



San Francisco
Planning

Neighborhood Commercial and Mixed-Use Zoning

Board file 220340
Case # ~~2022~~2902PCA

Aaron Starr
February 13, 2023

Code Reorganization Project

- Started in 2014 (11/20/2014)
- Standardize and consolidate all use definitions into one section of the code
- Standardize all zoning control tables
- Article 2, 7, and Chinatown Districts are complete.
- This ordinance will bring all Eastern Neighborhood MUDs under the new format.
- DTR Districts come next and will complete the project.

Accessory Use Changes

- Amend Article 8 and Article 2 Accessory use controls to align with Article 7 Accessory Use Controls
- Allow accessory production, wholesaling, and processing of goods to occupy more than one-third of a retail space
- Allow Limited Live Performance Permits in MUG, MUR and RED-MX zoning districts
- Allow Restaurants to have an accessory catering use

Ground Floor Control Changes

- In the Eastern Neighborhood MUDs, Requires Projects with more than 10,000 sq. ft. of ground-floor commercial space to provide commercial spaces in a range of sizes.

Entertainment Arts and Recreation Use Changes

- Allow Arts Activities in the SoMa NCT, and the Eastern Neighborhoods MUDs.
- Removes the Planning Code's Good Neighbor Policies for Nighttime Entertainment from the Code
- Principally Permit Nighttime Entertainment and General Entertainment with on properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street

Eating and Drinking Use Changes

- Principally permit Bar uses on the second floor in the Folsom NCT and Regional Commercial Districts.

Institutional Use Changes

- Liberalize the controls for Job Training, Community Facilities, Public Facilities, Social Service and Philanthropic Facilities, and Religious Facilities in the Eastern Neighborhoods MUDs and SoMa NCT District
- Principally permitted Arts Activities, Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School uses in historic buildings in the RED and RED-MX districts
- Remove the hours of operation controls for MCDs in the SALI District

Automobile Use Changes

- Require Automobile Sale or Rental uses to be in enclosed buildings in MUG, MUO, and MUR Districts
- Prohibit Public parking lots in the WMUO and SALI Districts
- Prohibit Public Parking Lots and Garages and require CU Authorization for Private Parking Garages in the RED-MX District

Residential Changes

- Remove a provision that allowed SRO buildings to have smaller rear-yard requirements than other residential buildings.

Prop H Alignment

- Removes 311 notification for principally permitted uses in the Eastern Neighborhood MUDs
- Allow for the same 30-day permit review timeline in the Eastern Neighborhood MUDs as the NC Districts
- Principally permit Outdoor Activity Areas so long as they adhere to the restrictions adopted by prop H.

Other Changes

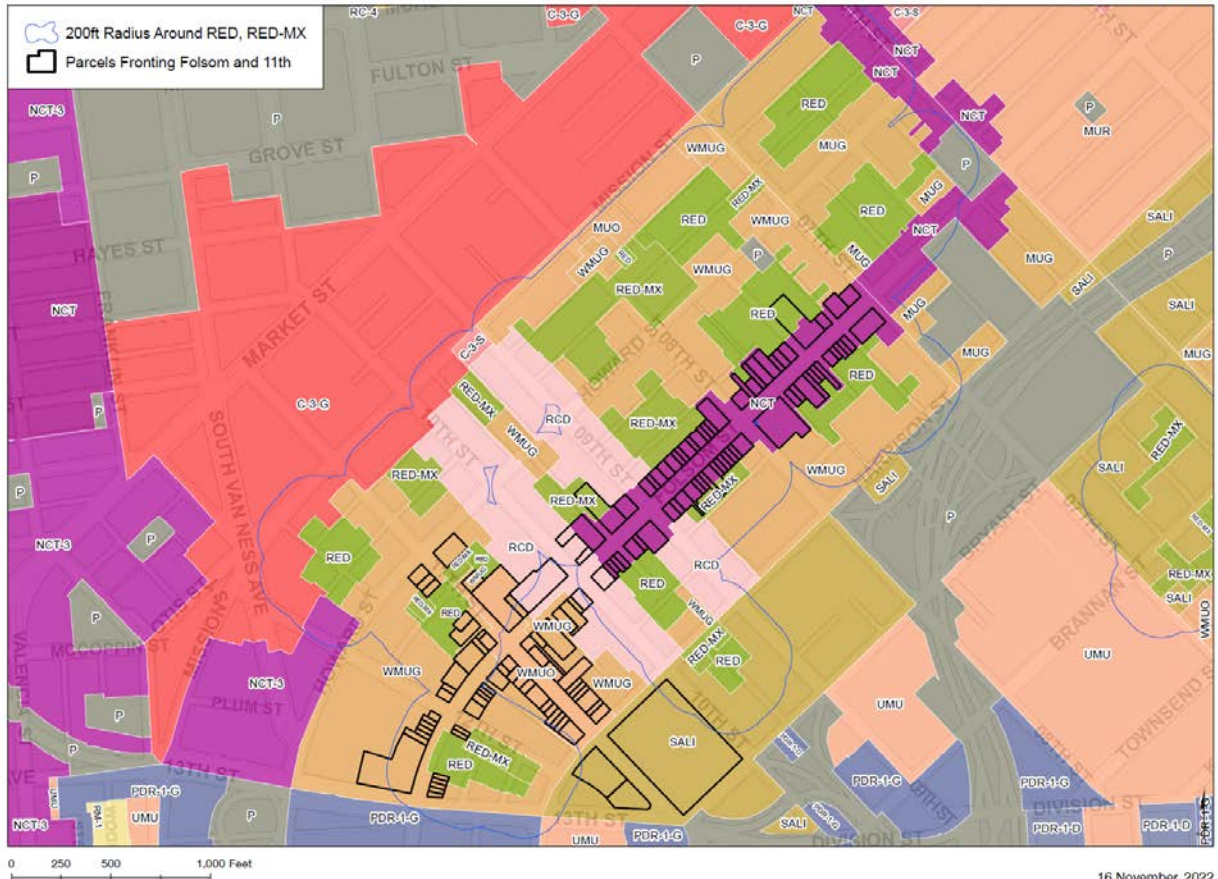
- Principally permit Large Scale Urban Ag in the Eastern Neighborhood MUDs
- In SPD, RED, and RED-MX, exempt Residential Car Facilities and Child Care Facilities from FAR.
- Reactivation of LCUs would no longer need a CU hearing but could be reactivated by the ZA instead

Commission's Recommendation

Approval with Modifications

1. Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.
2. Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility.
3. Remove the proposed changes that relax Nighttime Entertainment controls in various zoning districts. Instead, amend the ordinance so that Nighttime Entertainment is principally permitted for properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street, unless those properties are zoned RED or RED-MX. In addition, provide an exception for properties that meet those criteria to the buffer that prohibits Nighttime Entertainment within 200' of RED and RED-MX Districts.
4. Encourage the Entertainment Commission to evaluate how best to mitigate impacts in RED and RED-MX districts from noise and other quality of life impacts related to Nighttime Entertainment uses that are located within 200' of those districts.

Proposed Amendment





THANK YOU



San Francisco
Planning