AMENDED IN COMMITTEE 3/4/2024 ORDINANCE NO.

FILE NO. 230734

1	[Planning Code - Density Exception on Specified Lots with Numerical Density LimitsCalculation in RC, RTO, NC, and certain Named NCDs]
2	<u>=====================================</u>
3	Ordinance amending the Planning Code to allow density exceptions on lots subject to
4	<u>Numerical Density Limits</u> form-based density in Residential-Commercial, Residential
5	Transit Oriented, Neighborhood Commercial, and certain Named Neighborhood
6	Commercial Districts, except for specified lots located in the Priority Equity
7	Geographies Special Use District; amending the Priority Equity Geographies Special
8	Use District; affirming the Planning Department's determination under the California
9	Environmental Quality Act; and making public necessity, convenience, and welfare
10	findings under Planning Code, Section 302, and findings of consistency with the
11	General plan and the eight priority policies of Planning Code, Section 101.1.
12	NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font.
13	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>additioned Anal Torit.</u> Board amendment deletions are in strikethrough Arial font. Asterisks (* * * *) indicate the omission of unchanged Code
15	subsections or parts of tables.
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17	Be it ordained by the People of the City and County of San Francisco:
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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. 230734 and is incorporated herein by reference. The Board affirms
24	this determination.
25	

1	(b) On, the Planning Commission, in Resolution No,
2	adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3	with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4	Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5	the Board of Supervisors in File No, and is incorporated herein by reference.
6	(c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this
7	ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
8	Planning Commission Resolution No, and incorporates such reasons by this
9	reference thereto. A copy of said resolution is on file with the Clerk of the Board of
10	Supervisors in File No
11	
12	Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207,
13	208, 209.3, and 209.4 to read as follows:
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15	SEC. 207. DWELLING UNIT DENSITY LIMITS.
16	(a) Applicability. The density of Dwelling Units permitted in the various Districts shall
17	be as set forth in the Zoning Control Table for the district in which the lot is located. The term
18	"Dwelling Unit" is defined in Section 102 of this Code. There are two types of density districts:
19	(1) Form-Based Density District: Form-based density districts are In districts where
20	no density limit is specified, and where density shall is not be limited by lot area but rather by the
21	applicable requirements and limitations set forth elsewhere in this Code. Such requirements
22	and limitations include, but are not limited to, height, bulk, setbacks, open space, exposure
23	and unit mix as well as applicable design guidelines, elements and area plans of the General
24	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 $\underline{\it and\ located\ on\ a}$
12	lot in a district that establishes a maximum dwelling unit density per lot area, the maximum
13	permitted density for Dwelling Units and for Group Housing shall be prorated to the total lot
14	area according to 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

1	density ratio not exceeding the number of Dwelling Units permitted in the nearest R District,
2	provided that the maximum density ratio shall in no case be less than the amount set forth in
3	the Zoning Control Table for the district in which the lot is located. The distance to each R
4	District shall be measured either from the midpoint of the front lot line or from a point directly
5	across the street therefrom, whichever permits the greater density.
6	* * * *
7	(c) Exceptions to Dwelling Unit Density Limits. An exception to the calculations
8	under this Section 207 shall be made in the following circumstances:
9	* * * *
10	(10) <u>Density Exception on Lots Subject to Numerical Density Limits.</u>
11	(A) Purpose . The purpose of this subsection (c)(10) is to encourage
12	additional housing development throughout the City in order to ease the City's housing
13	shortage, within the height limits as set forth in the Planning Code.
14	(B) Eligibility. A Project must meet all of the following criteria:
15	(i) is located on a lot subject to a Numerical Density Limit;
16	(ii) is located in an Residential-Commercial (RC); Residential
17	Transit Oriented (RTO); Neighborhood-Commercial (NC); or any of the following Named
18	Neighborhood Commercial Districts: Castro Street (Planning Code Section 715); Inner
19	Clement (Planning Code Section 716); Outer Clement (Planning Code Section 717); Upper
20	Fillmore (Planning Code Section 718); Haight Street (Planning Code Section 719); Excelsion
21	Outer Mission (Planning Code Section 720); Polk Street (Planning Code Section 723);
22	Sacramento Street (Planning Code Section 724); Union Street (Planning Code Section 725);
23	Pacific Ave (Planning Code Section 726); Lakeside Village (Planning Code Section 727); 24th
24	Street-Noe Valley (Planning Code Section 728); West Portal Avenue (Planning Code Section
25	729); Inner Sunset (Planning Code Section 730); Noriega Street (Planning Code Section 731)

1	Irving Street (Planning Code Section 732); Taraval Street (Planning Code Section 733); Judah
2	Street (Planning Code Section 734); Inner Balboa Street (Planning Code Section 735); Outer
3	Balboa Street (Planning Code Section 736); Cortland Avenue (Planning Code Section 738);
4	Geary Boulevard (Planning Code Section 739); Mission Bernal (Planning Code Section 740);
5	Cole Valley (Planning Code Section 742); Lower Haight Street (Planning Code Section 743);
6	and Inner Taraval Street (Planning Code Section 745).
7	(iii) is not located within the Priority Equity Geographies Special
8	Use District, Planning Code section 249.97; and
9	(iv) is not seeking and receiving a density or development bonus
10	under the provisions of California Government Code Sections 65915 et seq., Planning Code
11	Section 206, any other density exception in this Planning Code Section 207, Section 124(f),
12	Section 202.2(f), Section 304, or any other State or local program that provides additional
13	density.
14	(C) Density Exception. Projects that meet the eligibility criteria in
15	subsection (c)(10)(B) are exempt from the residential density limits otherwise applicable in the
16	zoning district where the project is located. Density shall be regulated by the permitted height
17	and bulk, and required setbacks, exposure, open space, and any adopted design standards or
18	guidelines for each parcel as a Principally Permitted Use.
19	(D) Other Planning Code Requirements. Except as otherwise noted in
20	this subsection (c)(10), all applicable Planning Code requirements shall continue to apply.
21	(E) Applicability of Rent Ordinance; Regulatory Agreements. Project
22	sponsors of projects using the density exception of this subsection (c)(10) shall enter into a
23	regulatory agreement with the City, subjecting the new units created pursuant to the exception
24	to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of
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the Administrative Code)	, as a condition of approv	val of the density exce	eption ("Regulatory
Agreement"). At a minim	um. the Regulatory Agre	ement shall contain th	ne followina:

(i) a statement that the new units created pursuant to the density exception are not subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et seg.) because, under Section 1954.52(b), the property owner has entered into and agreed to the terms of this agreement with the City in consideration of an exception from residential density limits, or other direct financial contribution or other form of assistance specified in California Government Code Sections 65915 et seg.; (ii) a description of the exception of residential density or other direct financial contribution or form of assistance provided to the property owner; and (iii) a description of the remedies for breach of the agreement and other provisions to ensure implementation and compliance with the agreement. The property owner and the Planning Director (or the Director's designee), on behalf of the City, will execute the Regulatory Agreement, which shall be reviewed and approved by the City Attorney's Office. The Regulatory Agreement shall be executed prior to the City's issuance of the First Construction Document for the project, as defined in Section 107A.13.1 of the San Francisco Building Code. Following execution of the Regulatory Agreement by all parties and approval by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded to the title records in the Office of the Assessor-Recorder against the property and shall be binding on all future owners and successors in interest.

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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 <u>follows:</u> <u>follows:</u> 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 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 $\frac{NC}{NC}$ 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 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), 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: <u>Medium Density</u>. <u>Medium Density</u>. These Districts provide for <u>Residential uses</u> a mixture of medium-density <u>Dwellings similar to those in RM-3 Districts</u> a mixture of medium-density <u>Dwellings similar to those in RM-3 Districts</u>, 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. High Density. These Districts provide for Residential usesa mixture of high-density Dwellings similar to those in RM-4 Districts a mixture of high-density Dwellings similar to those in RM-4 Districts with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

Table 209.3 ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4		
* * * * 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 Units (7)	<u>§ 207</u>	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)	§ 207	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 2 3 4 5 6 7 8 9 10	Senior Housing <u>Density</u>	§§ 102, 202.2(f)	permitted as a principal to requirements of § 202.2(f) C up to twice the number permitted as a principal to requirements of Section § 202.2(f)(1)(D)(iv), related number of dwelling unit principal use in the dist requirements of § 202.2 -C up to twice the number permitted as a principal all requirements of Section and the dist requirements of Section (1)(D)(iv), related to the number permitted as a principal all requirements of Section (202.2(f)(1)(D)(iv), related to the density limit by lot a physical envelope contopen space, exposure this and other Codes, a guidelines, applicable of the section (202.2(f)(1)(D)(f) (202.2(f)(1)(D)(f) (202.2(f)(1)(D)(f)).	of dwelling units otherwise use in the district and meeting all 202.2(f)(1), except for § d to location. P up to twice the es otherwise permitted as a rict and meeting all the 2(f)(1). Deer of dwelling units otherwise Luse in the district and meeting etion § 202(f)(1), except for §
12 13	Residential Density, Group Housing	§ 208		P up to one bedroom for every 70 square feet of lot area (9).
14	Residential Density, Group	<u>§208</u>	P up to one bedroom for every 140 square	P up to one bedroom for every 70 square feet of lot area (9).
15	Housing		feet of lot area. (9)	70 Square leet of lot area (9).
16	Residential Density, Group	§ 208		rea. Density restricted by rols of height, bulk, setbacks,
17	Housing		open space, exposure :	and other applicable controls of
18			this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the	
19			General Plan, and desi Department. (9)	gn review by the Planning
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(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. 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.

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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 (Residential Transit Oriented Mission) Districts are composed of multi-family moderate-density 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

- 1 residents within walking distance, but the districts are otherwise residential. Only retail
- 2 compatible with housing, generally those permitted in NC-1 Districts, is permitted and auto-
- 3 oriented uses are not permitted. Hours of operation are restricted and off-street parking is not
- 4 permitted for these very locally-oriented uses.

Table 209.4 ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M			
* * * * RESIDENTIAL STANDARDS AND USES * * * *						
Residential Uses	I					
Residential Density, Dwelling Units (7)	§ 207	P up to one unit per 600 square feet of lot area (8). C above, per criteria of § 207(a). Pup to one unit per 600 square feet of lot area (8). C above, per criteria of § 207(a). 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. Pup-to-twice the number of dwelling units otherwise permitted as a principal use in the district; C-density nor limited by lot area, but by the applicable requirements and limitations elsewhere in this Code; including but nor limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area.			•		
2 Pup to twice the number of dwelling units otherwise permitted as a principal use in the district: 2 Censity not limited by let area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area. 2 Senior Housing Density 3 Senior Housing Density 4 Senior Housing Density 5 Senior Housing Density 6 Senior Housing Density 6 Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lar percel, along with Residential Design Guidelines. 7 Density is regulated by the permitted height, bulk, setbacks, open space of each lar percel, along with Residential Design Guidelines. 8 Pup to twice the number of dwelling units by lot area. 9 Density is regulated by the permitted height and other applicable design guidelines. 9 Density is regulated by the permitted height and other by applicable design guidelines. 9 Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lar percel, along with Residential Design Guidelines.	1				
Pup to twice the number of dwelling units otherwise permitted as a principal we in the district; C density not limited by let-area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, and open space of each lat parcel, along with Residential Design Guidelines. Senior Housing \$\\$ 102, Density 202.2(ft) Density is regulated by the permitted height, bulk, setbacks, open space of each lat parcel, along with Residential Design Guidelines. Senior Housing \$\\$ 102, Density 202.2(ft) Density restricted by physical envelope controls of height, bulk, setbacks, open space of each lat parcel, along with Residential Design Guidelines. Senior Housing \$\\$ 102, Density 202.2(ft) Density is regulated by the permitted height and bulk, and required setbacks, as well as by applicable design guidelines. Senior Housing \$\\$ 208 No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lat parcel, along with Residential Design Guidelines. Pup to twice the mumber of dwelling units by the applicable design guidelines. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lat parcel, along with Residential Design Guidelines.				<u> </u>	
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Senior Housing Density Senior Housing Density Senior Housing Density Den	11				
Senior Housing 202.2(ft)	12				
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 elements and area plans of the General Plan, and design review by the Planning Department. Residential Density, Group Housing 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. Residential Density, Group Housing No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.	13	1			required setbacks, exposure, and
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. Residential Density, Group Housing		<u>Density</u>	202.2(1)	•	· · ·
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. Residential Density, Group Housing 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. No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.	14				
17 18 19 20 21 22 Residential Density, Group Housing 24 24 24 25 Planning Department. Planning Department Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.	15			ů –	Guidelines.
17 18 19 20 21 22 Residential Density, Group Housing 24 Residential September Codes, as well as by applicable elements and design review by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.	16			=	
well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. Residential Density, Group Housing S 208 No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.					
19 20 21 Residential Density, Group Housing Planning Department No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.	17				
20 21 22 Residential Density, Group Housing 24 Residential Density, Group Housing Residential Density Group Housing Density Residential Design Guidelines. Density Residential Design Guidelines.	18				
20 21 Residential Density, Group Housing Planning Department. No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.	19				
21 Residential Density, Group Housing Planning Department. No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.				General Plan, and	
Residential Density, Group Housing Residential Permitted height and bulk, and required setbacks, exposure, and open space of each <i>lot parcel</i> , along with Residential Design Guidelines.	20				
Density, Group Housing Permitted height and bulk, and required setbacks, exposure, and open space of each <i>lot parcel</i> , along with Residential Design Guidelines.	21			Planning Department.	
Housing exposure, and open space of each <u>lot parcel</u> , along with Residential Design Guidelines.	22		§ 208		
Residential Design Guidelines.	23				•
	24	_			
	25	* * * *		<u> </u>	

1	*	*	*	*

(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

1	to serve the specific needs of the communities that live there; and where programs that
2	stabilize communities and meet community needs need to be prioritized. The purpose of the
3	Priority Equity Geographies SUD is to help implement the goals and policies outlined in the
4	2022 Housing Element.
5	(c) Controls. Except as provided in this Section 249.97, and as set forth in Sections
6	311 and 317, In addition to In addition to all other applicable provisions of the Planning Code,
7	shall apply, the specific controls applicable the specific controls applicable in the Priority Equity
8	Geographies SUD. are set forth in Sections 311 and 317. are set forth in Sections 311 and 317.
9	(d) Density. Within the Priority Equity Geographies SUD, maximum residential
10	densities on lots in Residential-Commercial (RC), Residential Transit Oriented (RTO),
11	Neighborhood Commercial (NC), and Named Neighborhood Commercial Districts are
12	governed by a maximum Dwelling Unit per lot or lot area, as set forth in the control tables for
13	those districts. This subsection (d) shall not apply to Residential Transit Oriented-Mixed
14	(RTO-M) districts and the following districts:
15	(1) The Excelsior Outer Mission Neighborhood Commercial District (Planning Code
16	Section 720);
17	(2) the Polk Street Neighborhood Commercial District (Planning Code Section 723); or
18	(3) the Van Ness Special Use District (Planning Code Section 243).
19	
20	Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,
21	710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 723, 724, 725, 726, 727, 728, 729, 730,
22	731, 732, 733, 734, 735, 736, 738, 739, 740, 742, 743, and 745 to read as follows (with
23	portions of Section 702 reprinted for informational purposes):
24	

SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

	The following classes of districts are established for Neighborhood Commercia
Distric	ets.

(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts. The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in Section 201 of this Code, are established for the purpose of implementing the Commerce and Industry element and other elements of the General Plan, according to the objective and policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

The description and purpose statements and land use controls applicable to each of the general and individual area districts are set forth in this Code for each district class. The boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit 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.

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

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

		NO	C-1		
Zoning Category	§ References	Con	trols		
* * *					
RESIDENTIAL STANDARDS AND	USES				
* * *					
Controls by Story					
Residential Uses	1st	2nd	3rd+		

_				
1	* * * *			
2	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).	
3 4 5	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. (4)	
6 7 8	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (4)	
	* * * *			
9 10 11 12 13 14	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. (4)	

(4) [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.

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

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

			N	IC-2	
Zoning C	ategory	§ References	eferences Controls		
* * * *					
RESIDENTIAL S	TANDARDS AN	ID USES			
* * * *					
5			Controls by Sto	ry	
Residential Uses	S	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 greate (3)			
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)			

* * * *

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

		20111110 01	J			
			NC-3			
Zoning Category	§ R	eferences		Contro	ols	
* * * *						
RESIDENTI	AL STANDA	ARDS AND USES				
* * * *						
Residential	Lloop	Controls by Story				
Residentiai	uses	1st 2nd 3rd+			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)			

P up to twice the number of dwelling units otherwise pe as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number dwelling units otherwise permitted as a Principal Use in
senior Senior
Senior §§ 102, requirements of § 202.2(f)(1). C up to twice the number
Senior 99 102, dwelling units otherwise permitted as a Principal Use in
Density 202.2(f), district and meeting all requirements of § 202.2(f)(1), ex
§ 202.2(f)(1)(D)(iv), related to location. (10)

(10) [Note deleted.] [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.

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

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Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S

ZONING CONTROL TABLE

NC-S

Category	References		Controls		
* * * *					
RESIDENTI	AL STANDA	RDS AND USES			
* * * *					
Posidontial	Controls by Story Residential Uses				
Residential	0362	1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207		re feet lot area, or the dect, whichever is greater.		
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)			

(2) [Note deleted.] [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.

3 SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Ca	astro Street NCD	
Zoning Cat	egory	§ References	§ References Controls		
* * * *					
RESIDENTI	AL STANDAF	RDS AND USES			
* * * *					
Residential Uses Controls By Story			ry		
Residential	USES	1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	lot area. Density re height, bulk, setba- applicable controls	rea, or the density whichever is greate estricted by physica cks, open space, estimated in this and other Couldelines, applicated Plan, and designate in the course of this and designated in the course of the cour	permitted in the er. No density limit by I envelope controls of exposure and other codes, as well as by ole elements and area	
Group Housing Density	§ 208	permitted in the near bedroom per 210 sepermitted in the new density limit by lot envelope controls exposure and othe Codes, as well as applicable element	Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. Up to 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. 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. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

		Inner Clement Street				
Zoning Category	§ References	Controls				
* * * *	* * * *					
RESIDENTIAL STANDARDS AND USES						
* * * *						
Desile delles		Co	ontrols By Sto	ory		
Residential Uses		1st	2nd	3rd+		

1	* * * *		
2 3 4 5 6 7 8	Dwelling Unit Density	§§ 102, 207	I unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. 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.
10 11 12 13 14 15 16 17	Group Housing Density	§ 208	I bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater 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.
19	* * * *		
202122232425	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. P up to twice the number of dwelling units otherwise

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

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL

DISTRICT.

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

		20111110 00111	NOL IMBLE	
			Outer Clement Stree	et
Zoning Category	§ References		Controls	
* * * *				
RESIDENTI	AL STANDARD	S AND USES		
* * * *				
Decidential	Lless		Controls By Story	
Residential	Uses	1st	2nd	3rd+
* * * *				

Pup 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. 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.	1 2 3 4 5 6 7 8 9 10	Dwelling Unit Density Group Housing Density	§§ 102, 207 § 208	I unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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. I bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. 1 bedroom per 210 square foot lot area or the 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.
Pup 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. 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). 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). 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). 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). 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). 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). 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). 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). 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). C 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)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)		* * * *		
	13 14 15 16 17 18 19 20 21	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. 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

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

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL

DISTRICT.

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

				Upper Fillmore Street	NCD
Zoning Category	§ Referer	nces		Controls	
* * * *					
RESIDENTIA	L STANDA	RDS A	ND USES		
* * * *					
Residential	less			Controls By Story	
Residential	0562		1st	2nd	3rd+
* * * *					
Dwelling Unit Density	§§ 102, 207	neares lot are which restric setba of this guide	et R District, whice a or the density ever is greater. Exted by physical cks, open spaces and other Codlines, applicable	cot lot area or the density chever is greater. 1 unit per permitted in the neare No density limit by lot a envelope controls of hear, exposure and other area, as well as by applicated by the Planning Delegan in the per per per per per per per per per pe	er 600 square foot est R District, area. Density eight, bulk, applicable controls eable design ans of the General
Group Housing Density	§ 208	neares foot lo which restric setba of this guide	et R District, which of area or the de- ever is greater. exted by physical oks, open space of and other Cod lines, applicable	energeneral area or the december of the decemb	com per 210 square pearest R District, pearea. Density eight, bulk, peplicable controls eable design ans of the General
* * * *		_	· • •	•	

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

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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Haight Street NCD				
Zoning Category	§ References	Controls					
* * * *							
RESIDENTI	AL STANDAR	DS AND USES					
* * * *							
Desidential	llaca		Controls By Story				
Residential	USes	1st	2nd	3rd+			
* * * *							
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square for nearest R District, which foot lot area or the de	<i>hever is greater</i> . <u>1 unit</u>	per 600 square			

1 2 3 4			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			1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. 1 bedroom per 210
			square foot lot area or the density permitted in the nearest R
6	Group	0.000	District, whichever is greater. No density limit by lot area.
7	Housing Density	§ 208	Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable
8	Donoity		controls of this and other Codes, as well as by applicable
9			design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
10	* * * *		
11			P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §
12			202.2(f)(1). C up to twice the number of dwelling units otherwise
13			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
14			to location. P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and
15	Senior Housing	§§ 102, 202.2(f),	meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal
16	Density	207	Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.
17			No density limit by lot area. Density restricted by physical
18			envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other
19			Codes, as well as by applicable design guidelines, applicable
			elements and area plans of the General Plan, and design review by the Planning Department.
20	* * * *		Toview by the Figurial popularient.
21			

SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

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

Section Sect			Excelsi	or Outer Miss	ion NCD
Residential Uses Controls By Story		§ References		Controls	
Controls By Story 1st 2nd	* * * *		_		
Residential Uses Text	RESIDENTIAL	STANDARDS AND USES			
Residential Uses 1st 2nd * * * * Iunit per 600 square foot lot area per 600 square foot lot area per 600 square foot lot area. No limit by lot area. Density restricte physical envelope controls of he bulk, setbacks, open space, expand other applicable controls of other Codes, as well as by applicate design guidelines, applicable eleand area plans of the General Persident design review by the Planning Department. I bedroom per 210 square foot lot of bedroom pe	* * * *				
Section Sect	Residential Uso	25	Co	ontrols By Sto	ory
Dwelling Units Density S§ 102, 207 S§ 208 Density Density S§ 208 Density Density I unit per 600 square foot lot area per 600 square foot lot area. No limit by lot area. Density restricted physical envelope controls of he bulk, setbacks, open space, expand other applicable controls of other Codes, as well as by application design guidelines, applicable eleand area plans of the General Persistence design review by the Planning Department. I bedroom per 210 square foot lot of bedroom per 210 sq			1st	2nd	3rd+
Dwelling Units Density S§ 102, 207 S§ 102, 207 S§ 208 Density S§ 208 Density Density Density S§ 208 Density Density Density Density S§ 208 Density Density Density Density S§ 208 Density Den	* * * *				
Group Housing Density § 208 Solution Bedroom per 210 square foot lot No density limit by lot area. Density limit by lot area. Density limit by lot area. Density of height, bulk, setbacks, open sexposure and other applicable contains and other codes, as well applicable design guidelines, applicable design guidelines, applicable design review by the limit by lot area. Density of height, bulk, setbacks, open sexposure and other applicable contains and other codes, as well applicable design guidelines, applicable design guidelines, applicable design review by the limit by lot area. Density of height, bulk, setbacks, open sexposure and other applicable contains and other applicable contains and other codes, as well applicable design guidelines, app	_	§§ 102, 207	limit by lot ar physical env bulk, setback and other ap other Codes design guide and area pla design review	ea. Density reselope controls s, open space plicable control , as well as by lines, applicable ns of the General	of height, of height, of exposur ols of this of applicable ole elemen
	Housing	§ 208	bedroom per No density ling restricted by of height, but exposure and of this	210 square for mit by lot area. physical envelocity, setbacks, or dother applicather Codes, as esign guidelined area plans of sign review by	oot lot area Density Ope contr Pen space Ible contro Well as b S, applica
* * * *	* * * *				

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Pup 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), excep				D
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. 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 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.	1			3 0
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. 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 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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Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1), except for § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. Pup 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 codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.	2			
requirements of § 202.2(f)(1), except for § 202.2(f)(1), related to location. Pup 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 codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.	3			ŭ ,
202.2(f)(1)(D)(iv), related to location. Pup 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.	4			1
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 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.				1 0 -
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.	5			<u> </u>
Senior Housing Density \$\{ \text{None of 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.	6			
Senior Housing Density 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.	O			
Senior Housing Density S§§ 102, 202.2(f), 207 Density 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.	7			
9 Density 10 10 11 12 12 13 14 15 16 Density 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. * * * * *	0	Senior		
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.	8	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use
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.	9	<u>Density</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.				
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			
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.	11			
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.	11			, , ,
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.	12			
applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.				· · · · · · · · · · · · · · · · · · ·
14 15 16 elements and area plans of the General Plan, and design review by the Planning Department.	13			· · · · · · · · · · · · · · · · · · ·
Plan, and design review by the Planning Department. * * * * *	1/			
Planning Department. 16 * * * * *	14			•
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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

		Polk Street NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USE	S	

Decidential Hose		Controls By Story				
Residential Uses		1st	2nd	3rd+		
* * * *						
Dwelling Units	\$\$ 400, 207	permitted in the greater. 1 unit the density pe whichever is garea. Density	per 400 so rmitted in reater. No restricted	lot area; or the densited district, whichever is quare foot lot area; on the nearest R district density limit by lot by physical enveloped to the control of		
<u>Density</u>	§§ 102, 207		•	setbacks, open spac licable controls of th		
				ll as by applicable		
		area plans of t	design guidelines, applicable elements and area plans of the General Plan, and design			
		review by the	Planning E	Department.		
* * * *						
Residential Density, Group Housing Density	§208	density permitte whichever is gra foot lot area of nearest R Dist density limit by physical envel	ed in the new eater. 1 be the densi rict, which ope contro	foot lot area or the arest R District, droom per 140 squaty permitted in the ever is greater. No Density restricted by exposure and other		
		applicable cor	trols of thi	s and other Codes, sign guidelines,		
				area plans of the new in review by the		
		Planning Depart	_			
		*		f Dwelling Units		
		district and med	eting all the	rincipal Use in the requirements of §		
Senior Housing	§§ 102, 202.2(f),	• / / /		he number of Dwellin as a Principal Use in		
Density	207	district and mee		<u> </u>		
			_)2.2(f)(1)(D)(iv), relat		

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

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD				
Zoning Category	§	References	Controls			
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses		Controls By Story				
		1st	2nd	3rd+		
* * * *						
Dwelling Units <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. 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				

1 2 3			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.	
4 5 6 7	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area. 1 bedroom per 275 square foot lot area. 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	* * * *			
9 10 11 12 13 14 15 16 17	Senior §§ 102, Housing 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. 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. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Union S	treet NCD	
Zoning Category § Refe		erences Controls		ntrols	
* * * *					
* * * *	AL STANDARDS A	ND USES			
	<u> </u>	Controls By Story			
Residential Uses		1st 2nd 3rd			
* * * *					
Dwelling Units <u>Density</u>	§§ 102, 207	1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. 1 unit per 600 square foot lot area or the density permitted in the neares 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 <u>Density</u>	§208	I bedroom per 210 square foot lot area, or the density permittee in the nearest R District, whichever is greater. 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit be 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 <u>Density</u>	§§ 102, 202.2(f), 207	as a Principal Use in requirements of § 20. Dwelling Units other district and meeting (§ 202.2(f)(1)(D)(iv), number of Dwelling Principal Use in the	aber of Dwelling Unit. the district and meets 2.2(f)(1). C up to twice wise permitted as a P all requirements of § 2 related to location. P Units otherwise pe district and meeting 202.2(f)(1). C up to t	ing all the e the number of rincipal Use in the 202.2(f)(1), except for up to twice the rmitted as a g all the	

1		<u>Dwelling Units otherwise permitted as a Principal Use in</u> the district and meeting all requirements of § 202.2(f)(1).
2		except for § 202.2(f)(1)(D)(iv), related to location. No
3		density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,
4		exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines,
5		applicable elements and area plans of the General Plan,
•		and design review by the Planning Department.
6	* * * *	

SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Pacific Avenue NCD			
Zoning Category	§ References		Controls		
* * * *					
RESIDENT	IAL STANDARDS AND USES				
* * * *					
Residential	Lloop	Controls By Story			
Residential	USES	1st	2nd	3rd+	
* * * *					
Dwelling Units <u>Density</u>	§§ 102, 207	1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 1 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,			

i					
1			exposure and other applicable controls of this and other Codes, as well as by applicable		
2			design guidelines, applicable elements and area plans of the General Plan, and design		
3			review by the Planning Department.		
4			1-bedroom per 275 square foot lot area, or the		
5			density permitted in the nearest R District, whichever is greater. 1 bedroom per 275 square		
6			foot lot area, or the density permitted in the		
	Group		nearest R District, whichever is greater. No density limit by lot area. Density restricted by		
7	Housing	§208	physical envelope controls of height, bulk,		
8	<u>Density</u>		setbacks, open space, exposure and other applicable controls of this and other Codes, as		
9			well as by applicable design guidelines,		
10			applicable elements and area plans of the General Plan, and design review by the		
11			Planning Department.		
40	* * * *				
12			P up to twice the number of Dwelling Units		
13			otherwise permitted as a Principal Use in the		
			district and meeting all the requirements of §		
14			202.2(f)(1). C up to twice the number of Dwelling		
15			Units otherwise permitted as a Principal Use in the		
10			district and meeting all requirements of §		
16			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related		
			to location. P up to twice the number of Dwelling		
17			Units otherwise permitted as a Principal Use in		
18	Senior		the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of		
19	Housing	§§ 102, 202.2(f), 207	<u>Dwelling Units otherwise permitted as a</u>		
13	<u>Density</u>		Principal Use in the district and meeting all		
20			requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No		
21			density limit by lot area. Density restricted by		
22			physical envelope controls of height, bulk, setbacks, open space, exposure and other		
23			applicable controls of this and other Codes, as		
۷۵			well as by applicable design guidelines,		
24			applicable elements and area plans of the General Plan, and design review by the		
25			Planning Department.		

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SEC. 727. LA	KESIDE VIL	LAGE N	EIGHBOR	HOOD COMMERC	CIAL DISTRICT.
LAKESIDE VILLA	GE NEIGHB		Table 727 D COMMI TABLE		ZONING CONTROL
				Lakeside Villa	age NCD
Zoning Category	§ Refer	ences		Contro	ls
* * * *					
RESIDENTIAL STA	ANDARDS A	ND USE	S		
* * * *					
	Controls By Story				
Residential Uses				Controls By Sto	ory
Residential Uses			1st	Controls By Sto 2nd	ory 3rd+
Residential Uses				2nd	3rd+
	§§ 102, 207	I unit p the nea square neares lot area applica applica area p	rest R District foot lot are t R District a. Density ht, bulk, se	2nd are foot lot area, or the fict, whichever is greated, whichever is greated, whichever is greated by physical education and other and guidelines, applied General Plan, and	3rd+ he density permitted in ater. 1 unit per 800 permitted in the ater. No density limit by cal envelope controls e, exposure and other Codes, as well as by

1			area plans of the General Plan, and design review by the Planning Department.
2	* * * *		
3 4			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
5			dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for
6			§ 202.2(f)(1)(D)(iv), related to location. P up to twice the number of dwelling units otherwise permitted as a
7		§§ 102, 202.2(f), 207	Principal Use in the district and meeting all the
8	Senior Housing Density		requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in
9			the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No
10			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 Codes, as well as by applicable design guidelines,
12 13			applicable elements and area plans of the General Plan, and design review by the Planning Department.
3	* * * *		
14	* * * *		

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

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

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

RESIDENTIAL S	TANDADDE AN	D IISES						
* * * *	TANDARDS AN	D 03E3						
Residential Uses Controls By Story								
Residential Use	5	1st	2nd	3rd+				
* * * *								
Dwelling Units <u>Density</u>	§§ 102, 207	permitted in the neunit per 600 squapermitted in the regreater. No dense by physical enversetbacks, open setbacks, of this auapplicable designand area plans o	are foot lot area, or the arest R District, white are foot lot area, or the area foot lot area, or the area foot lot area. It limit by lot area foot lot area foother codes, as a guidelines, application of the General Plantanning Department.	chever is greater the density whichever is Density restrice ight, bulk, d other applica well as by able elements and design				
Group Housing §208		1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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 <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a Printhe requirements of of Dwelling Units in the district and 202.2(f)(1), except location. P up to 1 otherwise permit	number of Dwelling Uncipal Use in the distributed of \$202.2(f)(1). C upotherwise permitted of the distributed of \$202.2(f)(1)(D) twice the number of the requirements	trict and meeting to twice the num as a Principal U. ents of § (iv), related to f Dwelling Units Jse in the distric § 202.2(f)(1).				

	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. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

design guidelines, applicable elements and area plans of the

13 **West Portal Avenue NCD** 14 Zoning § References **Controls** 15 Category 16 **RESIDENTIAL STANDARDS AND USES** 17 18 **Controls By Story** 19 **Residential Uses** 3rd+ 1st 2nd 20 * * * * 21 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 1 unit per 800 square 22 foot lot area, or the density permitted in the nearest R **Dwelling** §§ 102, <u>District</u>, whichever is greater. No density limit by lot area. 23 Units 207 Density restricted by physical envelope controls of height, Density bulk, setbacks, open space, exposure and other applicable 24 controls of this and other Codes, as well as by applicable

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

			I	Inner Sunset NCD		
Zoning Category § R		References		Controls		
* * * *						
RESIDENTIA	L STANI	DARDS A	ND US	SES		
* * * *						
Residential U	Ises	_	1	Controls By Story		
		1st	2nd	3rd+		
* * * *		-				
	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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 Department.				
Group Housing Density \$208 A bedroom nearest R foot lot as whicheve No densi controls applicable applicable applicable process.			P. Distriction of height description of heighborholder of height description of heighborholder of heig	275 square foot lot area, or the density permitted in the et, whichever is greater. 1 bedroom per 275 square relater. The density permitted in the nearest R District, reater. The by lot area. Density restricted by physical envelope of the setbacks, open space, exposure and other trols of this and other Codes, as well as by light guidelines, applicable elements and area plans Plan, and design review by the Planning		
* * * *		2000				
Housing 2	§§ 102, 202.2(f), 207	Principal 202.2(f)(1) permitted of § 202.2	! Use in l). C u _l l as a P ^{2(f)(1),}	enumber of Dwelling Units otherwise permitted as a the district and meeting all the requirements of § to twice the number of Dwelling Units otherwise Principal Use in the district and meeting all requirements except for § 202.2(f)(1)(D)(iv), related to location. Pup mber of Dwelling Units otherwise permitted as a		

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1		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
2		permitted as a Principal Use in the district and meeting all
3		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
4		by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other
5		Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review
6		by the Planning Department.
7	* * * *	

SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		ZONING CON	IIIOL IADEL				
			Noriega Street NCD				
Zoning Category	Ę	References		Controls			
* * * *							
RESIDENT	TAL STAN	DARDS AND USES					
* * * *	_						
Dooidoutia	l Hees		Controls By Story				
Residentia	uses		1st	2nd	3rd+		
* * * *							
Dwelling U <u>Density</u>	Init s	§§ 102, 207	I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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				

1			other applicable controls of this and other Codes, as well as by applicable design
2			guidelines, applicable elements and area
3			plans of the General Plan, and design review by the Planning Department.
4			1 bedroom per 275 square foot lot area, or the
5			density permitted in the nearest R District, whichever is greater. 1 bedroom per 275
6	Group Housing <u>Density</u>		square foot lot area, or the density permitted in the nearest R District,
7			whichever is greater. No density limit by lot
8		§208	area. Density restricted by physical envelope controls of height, bulk, setbacks,
9			open space, exposure and other applicable controls of this and other Codes, as well as
10			by applicable design guidelines, applicable
11			elements and area plans of the General Plan, and design review by the Planning
			Department.
12	* * * *		
13			P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the
14			district and meeting all the requirements of §
15			202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a
16			Principal Use in the district and meeting all
17			requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. P up to
			twice the number of Dwelling Units
18	Canian Hawaina		otherwise permitted as a Principal Use in
19	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of
20			Dwelling Units otherwise permitted as a
21			Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §
22			202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted
23			by physical envelope controls of height,
24			bulk, setbacks, open space, exposure and other applicable controls of this and other
			Codes, as well as by applicable design
25			guidelines, applicable elements and area

1		plans of the General Plan, and design review by the Planning Department.
2	* * * *	
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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

	20111110	CONTROL TABI		
		I	rving Street NCI)
Zoning Category	§ References		Controls	
* * * *				
RESIDENTI	AL STANDARDS AND USE	S		
* * * *				
Residential Uses		C	Controls By Stor	у
Residential	USES	1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	permitted in the name of the permitted in the name of the permitted whichever is greatly pensity restricted of height, bulk, sand other applied Codes, as well a guidelines, applied to the permitted of the permitted of the permitted of the permitted in the permi	teare foot lot area, estearest R District, were 800 square foot do in the nearest Feater. No density led by physical envestbacks, open speable controls of the speable elements are lan, and design retment.	thichever is tot area, or the Constrict, imit by lot area. relope controls vace, exposure nis and other lesign and area plans
Group Housing <u>Density</u>	§208	1 bedroom per 27 permitted in the n	75 square foot lot as searest R District, w om per 275 squar	hichever is

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

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SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

	ZONING	G CONTROL TAB	LE	
			Taraval St	treet NCD
Zoning Category	§ Reference	es	Cont	trols
* * * *				
	AL STANDARDS AND USE	S		
* * * *				
Residential Uses		(Controls By Story	<u>/</u>
	Residential USes		2nd	3rd+
* * * *				
Dwelling Unit s <u>Density</u>	§§ 102, 207	permitted in the ne greater. 1 unit pe density permitted whichever is great Density restricted height, bulk, sett other applicable as well as by app applicable element	are foot lot area, or earest R District, who I square foot I in the nearest R ater. No density lined by physical envelopments of this anolicable design guistrand area pland review by the Plandares R area plandares and area plandares	hichever is lot area, or the District, mit by lot area. blope controls of c, exposure and d other Codes, idelines, s of the General
Group Housing <u>Density</u>	§208	permitted in the nearest greater. 1 bedroom the density permitted whichever is greated beight, bulk, sette other applicable as well as by applicable elements.	5 square foot lot are earest R District, whom per 275 square itted in the neares ater. No density lired by physical envelopments, open space controls of this anolicable design guist and area plant review by the Plant area plant area plant area plant review by the Plant area	richever is foot lot area, or to R District, mit by lot area. Plope controls of to, exposure and d other Codes, idelines, s of the General
* * * *		<u> </u>		

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1 2 3 4 5 6 7 8 9 10 11	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	Pup 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. 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.
12 13	* * * *		plans of the General Plan, and design review by the Planning Department.

16 SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Judah Stre	et NCD
Zoning Category	§ References		Controls	
* * * *		-		
RESIDENTIA	AL STANDA	RDS AND USES		
* * * *				
Decidential	Lloop		Controls By Story	
Residential	uses	1st	2nd	3rd+

*	* * *		
Ur	Welling Inits Pensity	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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 Department.
			1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 1 bedroom per 275 square
	Group Lousing	§208	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
<u>De</u>	<u>ensity</u>		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
			I design review by the Planning Department.
*	* * *		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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.
Se	enior	§§ 102,	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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. Puto twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of §
Se		§§ 102, 202.2(f), 207	Pup 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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. Put 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
Se	enior lousing	202.2(f),	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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. P use 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
Se	enior lousing	202.2(f),	Pup 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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. Puto 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
Se	enior lousing	202.2(f),	Pup 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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. Puto 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
Se Ho <u>De</u>	enior lousing	202.2(f),	Pup 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 requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. P use 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

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SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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			Inner Balbo	a Street NCD
Zoning Category		§ References	§ References Controls	
* * * *				
RESIDENTIAL	STANDARDS A	ND USES		
* * * *				
Residential Us	A S		Controls by Story	
Residential USes		1st	2nd	3rd+
* * * *				
Dwelling Unit		nearest R District,	whichever is greate	3. K.L. 1. 1. 1. 16 Proc. 16
Density	§§ 102, 207	by lot area. Density controls of height, and other applicab well as by applicab elements and area	restricted by physically, setbacks, operalle controls of this are le controls of this are le design guidelines plans of the Generalle Planning Departr	ical envelope n space, exposure nd other Codes, a s, applicable al Plan, and

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1 2 3 4 5 6 7 8 9 10	Senior Housing Density	§§ 102, 202.2(f), 207	Pup 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. 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. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 736.	OUTER BALBOA STRE	ET NEIGHBORH CONTROL TAI		IAL DISTRICT
		Outer Balboa Street NCD		
Zoning Category	§ References		Controls	
* * * *				
RESIDENTIA	L STANDARDS AND US	SES		
* * * *				
Danislassiial II			Controls by Stor	у
Residential U	ses	1st	2nd	3rd+
* * * *				

1			1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is
2			greater. 1 unit per 800 square foot lot area, or the
3			density permitted in the nearest R District, whichever is greater. No density limit by lot area.
4	Dwelling Unit	§§ 102, 207	Density restricted by physical envelope controls of
	Density	33 102, 201	height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes,
5			as well as by applicable design guidelines,
6			applicable elements and area plans of the
7			General Plan, and design review by the Planning Department.
8			1-bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is
9			greater. 1 bedroom per 275 square foot lot area, or
10			the density permitted in the nearest R District, whichever is greater. No density limit by lot area.
11	Group Housing	§208	Density restricted by physical envelope controls of
	Density	3200	height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes,
12			as well as by applicable design guidelines,
13			applicable elements and area plans of the General Plan, and design review by the Planning
14			Department.
15	* * * *		
16			P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting
17			all the requirements of § 202.2(f)(1). C up to twice the
18			number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all
19			requirements of § 202.2(f)(1), except for §
	Senior		202.2(f)(1)(D)(iv), related to location. Pup to twice the number of Dwelling Units otherwise permitted
20	Housing	§§ 102, 202.2(f), 207	as a Principal Use in the district and meeting all
21	Density		the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted
22			as a Principal Use in the district and meeting all
23			requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density
24			limit by lot area. Density restricted by physical
25			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.

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			C	ortland Ave	nue NCD
Zoning Category	§ Referen	ces		Contro	ls
* * * *					
RESIDENTIAL STANDA	ARDS AND USES				
* * * *					
Residential Uses			Controls by Story		
Residential Oses		1st		2nd	3rd+
* * * *					
Dwelling Unit Density	§§ 102, 207	density p whichever square permitted whichever lot area enveloped setbacker other appeted other Control	1 unit per 800 square foot lot area, or the density permitted in the nearest R District whichever is greater. 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit lot area. Density restricted by physica 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 element and area plans of the General Plan, a design review by the Planning		

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i			
1			1 bedroom per 275 square foot lot area, or
2			the density permitted in the nearest R District, whichever is greater. 1 bedroom
۷			per 275 square foot lot area, or the
3			density permitted in the nearest R
4			District, whichever is greater. No density
	Group Housing Density	§208	limit by lot area. Density restricted by physical envelope controls of height,
5	Group Frodomig Borlow,	3200	bulk, setbacks, open space, exposure
6			and other applicable controls of this and
7			other Codes, as well as by applicable design guidelines, applicable elements
-			and area plans of the General Plan, and
8			design review by the Planning
9			Department.
10	* * * *		
			P up to twice the number of Dwelling Units
11			otherwise permitted as a Principal Use in the district and meeting all the requirements
12			of § 202.2(f)(1). C up to twice the number of
13			Dwelling Units otherwise permitted as a
13			Principal Use in the district and meeting all
14			requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. Pup
15			to twice the number of Dwelling Units
4.0			otherwise permitted as a Principal Use
16			in the district and meeting all the
17		§§ 102, 202.2(f),	requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units
18	Senior Housing Density	207	otherwise permitted as a Principal Use
19			in the district and meeting all requirements of § 202.2(f)(1), except for
20			§ 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density
21			restricted by physical envelope controls
∠ I			of height, bulk, setbacks, open space,
22			exposure and other applicable controls
23			of this and other Codes, as well as by applicable design guidelines, applicable
			elements and area plans of the General
24			Plan, and design review by the Planning
25			Department.

1 2 3 4 SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT. 5 6 Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING 7 **CONTROL TABLE Geary Boulevard NCD** 8 Zoning 9 § References Controls Category 10 **RESIDENTIAL STANDARDS AND USES** 11 * * * * 12 **Controls by Story Residential Uses** 13 1st 2nd 3rd+ 14 * * 15 1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 1 unit per 600 square 16 foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. 17 **Dwelling** Density restricted by physical envelope controls of height. §§ 102, 207 Unit bulk, setbacks, open space, exposure and other applicable 18 Density controls of this and other Codes, as well as by applicable 19 design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning 20 Department. 21 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 1 bedroom per 210 22 square foot lot area, or the density permitted in the nearest R Group District, whichever is greater. No density limit by lot area. 23 Housing §208 Density restricted by physical envelope controls of height, Density bulk, setbacks, open space, exposure and other applicable 24 controls of this and other Codes, as well as by applicable

design guidelines, applicable elements and area plans of the

1			General Plan, and design review by the Planning Department.
2	* * * *		
3 4 5 6 7 8 9 10 11	Senior Housing Density	§§ 102, 202.2(f), 207	Pup 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. 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.
13	* * * *		, , ,

SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 740	Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE					
Mission Bernal NCD						
Zoning Category	§ References	Controls				
* * * *						
RESIDENT	IAL STANDARDS AND U	SES				
* * * *						
Residential Uses Controls by Story						

1			1st	2nd	3rd+	
·	* * * *					
2			permitted in the nee	re foot lot area, or that arest R District, which	chever is greater. <u>1</u>	
4			unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is			
5	Dwelling Unit	§§ 102, 207	greater. No density limit by lot area. Density restricted by physical envelope controls of height,			
6	Density	33 :02, 20:	bulk, setbacks, or	oen space, exposul	re and other	
7				s of this and other design guidelines, a		
8			elements and area plans of the General Plan, and design review by the Planning Department.			
9			_	square foot lot area,	•	
10			permitted in the nearest R District, whichever is bedroom per 210 square foot lot area, or the			
11	Group		-	earest R District, w ty limit by lot area.		
12	Housing Density	§208	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			
13	Density					
14						
15			design review by the Planning Department.			
	* * * *					
16 17			permitted as a Prin	umber of Dwelling Use cipal Use in the distr S 8 202 2(f)(1), C yes	rict and meeting all	
18			number of Dwelling	f § 202.2(f)(1). C up t g Units otherwise per	rmitted as a	
19			1	e district and meeting cept for § 202.2(f)(1)	<i>1</i>	
20	Senior		location. P up to to	wice the number of ed as a Principal U	Dwelling Units	
21	Housing Density	§§ 102, 202.2(f), 207	and meeting all th	ne requirements of	§ 202.2(f)(1). C	
22				<u>imber of Dwelling Uincipal Use in the d</u>		
23			meeting all require	ements of § 202.2(f)(1), except for §	
24			by lot area. Densi controls of height	related to location ty restricted by phy , bulk, setbacks, or	rsical envelope pen space,	
25			exposure and oth	er applicable contr	ols 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.

* * *

			Cole Vall	ey NCD
Zoning Category	§ Referer	§ References		
* * * *				
RESIDENTIAL S	STANDARDS AND USES	<u> </u>		
		Co	ntrols by Stor	<u> </u>
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. 1 unit per 800 sq foot lot area, or the density permitted the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelopement of height, bulk, setbacks, opensity set and other applicable controls of this and other Codes, as as by applicable design guidelines, applicable elements and area plans of General Plan, and design review by the Planning Department.		R District, 2800 square ermitted in ver is t area. envelope ecks, open oplicable les, as well elines, a plans of the

ı			
1			1 bedroom per 275 square foot lot area, or
2			the density permitted in the nearest R District, whichever is greater. 1 bedroom per 275
			square foot lot area, or the density
3			permitted in the nearest R District,
4	Group Housing		whichever is greater. No density limit by lot area. Density restricted by physical
E	Density	§208	envelope controls of height, bulk,
5	,		setbacks, open space, exposure and
6			other applicable controls of this and other
7			Codes, as well as by applicable design guidelines, applicable elements and area
-			plans of the General Plan, and design
8			review by the Planning Department.
9	* * * *		
10			P up to twice the number of Dwelling Units
4.4			otherwise permitted as a Principal Use in the district and meeting all the requirements of §
11			202.2(f)(1). C up to twice the number of
12			Dwelling Units otherwise permitted as a
13			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. P up
14			to twice the number of Dwelling Units
15			otherwise permitted as a Principal Use in
16			the district and meeting all the
	Senior Housing		requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units
17	Density	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in
18	·		the district and meeting all requirements
19			of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No
20			density limit by lot area. Density restricted
20			by physical envelope controls of height,
21			bulk, setbacks, open space, exposure and other applicable controls of this and
22			other Codes, as well as by applicable
22			design guidelines, applicable elements
23			and area plans of the General Plan, and design review by the Planning
24			Department.
25	* * * *		

SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 74	Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
		Lowe	r Haight Street N	ICD	
Zoning Category	§ References		Controls		
* * * *					
RESIDENTI	AL STANDARDS AND USE	S			
* * * *					
Residential	Hoos	C	ontrols 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. 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 Department.			
Group Housing Density	§208	the Planning Department. 1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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			

1			well as by applicable design guidelines, applicable elements and area plans of the
2			General Plan, and design review by the Planning Department.
3	* * * *		
4			P up to twice the number of Dwelling Units
5			otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C
6			up to twice the number of Dwelling Units otherwise
7			permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for
7		§§ 102, 202.2(f), 207	\$ 202.2(f)(1)(D)(iv), related to location. P up to
8			twice the number of Dwelling Units otherwise
9			permitted as a Principal Use in the district and
3	Senior		meeting all the requirements of § 202.2(f)(1). C
10	Housing Density		up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the
11			district and meeting all requirements of §
			202.2(f)(1), except for § 202.2(f)(1)(D)(iv).
12			related to location. No density limit by lot area.
13			Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure
14			and other applicable controls of this and other
15			Codes, as well as by applicable design guidelines, applicable elements and area plans
40			of the General Plan, and design review by the
16			Planning Department.
17	* * * *		

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SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
Inner Taraval Street NCD				
Zoning Category	§ References	Controls		
* * * *				

	<u> </u>				
Residential Uses		Controls by Story			
		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. 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 Department.			
Group Housing Density	§208	density permitted whichever is gray foot lot area, on the nearest R District density limit by physical envelophysical envelophysicable con well as by applicable elemants.	I bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 1 bedroom per 275 squar 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.		
* * * *					
Senior Housing Density	§§ 102, 202.2(f), 207	otherwise permidistrict and mee 202.2(f)(1). C u Units otherwise district and mee 202.2(f)(1), exce	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. P up to twice the number of Dwelling		

* * * *

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.

Section 7. At the time of introduction of this ordinance, the ordinance in Board of Supervisor's File No. 230446 had been approved by the Board of Supervisors at two regularly scheduled meetings of the Board, and had been presented to the Mayor for

1	signature. Section 3 of the ordinance in Board of Supervisor's File No. 230446 added				
2	Planning Code Section 249.97, the Priority Equity Geographies Special Use				
3	District. Section 3 of this ordinance amends Section 249.97 and treats that section as existing				
4	text in plain Arial font, with additions shown in single-underline italic Times New Roman font				
5	and deletions in strikethrough italic Times New Roman font, or additions shown in Arial				
6	double-underline font, and deletions in Arial strikethrough font, in accordance with the "NOTE"				
7	that appears underneath the long title of this ordinance.				
8					
9	APPROVED AS TO FORM: DAVID CHIU, City Attorney				
10	Den del Audreu De grace				
11	By: /s/ Audrey Pearson AUDREY PEARSON Deputy City Attorney				
12	Deputy City Attorney				
13	n:\legana\as2023\2300334\01740782.docx				
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