:
6	(1) A remaining fraction of one-half or more of the minimum of lot area per
7	Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units.
8	(2) Where permitted by this Code, two or more of the dwelling and other
9	housing uses specified in the Code may be located on a single lot, either in one structure or in
10	separate structures, provided that the specified density limits are not exceeded by the total of
11	such combined uses. Where Dwelling Units and Group Housing are combined $\underline{\mathit{and located on a}}$
12	lot that establishes a maximum dwelling unit density per lot area, the maximum permitted density
13	for Dwelling Units and for Group Housing shall be prorated to the total lot area according to
14	the quantities of these two uses that are combined on the lot.
15	(3) Where any portion of a lot is narrower than five feet, such a portion shall not
16	be counted as part of the lot area for purposes of calculating the permitted dwelling density.
17	(4) No private right-of-way used as the principal vehicular access to two or more
18	lots shall be counted as part of the lot area of any such lot for purposes of calculating the
19	permitted dwelling unit density.
20	(5) Where a lot is divided by a use district boundary line, the dwelling unit
21	density limit for each district shall be applied to the portion of the lot in that district, and none
22	of the Dwelling Units attributable to the district permitting the greater density shall be located
23	in the district permitting the lesser density.
24	(6) On lots in In Neighborhood Commercial Districts and Named Neighborhood
25	Commercial Districts controlled by numerical density limits, the dwelling unit density shall be at a

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

* * * *

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: specified in the Zoning Control Table for the District in which the Lot is located.*

- (a) For Group Housing on lots in districts where group housing is governed by numerical density limits, 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 in such districts, 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.
- (b) For purposes of calculating the maximum density for Group Housing as set forth in this Section 208, the number of Bedrooms on a lot shall in no case be considered to be less

- than one Bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each Bedroom, each two beds shall be considered equivalent to one Bedroom.
 - (c) The rules for calculating dwelling unit density set forth in Section 207 shall also apply in calculating the density limits for Group Housing.
 - (d) The group housing Group Housing on lots in districts with form-based density in all RTO Districts and all NCT Districts, as listed in Section 702.1(b), shall not be limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, and exposure, as well as by the Residential Design Guidelines in RTO Districts, other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. For Homeless Shelters in such districts, 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. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

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

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

Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts: *High Density*. These Districts provide for *Residential usesa 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				
* * * *	* * * *						
RESIDENTIAL STA	RESIDENTIAL STANDARDS AND USES						
* * * *							
Residential Uses							
Residential Density, Dwelling Units (7)	§ 207	3 units per lot or up to one unit per 400 square feet of lot area.	3 units per lot or up to one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)				
Residential Density, Dwelling Unit (7)	<u>§ 207</u>	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. (8)					

1			P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the	
2			requirements of § 202.2(f)(1).	
3			C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all	
3	Senior Housing	§§ 102,	requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.	
4	<u>Density</u>	202.2(f)	No density limit by lot area. Density restricted by physical	
5			envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other	
6			Codes, as well as by applicable design guidelines, applicable	
7			elements and area plans of the General Plan, and design	
•			review by the Planning Department.	
8	Residential Density,	§ 208	P up to one bedroom for every 140 square feet of square feet of lot area (9).	
9	Group Housing		lot area. (9)	
10	Residential Density, Group Housing	<u>§ 208</u>	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,	
11			exposure and other applicable controls of this and other	
12			Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design	
13			review by the Planning Department. (9)	
.0	* * * *			
14			•	

(8) Except for lots also within the Van Ness Special Use District, in the Priority Equity

Geography Special Use District established by Planning Code Section 249.97, P up to three units per

lot or up to one unit per 400 square feet of lot area, whichever is higher, in RC-3 Districts; P up to

three units per lot or up to one unit per 200 square feet of lot area, whichever is higher, in RC-4

Districts. For purposes of this calculation, a Dwelling Unit in this district containing no more than 500

square feet of net floor area and consisting of not more than one habitable room in addition to a

kitchen and a bathroom may be counted as equal to three quarters of a Dwelling Unit.

(9) Except for lots also within the Van Ness Special Use District, in the Priority Equity

Geography Special Use District established by Planning Code Section 249.97, P up to one bedroom for

every 140 square feet of lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot

area in RC-4 Districts; and C required if the Group Housing is affiliated with and operated by a

Hospital or an Institutional Educational Use as defined in Section 102.

* * * *

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

These 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 and RTO-M Districts are composed of multi-family *moderate-density* areas, primarily areas formerly designated RM and RH-3, and are well served within short walking distance, generally less than one-quarter mile, of transit and neighborhood commercial areas. Transit available on nearby streets is frequent and/or provides multiple lines serving different parts of the City or region. Limited small-scale neighborhood-oriented retail and services is common and permitted throughout the neighborhood on Corner Lots only to provide goods and services to residents within walking distance, but the districts are otherwise residential. Only retail compatible with housing, generally those permitted in NC-1 Districts, is permitted and auto-oriented uses are not permitted. Hours of operation are restricted and off-street parking is not permitted for these very locally-oriented uses.

Table 209.4
ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M
* * * *			

1	RESIDENTIAL STANDARDS AND USES			
2				
3	Residential Uses	1		
4			P up to one unit per 600	
5			square feet of lot area	
6			(8). C above, per criteria of § 207(a).	
7			No density limit by lot area. Density restricted	
8			<u>by physical envelope</u>	
9			<u>controls of height, bulk,</u> <u>setbacks, open space,</u>	No density limit <u>by lot area</u> . Density is regulated by the
10	Residential Density, Dwelling	§ 207	<u>exposure and other</u> <u>applicable controls of</u>	permitted height and bulk, and required setbacks, exposure,
11	Units (7)	3 201	this and other Codes, as well as by applicable	and open space of each <u>lot</u>
12			design guidelines, applicable elements and	<i>parcel</i> , along with Residential Design Guidelines.
13			area plans of the	
14			<u>General Plan, and</u> <u>design review by the</u>	
15			<u>Planning Department.</u> (8)	
16			<u>(0)</u>	
17			P up to twice the	
18			number of dwelling units otherwise	
19			permitted as a principal use in the district:	No density limit <i>by lot area</i> .
20	Senior Housing <u>Density</u>		C density not limited by lot area, but by the	Density is regulated by the
21		§§ 102, 202.2(f)	applicable requirements	permitted height and bulk, and required setbacks, exposure, and
22			and limitations elsewhere in this Code,	open space of each <u>lot</u> parcel , along with Residential Design
23			including but not limited to height, bulk, setbacks,	Guidelines.
24			open space, exposure,	
25			unit mix and relevant design guidelines. <u>No</u>	

2 3 4 5 6 7 8 9			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.	
10 11 12	Residential Density, Group Housing	§ 208	permitted height and bu	<u>rea</u> . Density is regulated by the ulk, and required setbacks, pace of each <u>lot parcel</u> , along with idelines.
	* * * *			
13		-	-	

(8) In the Priority Equity Geography Special Use District established by Planning Code

Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of Section 207(a).

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

* * * *

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

SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

- (a) **General**. A Special Use District entitled the Priority Equity Geographies Special Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco.
- (b) **Purpose**. The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as Priority Equity Geographies, based on the Department of Public Health's Community Health Needs Assessment. The 2022 Housing Element encourages targeted direct investment in these areas and identifies them as requiring improved access to well-paid jobs and business ownership; where the City needs to expand permanently affordable housing investment; where zoning changes must be tailored to serve the specific needs of the communities that live there; and where programs that stabilize communities and meet community needs need to be prioritized. The purpose of the Priority Equity Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.
- (c) **Controls.** Except as provided in this Section 249.97, and as set forth in Sections 311 and 317, In addition to all other applicable provisions of the Planning Code shall apply, the specific controls applicable in the Priority Equity Geographies SUD. are set forth in Sections 311 and 317.
- (d) Density. Within the Priority Equity Geographies SUD, maximum residential densities on lots in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC), and Named Neighborhood Commercial Districts are governed by a maximum Dwelling Unit per lot or lot area, as set forth in the control tables for those districts. This subsection (d) shall not apply to Residential Transit Oriented-Mixed (RTO-M) districts and the following districts:

1	(1) The Excelsior Outer Mission Neighborhood Commercial District (Planning Code Section
2	<u>720);</u>
3	(2) the Polk Street Neighborhood Commercial District (Planning Code Section 723); or
4	(3) the Van Ness Special Use District (Planning Code Section 243).
5	
6	Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,
7	710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 723, 724, 725, 726, 727, 728, 729, 730,
8	731, 732, 733, 734, 735, 736, 738, 739, 740, 742, 743, and 745 to read as follows:
9	
10	SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.
11	The following classes of districts are established for Neighborhood Commercial
12	Districts.
13	(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts.
14	The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in
15	Section 201 of this Code, are established for the purpose of implementing the Commerce and
16	Industry element and other elements of the General Plan, according to the objective and
17	policies stated therein. Description and Purpose Statements outline the main functions of
18	each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning
19	Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of
20	this Code.
21	The description and purpose statements and land use controls applicable to each of
22	the general and individual area districts are set forth in this Code for each district class. The
23	boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit
24	Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code,

subject to the provisions of that Section.

(1) Neighborhood Commercial Districts. Neighborhood Commercial Districts are low to high density mixed-use neighborhoods of varying scale established around historical neighborhood commercial centers. The Neighborhood Commercial Districts are intended to support neighborhood-serving uses on the lower floors and housing above. These Districts tend to be linear commercial corridors, but may also include small clusters of commercial activity in Residential Districts. Individually named Neighborhood Commercial Districts are intended to provide for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.

(2) Neighborhood Commercial Transit Districts. Neighborhood Commercial Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The Neighborhood Commercial Transit Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. 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. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

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

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

			NO	C-1
Zoning Category		§ References	Controls	
* * * *				
RESIDENTIAL STA	NDARDS AND USE	S		
* * * *				
Residential Uses			Controls by Story	
Residential Uses		1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		7(c)(4) and
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the dens permitted in the nearest R District, whichever is greater. (4)		
Group Housing §208			275 square foot lot d in the nearest R eater. <u>(4)</u>	
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), relate to location. (4)		Use in the ements of § ber of dwelling ncipal Use in ements of §

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

6 <u>review by the Planning Department.</u>
7 * * * *

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

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

			N	NC-2	
Zoning Category	,	§ References	Controls		
* * * *					
RESIDENTIAL S	STANDARDS AN	D USES			
* * * *					
Decidential Llegs		Controls by Story			
Residential Uses	•	1st	2nd	3rd+	
* * * *					
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).			
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.			

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Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (3)
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (3)

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

16 * * * *

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

19 * * *

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

		NC-3	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			

Danidantial	Llaaa	Controls by Story				
Residential Uses		1st 2nd 3rd+				
* * * *						
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).				
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (10)				
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R, whichever is greater. (10)				
* * * *						
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.		g all the the number of cipal Use in the		

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

25 * * * *

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

DISTRICT.

* * * *

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

	NC-S				
			110-3		
Zoning Category	§ References	Controls			
* * *					
RESIDENTIAL STANDARDS AND USES					
* * * *					
Residential	Llene		Controls by Story		
Nesiderillar	0363	1st 2nd 3rd+			
* * * *					
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square feet lot area, or the density permitted in the nearest R District, whichever is greater.(1)(2)(4)			
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.(1) (2)			
* * * *					
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (2)			

1 (2) [Note deleted.] Outside of the Priority Equity Geography Special Use District established
2 by Planning Code Section 249.97, no density limit by lot area. Density restricted by physical envelope
3 controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other
4 Codes, as well as by applicable design guidelines, applicable elements and area plans of the General
5 Plan, and design review by the Planning Department.
6 * * * * *

6 *

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

9 * * * *

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

					Cas	stro Street NCD
Zoning Cate	gory	§ Referen	ces			Controls
* * * *						
RESIDENTI	AL STA	NDARDS	AND USES			
* * * *						
Residential Uses Controls By Story						
Residential	uses		1st	2nd	d	3rd+
* * * *						
Dwelling Unit Density	§§ 10	2, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
Group Housing Density	§ 208		Up to 1 bedroom per permitted in the near density limit by lot a controls of height, b	rest R Distri rea. Density	ct, whiche restricted	ver is greater. <u>No</u> by physical envelope

1 2 3	* * * *		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.
4 5 6 7 8 9	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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

		Inn	Inner Clement Street			
Zoning Category	§ References Controls					
* * * *						
RESIDENTIAL S	STANDARDS AND USES					
* * * *						
Residential Use	2	Controls By Story				
Residential Use:	5	1st	2nd	3rd+		
* * * *						
Dwelling Unit Density §§ 102, 207 Second Sequence foot to the new whichever is greater. No dearea. Density restricted by the second sequence foot to the new whichever is greater. No dearea. Density restricted by the second sequence foot to the new whichever is greater. No dearea. Density restricted by the second sequence foot to the new whichever is greater.				st R District, sity limit by lot		

1			envelope controls of height, bulk, setbacks, open space, exposure and other applicable
2			controls of this and other Codes, as well as
			by applicable design guidelines, applicable
3			elements and area plans of the General
4			Plan, and design review by the Planning Department.
5			1 bedroom per 210 square foot lot area or
6			the density permitted in the nearest R District, whichever is greater No density
7			limit by lot area. Density restricted by
7	Group		physical envelope controls of height, bulk,
8	Housing	§ 208	setbacks, open space, exposure and other
9	Density		applicable controls of this and other Codes, as well as by applicable design guidelines,
			applicable elements and area plans of the
10			General Plan, and design review by the
11			Planning Department.
	* * * *		
10			
12			P up to twice the number of dwelling units
12 13			otherwise permitted as a Principal Use in
13			otherwise permitted as a Principal Use in the district and meeting all the
13 14			otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice
13			otherwise permitted as a Principal Use in the district and meeting all the
13 14			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 §
13 14 15 16	Senior	88 102 202 2(f) 207	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),
13 14 15	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot
13 14 15 16		§§ 102, 202.2(f), 207	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),
13 14 15 16 17 18	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable
13 14 15 16 17 18 19	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as
13 14 15 16 17 18	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable
13 14 15 16 17 18 19	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as
13 14 15 16 17 18 19 20	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General

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2 SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL

* * * *

DISTRICT.

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

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

1 2 3 4		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL

DISTRICT.

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

13 Upper Fillmore Street NCD 14 Zoning § References Controls 15 Category * * * 16 RESIDENTIAL STANDARDS AND USES 17 * * * * 18 Controls By Story Residential Uses 19 1st 3rd+ 2nd 20 * * * * 21 1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. 22 **Dwelling** Density restricted by physical envelope controls of height, bulk, §§ 102, setbacks, open space, exposure and other applicable controls of this Unit 23 207 and other Codes, as well as by applicable design guidelines, Density applicable elements and area plans of the General Plan, and design 24 review by the Planning Department.

1 2 3 4	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
5	* * * *		
6			P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §
7			202.2(f)(1). C up to twice the number of dwelling units otherwise
8	Senior Housing	§§ 102, 202.2(f),	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
9	Density	207	to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and
10			other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of
11	* * * *		the General Plan, and design review by the Planning Department.
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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD				
Zoning Category	§ References	Controls				
* * * *	* * * *					
RESIDENT	IAL STANDAR	DS AND USES				
* * * *						
Decidential	Controls By Story					
Residential Uses		1st	2nd	3rd+		
* * * *						

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

SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

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

24		Excelsior Outer Mission NCD
25		

1	Zoning § Refe	erences	Controls			
2	Category 3 1 tell					
3	RESIDENTIAL S	STANDARDS AND USES				
4	* * * *					
5	Residential Uses	3	C	ontrols By Stor	ТУ	
6	* * * *		1st	2nd	3rd+	
7			1 unit par 600	square foot lot c	urag No	
8			density limit by	v lot area. Densi	ty restricted	
9				velope controls o open space, exp		
10	Dwelling Units Density	§§ 102, 207 other applicable controls Codes, as well as by appli				
11	<u>Bonsny</u>		guidelines, applicable elements and area			
12			plans of the General Plan, and design review by the Planning Department.			
13			1 hadnaan na	210 square fooi	t lot gues	
14			<u>ensity</u>			
15	Croun		<u>restricted by physical envelope controls of</u> <u>height, bulk, setbacks, open space, exposure</u>			
16	Group Housing	§ 208	and other applicable controls of this and other Codes, as well as by applicable design			
17	<u>Density</u>		guidelines, applicable elements and area			
18			plans of the General Plan, and design review by the Planning Department.			
	* * * *					
19	^ ^ ^ ^		P up to twice to	he number of dw	valling units	
20			otherwise pern	nitted as a Princ	ripal Üse in	
21			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			
22	Senior Housing	§§ 102, 202.2(f), 207				
23	<u>Density</u>	· · · · · · · · · · · · · · · · ·	Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §			
24			202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density			
25				hysical envelope		

1		height, bulk, setbacks, open space, exposure and other applicable controls of this and
2		other Codes, as well as by applicable design guidelines, applicable elements and area
3		plans of the General Plan, and design
4		review by the Planning Department.
5	* * * *	

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SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

	ZONII	NG CONTROL TABL	.E	
			Р	olk Street NCD
Zoning Category	§ References	References Controls		
* * * *				
RESIDENTIAL STA	NDARDS AND US	SES		
* * * *				
Decidential Llage			Control	s By Story
Residential Uses		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	permitted in the greater. No den restricted by ph bulk, setbacks, applicable cont as by applicable elements and an	e nearest asity limit ysical en open spac rols of the e design s rea plans	ot lot area; or the density R district, whichever is by lot area. Density velope controls of height, ce, exposure and other is and other Codes, as well guidelines, applicable of the General Plan, and mning Department.
* * * *				
Residential Density, Group Housing Density	§208	density permitte	ed in the r	re foot lot area or the nearest R District, density limit by lot area.

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

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SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT **ZONING CONTROL TABLE**

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Sacramento Street NCD Zoning § References Controls Category RESIDENTIAL STANDARDS AND USES * * * * Residential Uses Controls By Story

		1st	2nd	3rd+
* * * *				
Dwelling Unit s <u>Density</u>	§§ 102, 207	R District, whichever is a restricted by physical en space, exposure and other as well as by applicable	of lot area or the density pareater. No density limit be evelope controls of height, or applicable controls of the design guidelines, applicant, and design review by the state of the evelope which the state of the evelope which will be every the evelope which the evelope which will be every the evelope with the evelope which will be every supplied the evelope will be every supplied the evelope will be every supplied the evelope which will be every supplied the every sup	by lot area. Density bulk, setbacks, open his and other Codes, able elements and ar
Group Housing <u>Density</u>	§208	Density restricted by phy open space, exposure an Codes, as well as by app	re foot lot area. No densing esical envelope controls of d other applicable contro licable design guidelines, neral Plan, and design re	f height, bulk, setbac ls of this and other applicable elements
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	Principal Use in the dist 202.2(f)(1). C up to twice permitted as a Principal of § 202.2(f)(1), except for density limit by lot area. of height, bulk, setbacks, controls of this and other	rict and meeting all the rest the number of dwelling when the number of dwelling when the district and meeting to the in the district and meets 202.2(f)(1)(D)(iv), responsive restricted by phy open space, exposure and codes, as well as by appearents and area plans of ming Department.	equirements of § units otherwise eeting all requirementated to location.No sical envelope contro d other applicable blicable design
* * * *				
* * * * SEC. * * *		I STREET NEIGHBORF	IOOD COMMERCIAL I	DISTRICT.
	Table 725.	UNION STREET NEIGH ZONING CONT		CIAL DISTRICT

Union Street NCD

1	Zoning Category	§ References		Controls		
2	* * * *					
3	RESIDENTIA	AL STANDARDS AN	ND USES			
4	* * * *					
5	Residential Uses		Controls By Story			
6			1st	2nd	3rd+	
	* * * *					
7				foot lot area or the dea, whichever is greater.		
8	Dwelling		lot area. Density rest	ricted by physical enve	lope controls of	
9	Uwelling Unit _s	§§ 102, 207	height, bulk, setbacks, open space, exposure and other			
10	<u>Density</u>		applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area			
11			plans of the General Plan, and design review by the Planning Department.			
12			_	nuare foot lot area, or t	the density permitted	
13			in the nearest R District, whichever is greater. No density limit			
	Group	2002	by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other			
14	Housing <i>Density</i>	§208	applicable controls of this and other Codes, as well as by			
15			applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning			
16			Department.			
17	* * * *					
18			-	ber of Dwelling Units the district and meetin	-	
19			as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of			
	Senior		Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for			
20	Housing	§§ 102, 202.2(f), 207	$\frac{$202.2(f)(1)(D)(iv)}{}$,	related to location. <u>No</u>	density limit by lot	
21	<u>Density</u>		<u> </u>	ed by physical envelope pace, exposure and oth	• -	
22			<u>bulk, setbacks, open space, exposure and other applicable</u> <u>controls of this and other Codes, as well as by applicable design</u>			
23			guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
24	* * * *					

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

* * * *		
Senior Housing <u>Density</u>	§§ 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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE									
			Lakeside Village	e NCD					
1	1		Controls						
* * * *									
RESIDENTI	AL STANDA	RDS AND USES							
* * * *									
Desidential I	1		Controls By St	tory					
Residential U	Jses	1st	2nd	3rd+					
* * * *	* * * *								
Dwelling Unit Density	Jnit 99 102, nearest R District, whichever is greater. No density limit by lot area.								

		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.
Group Housing Density	§208	I bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
	Î	
* * * *		
Senior Housing <u>Density</u>	§§ 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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

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

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

		24th Street - Noe Valley NCD			
Zoning Category	§ References	Controls			
BUILDING STANDARDS					

* * * *						
5			Controls By Story			
Residential Uses		1st	2nd	3rd+		
* * * *						
Dwelling Units <u>Density</u>	§§ 102, 207	No density limit by envelope controls of exposure and other Codes, as well as bapplicable element.	are foot lot area, or the arest R District, which lot area. Density rest of height, bulk, setback applicable controls of applicable design gets and area plans of the by the Planning Departs.	hever is gree ricted by ph ks, open spa of this and o uidelines, te General P		
Group Housing <u>Density</u>	§208	No density limit by envelope controls of exposure and other Codes, as well as be applicable element.	square foot lot area, arest R District, which lot area. Density rest of height, bulk, setbace applicable controls are applicable design gets and area plans of the by the Planning Departs.	hever is gree ricted by ph ks, open spa of this and of uidelines, te General P		
* * * *						
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a Printed the requirements of of Dwelling Units of in the district and recept location. No density physical envelope of space, exposure an other Codes, as we	umber of Dwelling Underpal Use in the distraction of Powelling Use in the distraction of \$202.2(f)(1). C up to therwise permitted and the permitted and the permitted of the per	ict and meet to twice the rest of § nts of § v), related to ensity restric k, setbacks, ntrols of this sign guideling		

Mayor Breed; Supervisor Melgar **BOARD OF SUPERVISORS**

2 SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

				West Portal Avenue NCD		
Zoning Category	§ References	3	Controls			
* * * *						
RESIDENTIA						
* * * *						
 Residential U	lsas		Controls By Story			
residential c	7363	1st	2nd	3rd+		
* * * *						
Dwelling Units <u>Density</u>	§§ 102, 207	nearest R District, wh area. Density restricted bulk, setbacks, open s of this and other Code	foot lot area, or the denichever is greater. No dechever is greater. No dechever is greater. No dechevelope pace, exposure and others, as well as by applicated area plans of the General Department.	ensity limit by lot controls of height, er applicable controls ble design guidelines,		
Group Housing Density Service area. Density restrice bulk, setbacks, open of this and other Code applicable elements.			uare foot lot area, or the whichever is greater. A by physical envelope pace, exposure and others, as well as by applicand area plans of the Gerelanning Department.	lo density limit by lot controls of height, er applicable controls ble design guidelines,		
* * * *						
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	a Principal Use in the § 202.2(f)(1). C up to otherwise permitted a all requirements of § 2	mber of Dwelling Units otherwise permitted as he district and meeting all the requirements of o twice the number of Dwelling Units as a Principal Use in the district and meeting \$ 202.2(f)(1), except for \$ 202.2(f)(1)(D)(iv), No density limit by lot area. Density restricted			

1		by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as
2		well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning
3		<u>Department.</u>
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SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Inner Sunset NCD Zoning Controls § References Category RESIDENTIAL STANDARDS AND USES * * * * Controls By Story Residential Uses 1st 2nd 3rd+ 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open **Dwelling** §§ 102, Units 4 space, exposure and other applicable controls of this and other Codes, as 207 **Density** well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. 1 bedroom per 275 square foot lot area, or the density permitted in the Group nearest R District, whichever is greater. §208 Housing No density limit by lot area. Density restricted by physical envelope <u>Density</u> 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.
* * * *		
Senior Housing <u>Density</u>	§§ 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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

				Noriega Street NCD			
Zoning Category	§ Referenc	es		Controls			
* * * *							
RESIDEN	ITIAL STAN	DARDS AND USES					
* * * *							
Dagidanti				Controls By Story			
Residentia	Residential Uses			2nd	3rd+		
* * * *							
Dwelling <u>Density</u>	welling Units §§ 102, 207 **Sensity** **Junit per 800 square foot lot area, or to density permitted in the nearest R Distribution whichever is greater. No density limit by the density limit by th				t R District,		

1			area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,
2			exposure and other applicable controls of this
3			and other Codes, as well as by applicable design guidelines, applicable elements and area
4			plans of the General Plan, and design review by the Planning Department.
5			1 bedroom per 275 square foot lot area, or the
6			density permitted in the nearest R District, whichever is greater. No density limit by lot
7	Group Housing		area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,
8	<u>Density</u>	§208	exposure and other applicable controls of this
9			and other Codes, as well as by applicable design guidelines, applicable elements and area
10			plans of the General Plan, and design review by the Planning Department.
11	* * * *		
12 13 14 15 16 17	Senior Housing <u>Density</u>	§§ 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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other
19 20			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
	* * * *		applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the

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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Irving Street NC	D		
Zoning Category	§ References		Controls		
* * * *					
RESIDENT	TAL STANDARDS AND	USES			
* * * *					
Residential	Hees		Controls By Story	,	
Nesiderillai	0363	1st	2nd	3rd+	
* * * *					
Dwelling Units <u>Density</u>	§§ 102, 207	permitted in the greater. No dense restricted by phy bulk, setbacks, of applicable contriby applicable defends and area plans of	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well by applicable design guidelines, applicable element and area plans of the General Plan, and design review by the Planning Department.		
Group Housing <u>Density</u>	§208	permitted in the greater. No dense restricted by phy bulk, setbacks, of applicable contriby applicable defends and area plans of	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well a by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
* * * *					
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a P meeting all the r twice the number permitted as a P	number of Dwelling rincipal Use in the d equirements of § 202 r of Dwelling Units of rincipal Use in the d irements of § 202.2(j	listrict and 2.2(f)(1). C up to otherwise listrict and	

1 2 3 4		202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
5		<u>Department.</u>
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SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Taraval Street NCD				
Zoning Category	§ References	Controls				
* * * *	*					
RESIDENTIAL STANDARDS AND USES						
* * * *						
Posidontial	Residential Uses		Controls By Story			
Residerillar			2nd	3rd+		
* * * *						
Dwelling Units <u>Density</u>	§§ 102, 207	permitted in the new greater. No densite by physical envelous open space, expose this and other Coaguidelines, applications.	are foot lot area, or earest R District, why limit by lot area. I upe controls of heigh ure and other applicates, as well as by appable elements and and design review by the	Density restricted of the bulk, setbacks, cable controls of plicable design rea plans of the		

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

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17 SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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

Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit s <u>Density</u>	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this an 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.		
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
	"	1		
* * * *				
* * * * Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	Principal Use in the dis 202.2(f)(1). C up to twice permitted as a Principal of § 202.2(f)(1), except judensity limit by lot area of height, bulk, setbacks controls of this and other	er of Dwelling Units other trict and meeting all the r the number of Dwelling the Use in the district and m for § 202.2(f)(1)(D)(iv), ro Density restricted by phy to open space, exposure and the Codes, as well as by ap the lements and area plans of the open spartment.	equirements of § Units otherwise eeting all requiremeelated to location. Now ical envelope cont and other applicable plicable design

SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

			Inner Balbo	oa Street NCD
0 0,		§ References	Controls	
* * * *				
RESIDENTIAL S	TANDARDS AN	ND USES		
* * * *			Controls by Otom	
Residential Uses	}	1st	Controls by Story 2nd	3rd+
* * * *		131	ZIIU	Jiu
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitt the nearest R District, whichever is greater. No density li by lot area. Density restricted by physical envelope contr 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 ar plans of the General Plan, and design review by the Plan Department.		
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. I 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, applicate elements and area plans of the General Plan, and design review by the Planning Department.		
* * * *				
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 of the requirements of § 202.2(f)(1). C up to twice the number Dwelling Units otherwise permitted as a Principal Use in district and meeting all requirements of § 202.2(f)(1), exceptor § 202.2(f)(1)(D)(iv), related to location. No density liby lot area. Density restricted by physical envelope control 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 arplans of the General Plan, and design review by the Plan Department.		
		- "	at Pian, ana aesign rev	<u>view by ine Piann</u>

SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 73		STREET NEIGHBORH		CIAL DISTRICT	
			ter Balboa Street l	NCD	
Zoning Category	§ References	Controls			
* * * *		•			
RESIDENT	TIAL STANDARDS AN	ND USES			
* * * *					
Decidential	Llaca		Controls by Story	/	
Residential	Uses	1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	permitted in the r greater. No dense by physical envel open space, expo this and other Co guidelines, applie	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning		
Group Housing Density	§208	permitted in the regreater. No dense by physical envelopen space, exportant and other Conguidelines, applications.	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
* * * *					

	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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING **CONTROL TABLE** Cortland Avenue NCD **Zoning Category** § References Controls RESIDENTIAL STANDARDS AND USES * * * * Controls by Story Residential Uses 1st 2nd 3rd+ 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical §§ 102, 207 **Dwelling Unit Density** 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

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1			elements and area plans of the General Plan, and design review by the Planning
2			Department.
3			1 bedroom per 275 square foot lot area, or the density permitted in the nearest R
4			District, whichever is greater. No density limit by lot area. Density restricted by
5			physical envelope controls of height, bulk,
6	Group Housing Density	§208	setbacks, open space, exposure and other applicable controls of this and other Codes,
7			as well as by applicable design guidelines, applicable elements and area plans of the
8			General Plan, and design review by the
9	* * * *		Planning Department.
10 11 12 13 14 15 16 17	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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONII CONTROL TABLE				
			Geary Boulev	ard NCD
Zoning Category	§ References		Contro	ls
* * * *				
	IAL STANDARI	DS AND USES		
* * * *				
Residential	Uses		Controls by Story	
 		1st	2nd	3rd+
* * * *		1		
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable control of this and other Codes, as well as by applicable design guideling applicable elements and area plans of the General Plan, and design review by the Planning Department. 1 bedroom per 210 square foot lot area, or the density permitted the nearest R District, whichever is greater. No density limit by larea. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable control of this and other Codes, as well as by applicable design guideling applicable elements and area plans of the General Plan, and design review by the Planning Department.		
Group Housing Density	§208			
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted a Principal Use in the district and meeting all the requirements § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeticall requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv) related to location. No density limit by lot area. Density restrict by physical envelope controls of height, bulk, setbacks, open specyposure and other applicable controls of this and other Codes, well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Plann Department.		
ļ		Department		

SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 74	10. MISSION BERNAL	NEIGHBORHOOD C		TRICT ZONING	
			Mission Bernal NC	D	
Zoning Category	§ References		Controls		
* * * *					
RESIDEN	TIAL STANDARDS AN	ID USES			
* * * *					
Residential	Llege		Controls by Story		
Residerillar	0565	1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	permitted in the ne No density limit by envelope controls exposure and othe Codes, as well as a applicable elemen	I unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
Group Housing Density	§208	permitted in the ne No density limit by envelope controls exposure and othe Codes, as well as a applicable elemen	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
* * * *					

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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

Table 742. C	OLE VALLEY NEIGHBORHO CONTROL		CIAL DISTRICT Z	ONING	
	Cole Valley NCD			y NCD	
Zoning Category	§ References		Contro	ols	
* * * *					
RESIDENTIAL S	TANDARDS AND USES				
* * * *					
Decidential Hose			Controls by Story		
Residential Uses		1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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			

1			area plans of the General Plan, and design review by the Planning Department.
2			1 bedroom per 275 square foot lot area, or
3			the density permitted in the nearest R District, whichever is greater. No density limit by lot
4	Crown Haveine		area. Density restricted by physical envelope
5	Group Housing Density	§208	<u>controls of height, bulk, setbacks, open space,</u> <u>exposure and other applicable controls of this</u>
6			and other Codes, as well as by applicable design guidelines, applicable elements and
7			area plans of the General Plan, and design
•			review by the Planning Department.
8	* * * *		
9			P up to twice the number of Dwelling Units
10		§§ 102, 202.2(f), 207	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
11			Dwelling Units otherwise permitted as a
12			Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §
13	Senior Housing		202.2(f)(1)(D)(iv), related to location. No
14	Density		density limit by lot area. Density restricted by physical envelope controls of height, bulk,
15			setbacks, open space, exposure and other applicable controls of this and other Codes,
			as well as by applicable design guidelines,
16			applicable elements and area plans of the
17			General Plan, and design review by the
18	* * * *		Planning Department.
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SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

1	Zoning Category	§ References	Controls			
2	* * * *					
3	RESIDENTI	RESIDENTIAL STANDARDS AND USES				
4	* * * *					
5	Residential I	Ises	C	Controls by Story		
6			1st	2nd	3rd+	
	* * * *					
7 8 9 10	Dwelling Unit Density	§§ 102, 207	permitted in the ne greater. No densit restricted by physi bulk, setbacks, ope	are foot lot area, or earest R District, wh y limit by lot area. I ical envelope contro en space, exposure a ls of this and other (nichever is Density Is of height, and other	
11 12	Denony		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.			
13 14 15 16 17	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, a well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
18	* * * *					
19 20 21 22 23 24 25	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 distrand meeting all the requirements of § 202.2(f)(1). up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of the and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the state of the supplicable design guidelines, applicable elements and area plans of the supplicable design guidelines.		e in the district 202.2(f)(1). C nits otherwise strict and (1), except for n. No density physical acks, open controls of this able design	

	General Plan, and design review by the Planning Department.
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SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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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. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
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Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

1	Section 7. At the time of introduction of this ordinance, the ordinance in Board of
2	Supervisor's File No. 230446 had been approved by the Board of Supervisors at two regularly
3	scheduled meetings of the Board, and had been presented to the Mayor for
4	signature. Section 3 of the ordinance in Board of Supervisor's File No. 230446 added
5	Planning Code Section 249.97, the Priority Equity Geographies Special Use
6	District. Section 3 of this ordinance amends Section 249.97 and treats that section as existing
7	text in plain Arial font, with additions shown in single-underline italic Times New Roman font
8	and deletions in strikethrough italic Times New Roman font.
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10	APPROVED AS TO FORM: DAVID CHIU, City Attorney
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12	By: /s/ Audrey Pearson AUDREY PEARSON Deputy City Attorney
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