

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

December 23, 2019

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On December 17, 2019, Supervisor Ronen introduced the following substitute legislation:

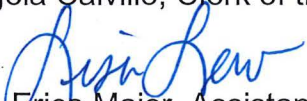
File No. 191260-2

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street

from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

for By:  Erica Major, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Dan Sider, Director of Executive Programs
- Aaron Starr, Manager of Legislative Affairs
- Adam Varat, Acting Director of Citywide Planning
- Corey Teague, Zoning Administrator
- Scott Sanchez, Acting Deputy Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Devyani Jain, Deputy Environmental Review Officer
- Joy Navarrete, Environmental Planning
- Don Lewis, Environmental Planning

1 [Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

2
3 **Ordinance amending the Planning Code to establish 1) the Inner Balboa Street**
4 **Neighborhood Commercial District (NCD) generally including the properties along**
5 **Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally**
6 **including the properties along Balboa Street between 32nd and 39th Avenues, 3) the**
7 **Bayview NCD generally including the properties along 3rd Street from Yosemite to**
8 **Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along**
9 **Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD**
10 **generally including the properties along Geary Boulevard between Masonic and 28th**
11 **Avenues, 6) the Mission Bernal NCD generally including the properties along Mission**
12 **Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD**
13 **generally including the properties along San Bruno Avenue between Hale and**
14 **Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole**
15 **Street from Frederick to Grattan Streets and some parcels north of Carl Street and**
16 **south of Parnassus, 9) the Lakeside Village NCD generally including the properties**
17 **along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower**
18 **Haight Street NCD generally including the properties along Haight Street between**
19 **Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-**
20 **contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue**
21 **with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12)**
22 **the Inner Taraval NCD generally including the properties along Taraval Street from 19th**
23 **to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood**
24 **Commercial Districts; affirming the Planning Department's determination under the**
25 **California Environmental Quality Act; making findings of consistency with the General**

1 Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting
2 findings of public necessity, convenience, and welfare under Planning Code,
3 Section 302.

4 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
5 **Additions to Codes** are in *single-underline italics Times New Roman font*.
6 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
7 **Board amendment additions** are in double-underlined Arial font.
8 **Board amendment deletions** are in ~~strikethrough Arial font~~.
9 **Asterisks (* * * *)** indicate the omission of unchanged Code
10 subsections or parts of tables.

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

12 Section 1. Findings.

13 (a) The Planning Department has determined that the actions contemplated in this
14 ordinance comply with the California Environmental Quality Act (California Public Resources
15 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
16 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms
17 this determination.

18 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
19 findings that the actions contemplated in this ordinance are consistent, on balance, with the
20 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
21 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
22 Board of Supervisors in File No. _____, and is incorporated herein by reference

23 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
24 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
25 in Planning Commission Resolution No. _____, and the Board incorporates such
reasons herein by reference.

1 Section 2. The Planning Code is hereby amended by amending Sections 201 and
2 781.5, and adding Sections 727, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744 and 745, to
3 read as follows:

4 **SEC. 201. CLASSES OF USE DISTRICTS.**

5 In order to carry out the purposes and provisions of this Code, the City is hereby
6 divided into the following classes of use districts:

7 * * * *

Named Neighborhood Commercial Districts
--

(Defined in Sec. 702(a)(1))

* * * *

<i>Lakeside Village NCD (Defined in Sec. 727)</i>

* * * *

<i>Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)</i>

<i>Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)</i>

<i>Bayview Neighborhood Commercial District (Defined in Sec. 737)</i>

<i>Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)</i>

<i>Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)</i>

<i>Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)</i>
--

<i>San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)</i>
--

<i>Cole Valley Neighborhood Commercial District (Defined in Sec. 742)</i>

<i>Lower Haight Street Neighborhood Commercial District (Defined in Sec. 743)</i>

<i>Lower Polk Street Neighborhood Commercial District (Defined in Sec. 744)</i>

<i>Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)</i>
--

23 **SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.**

24 The Lakeside Village Neighborhood Commercial District is located in the southwestern part of
25 the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a

neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

Building controls for the Lakeside Village Neighborhood Commercial District promote low-intensity development which is compatible with the existing scale and character of the District.

Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

		<u>Lakeside Village NCD</u>
		<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 26-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1.</u>

1	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
2			
3	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
4			
5	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
6	<u>Street Frontage and Public Realm</u>		
7	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
8			
9	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
10			
11	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
12			
13	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
14			
15	<u>Miscellaneous</u>		
16	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
17			
18	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
19			
20	<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
21	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
22	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
23	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
24			
25	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space</u> <i>[Per Dwelling Unit]</i>	§§ 135, 136	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>		
<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<i>No car parking required. Maximum permitted per § 151..1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</i>		
<u>Dwelling Unit Mix</u>	§ 207.6	<i>Not required</i>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	§ 102	<i>P</i>		
<u>Student Housing</u>	§ 102	<i>P</i>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	§ 102	<i>P</i>	<i>P</i>	<i>P</i>
<u>Accessory Dwelling Unit Density</u>	§§102, 207(c)(4), 207(c)(6)	<i>P per Planning Code Sections 207(c)(4) and 207(c)(6).</i>		
<u>Dwelling Unit Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>		
<u>Group Housing Density</u>	§ 208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>		
<u>Homeless Shelters Density</u>	§§ 102, 208	<i>Density limits regulated by the Administrative Code</i>		
<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §</i>		

		<i>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.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>C</i>	<i>C</i>	<i>C</i>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<i>§§ 102, 123, 124</i>	<i>1.8 to 1</i>
<i>Use Size</i>	<i>§ 102</i>	<i>P up to 2,999 square feet; C 3,000 square feet and above</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</i>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</i>
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</i>
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>

1	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
4	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agricultural Use Category</u>				
7	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Automotive Use Category</u>				
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Utility and Infrastructure Use Category</u>				
16	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(1)</u>
17	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

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

1 **SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

10 Most new commercial development is permitted at the ground and second stories.
11 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
12 uses, however, are confined to the ground story. The second story may be used by some retail stores,
13 personal services, and medical, business and professional offices. Parking and hotels are monitored at
14 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
15 livability within and around the District, and promote continuous retail frontage.

16 Housing development in new buildings is encouraged above the ground story. Existing
17 residential units are protected by limitations on demolition and upper-story conversions. Accessory
18 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
19 Code.

20 **Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

22

<u>Inner Balboa Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

23

24

25

Massing and Setbacks

<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>

Street Frontage and Public Realm

<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>

Miscellaneous

<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>

<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>	<u>Controls by Story</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		

1	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4					
5	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
6					
7	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
8					
9					
10					
11	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
12					
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16					
17					

18	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
19	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
20					

21	<u>Development Standards</u>				
22	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
23	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
24	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car</u>		
25					

		<i>share spaces required when a project has 25 or more parking spaces per § 166.</i>		
<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153 - 155, 161, 204.5</i>	<i>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</i>		
Commercial Use Characteristics				
<i>Drive-up Facility</i>	<i>§ 102</i>	<i>NP</i>		
<i>Formula Retail</i>	<i>§§ 102, 303.1</i>	<i>C</i>		
<i>Hours of Operation</i>	<i>§ 102</i>	<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>		
<i>Maritime Use</i>	<i>§ 102</i>	<i>NP</i>		
<i>Open Air Sales</i>	<i>§§ 102, 703(b)</i>	<i>See § 703(b)</i>		
<i>Outdoor Activity Area</i>	<i>§§ 102, 145.2</i>	<i>P if located in front; C if located elsewhere</i>		
<i>Walk-up Facility</i>	<i>§ 102</i>	<i>P</i>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<i>Agriculture, Industrial</i>	<i>§§ 102, 202.2(c)</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Agriculture, Large Scale Urban</i>	<i>§§ 102, 202.2(c)</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Agriculture, Neighborhood</i>	<i>§§ 102, 202.2(c)</i>	<i>P</i>	<i>P</i>	<i>P</i>
<u>Automotive Use Category</u>				
<i>Automotive Uses*</i>	<i>§ 102</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
<i>Automotive Repair</i>	<i>§ 102</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Automotive Service Station</i>	<i>§§ 102, 202.2(b)</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Gas Station</i>	<i>§§ 102, 187.1, 202.2(b)</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Parking Garage, Private</i>	<i>§ 102</i>	<i>C</i>	<i>C</i>	<i>C</i>

1	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Entertainment, Arts and Recreation Use Category</u>				
5	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6					
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9					
10	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13					
14	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Industrial Use Category</u>				
16	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Institutional Use Category</u>				
18	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
22	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>Sales and Service Use Category</u>				
25					

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

1	<i>Trade Office</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Utility and Infrastructure Use Category</u>				
3	<i>Utility and Infrastructure*</i>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
4	<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

6 * Not listed below

7 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services
8 are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any
9 FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set
10 forth in Section 249.35(c)(3).

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

12 **SEC 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this Code.

Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Outer Balboa Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT04 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>

		<i>uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<i>Required on some streets, see § 145.4 for specific districts.</i>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<i>As permitted by § 607.1</i>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<i>Subject to the Urban Design Guidelines</i>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<i>100 square feet per unit if private, or 133 square feet per unit if common</i>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</i>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<i>Not required</i>

<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>				
<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>				
<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
4	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Tobacco</u>				
3	<u>Paraphernalia</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Establishment</u>				
5	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Utility and Infrastructure Use Category</u>				
10	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
11	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

13 * Not listed below

14 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

16 **SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.**

17 The Bayview Neighborhood Commercial District is located along Third Street between
 18 Yosemite and Jerrold Avenues. It is a linear district located along a heavily trafficked thoroughfare
 19 which also serves as a major transit route. In addition to providing convenience goods and services to
 20 the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods
 21 and services to a population greater than the immediate neighborhood.

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

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

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		<u>Bayview NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>

1	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10			
11	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14			
15	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
16			
17	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
18	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
19	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
20	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
21	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>				
<u>Usable Open Space</u> <i>[Per Dwelling Unit]</i>	<u>§§ 135, 136</u>	<i>80 square feet per unit if private, or 100 square feet per unit if common</i>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</i>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<i>Not required</i>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<i>P</i>		
<u>Student Housing</u>	<u>§ 102</u>	<i>P</i>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<i>P</i>	<i>P</i>	<i>P</i>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<i>P per Planning Code Sections 207(c)(4) and 207(c)(6).</i>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>		
<u>Group Housing Density</u>	<u>§ 208</u>	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<i>Density limits regulated by the Administrative Code</i>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<i>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.</i>		

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>

1	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Industrial Use Category</u>				
7	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Institutional Use Category</u>				
9	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
13	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Sales and Service Use Category</u>				
15	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
19	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24					
25					

1	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
3	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
6	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
7	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P(2)</u>
8	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
10	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
14	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>Utility and Infrastructure Use Category</u>				
20	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
21	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23					
24					
25					

1 * Not listed below

2 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

3 **Boundaries:** Applicable to the Bayview NCD

4 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

5 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

6 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

7 (c) No legally residing residential tenants will be displaced.

8 (2) THIRD STREET SPECIAL USE DISTRICT

9 **Boundaries:** Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.

10 **Controls:** Off-sale retail liquor sales are NP; drive-up facilities for Restaurants and Limited-Restaurants are C.

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

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

13

14

15

16 **SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

17 The Cortland Avenue Neighborhood Commercial District is located along Cortland Avenue
18 between Bonview and Folsom Streets. The District is a small-scale linear shopping street which
19 provides convenience goods and services to the surrounding neighborhood as well as limited
20 comparison shopping goods for a wider market.

21 The Cortland Avenue Neighborhood Commercial District controls provide for mixed-use
22 buildings which approximate or slightly exceed the standard development pattern. Rear yard
23 requirements above the ground story and at residential levels preserve open space corridors of interior
24 blocks.

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		<u>Cortland Avenue NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit; 25% of lot depth, but in no case less than 15 feet</u>

1	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
11			
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
17	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
18	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
19			
20			
21			
22			
23	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
24	<u>RESIDENTIAL STANDARDS AND USES</u>		
25			

Development Standards

<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	§§ 135, 136	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	§ 207.6	<u>Not required</u>		

Use Characteristics

<u>Single Room Occupancy</u>	§ 102	<u>P</u>		
<u>Student Housing</u>	§ 102	<u>P</u>		

Residential Uses

Controls by Story

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	§ 102	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	§§102, 207(c)(4), 207(c)(6)	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	§§ 102, 207	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	§ 208	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	§§ 102, 208	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<u>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.</u>		

<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

Commercial Use Characteristics		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>
<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>

<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u><i>Agriculture, Industrial</i></u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Agriculture, Large Scale Urban</i></u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Agriculture, Neighborhood</i></u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Automotive Repair</i></u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Automotive Service Station</i></u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Gas Station</i></u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Parking Garage, Private</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Garage, Public</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Lot, Private</i></u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Parking Lot, Public</i></u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Arts Activities</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Entertainment, General</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Entertainment, Nighttime</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Movie Theater</i></u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Industrial Use Category</u>				
4	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Institutional Use Category</u>				
6	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
10	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24					
25					

<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

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

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

1 **SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

15 Housing development in new buildings is encouraged above the second story. Existing
16 residential units are protected by limitations on demolitions and upper-story conversions. Accessory
17 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
18 Code.

19 **Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT**
20 **ZONING CONTROL TABLE**

		<u>Geary Boulevard NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

1 2 3	<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT03-04 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P(1) in some districts</u>
6 7 8	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
9	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
10	<u>Street Frontage and Public Realm</u>		
11 12	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
13 14 15 16	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
17	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
18 19	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
20	<u>Miscellaneous</u>		
21	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
22	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
23	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
24 25	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
------------------------	---------------------	-----------------

RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

<u>Residential Uses</u>	<u>Controls by Story</u>		
	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
2					
3					
4	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
5					
6					
7			<u>Controls by Story</u>		
8	<u>Loss of Dwelling Units</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
10					
11	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>
<u>Commercial Use Characteristics</u>		
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>

1	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
3	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
5	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
6	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
7	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Agricultural Use Category</u>				
10	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Automotive Use Category</u>				
14	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22					
23					
24					
25					

1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Sales and Service Use Category</u>				
20	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Utility and Infrastructure Use Category</u>				
4	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
5	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

7
8 * Not listed below

9 (1) Additional 5 feet for NC-3 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20.

10
11 (2) THIRD FLOOR RESIDENTIAL CONVERSION:

12 **Boundaries:** Applicable to the Geary Boulevard NCD

13 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

14 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

15 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

16 (c) No legally residing residential tenants will be displaced.

17 (3) GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT: Applicable only for the portion of the Geary Boulevard NCD between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU. Formula Retail pet supply stores and formula retail eating and drinking uses are NP.

18 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

19
20
21 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

22
23
24 (6) P in the geographic area described as Flexible Retail Zones in Section 202.9.

1 (7) C in the geographic area described as Flexible Retail Zones in Section 202.9.

2 **SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

3 The Mission Bernal Neighborhood Commercial District is located along Mission Street between
4 Cesar Chavez and Randall Streets. It is a linear district located along a heavily trafficked thoroughfare
5 which also serves as a major transit route. In addition to providing convenience goods and services to
6 the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods
7 and services to a population greater than the immediate neighborhood.

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

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

16 Housing development in new buildings is encouraged above the second story. Existing
17 residential units are protected by limitations on demolitions and upper-story conversions. Accessory
18 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
19 Code.

20 **Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT**

21 **ZONING CONTROL TABLE**

22

<u>Mission Bernal NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		

23
24
25

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also <u>Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT07 and HT11 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	§ 263.20	<u>P in some districts</u>
<u>Rear Yard</u>	§§ 130, 134, 134(a)(e), 136	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	§§ 131, 132, 133	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	§ 138.1	<u>Required</u>
<u>Street Frontage Requirements</u>	§ 145.1	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	§ 145.4	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	§ 155(r)	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	§ 102, 121.1	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	§ 304	<u>C</u>
<u>Awning</u>	§§ 102, 136	<u>P</u>

1	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
2	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
3	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
4	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
------------------------	---------------------	-----------------

RESIDENTIAL STANDARDS AND USES

Development Standards

10	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>80 square feet per unit if private, or 100 square feet per unit if common</u>
11	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</u>
12	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

16	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
17	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

Controls by Story

		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
19	<u>Residential Uses</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Residential Uses</u>	<u>§ 102</u>		
21	<u>Accessory Dwelling Unit Density</u>	<u>§§ 102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>	
22	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>	

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
6					
7					
8					
9			<u>Controls by Story</u>		
10	<u>Loss of Dwelling Units</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
12					
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>NON-RESIDENTIAL STANDARDS</u>		
<u>Development Standards</u>		
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				
<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Sales and Service Use Category</u>				
20	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
23	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P(3)</u>	<u>P)</u>	<u>NP</u>
24					
25					

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(3)</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

<i>Utility and Infrastructure Use Category</i>				
<i>Utility and Infrastructure*</i>	<u>§ 102</u>	<u>C(2)</u>	<u>C(4)</u>	<u>C(4)</u>
<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to the Mission Bernal NCD

Controls: A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

(2) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT

Boundaries: Generally applicable only for the portion of the Mission Bernal Neighborhood Commercial District between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

Controls: Formula Retail Restaurants and Limited Restaurants are NP.

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

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

SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue between Hale and Olmstead Streets. The District is a small-scale linear shopping street which provides convenience goods and services to the surrounding neighborhood as well as limited comparison shopping goods for a wider market.

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

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsections 207(c)(4) and (c)(6) of this Code.

Table 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

<u>San Bruno Avenue NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT10 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>

1	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
2	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
3	<u>Street Frontage and Public Realm</u>		
4	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
7	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
8	<u>Miscellaneous</u>		
9	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
10	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
11	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
12	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
13	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
14	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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</u>		

		<i>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.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
<i>Use Size</i>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>
<i>Off-Street Parking Requirements</i>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>
<i>Off-Street Freight Loading</i>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<u>§ 102</u>	<u>NP</u>
<i>Formula Retail</i>	<u>§§ 102, 303.1</u>	<u>C</u>
<i>Hours of Operation</i>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>
<i>Open Air Sales</i>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>
<i>Outdoor Activity Area</i>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>

1	<i>Walk-up Facility</i>	§ 102	<u>P</u>		
2	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Agricultural Use Category</u>				
5	<i>Agriculture, Industrial</i>	§§ 102, 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<i>Agriculture, Large Scale Urban</i>	§§ 102, 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
7	<i>Agriculture, Neighborhood</i>	§§ 102, 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Automotive Use Category</u>				
9	<u>Automotive Uses*</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<i>Automotive Repair</i>	§ 102	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<i>Automotive Service Station</i>	§§ 102, 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<i>Gas Station</i>	§§ 102, 187.1, 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<i>Parking Garage, Private</i>	§ 102	<u>C</u>	<u>C</u>	<u>C</u>
15	<i>Parking Garage, Public</i>	§ 102	<u>C</u>	<u>C</u>	<u>C</u>
16	<i>Parking Lot, Private</i>	§§ 102, 142, 156	<u>C</u>	<u>C</u>	<u>C</u>
17	<i>Parking Lot, Public</i>	§§ 102, 142, 156	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Entertainment, Arts and Recreation Use Category</u>				
19	<u>Entertainment, Arts and Recreation Uses*</u>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<i>Arts Activities</i>	§ 102	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<i>Entertainment, General</i>	§ 102	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<i>Entertainment, Nighttime</i>	§ 102	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<i>Movie Theater</i>	§§ 102, 202.4	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<i>Open Recreation Area</i>	§ 102	<u>C</u>	<u>C</u>	<u>C</u>

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Sales and Service Use Category</u>				
12	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

1	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
9	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Utility and Infrastructure Use Category</u>				
13	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
14	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16					

17 * Not listed below

18 (1) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial
19 Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35.
20 Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the
21 restrictions set forth in Section 249.35(c)(3).

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

23 **SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

24 The Cole Valley Neighborhood Commercial District is located along Cole Street from
25 Frederick to Grattan Streets and includes some parcels north of Carl Street and south of Parnassus. It

1 is a local shopping district with a mix of retail uses in a residential neighborhood that is near a transit
2 line.

3 Building controls for the Cole Valley Neighborhood Commercial District promote low-intensity
4 development which is compatible with the existing scale and character of the area. Commercial
5 development is limited to one story. Rear yard requirements at all levels preserve existing backyard
6 space.

7 Commercial use provisions encourage the full range of neighborhood-serving convenience
8 retail sales and services at the first story provided that the use size generally is limited to 3,000 square
9 feet. However, commercial uses and features which could impact residential livability are prohibited,
10 such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-
11 night activity; eating and drinking establishments are restricted, depending upon the intensity of such
12 uses in nearby commercial districts.

13 Housing development in new buildings is encouraged above the ground story. Existing
14 residential units are protected by prohibitions of conversions above the ground story and limitations on
15 demolitions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4)
16 and 207(c)(6) of this Code.

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

<u>Cole Valley NCD</u>		
<u>Controls</u>		
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>

1	<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
2			
3	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet</u>
4			
5	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
6	<u>Street Frontage and Public Realm</u>		
7	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
8			
9	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
10			
11	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
12			
13	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
14			
15	<u>Miscellaneous</u>		
16	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
17	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
18	<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>
19	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
20	<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
21	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
22	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
23			
24			
25			

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>RESIDENTIAL STANDARDS AND USES</u>				
<u>Development Standards</u>				
<u>Usable Open Space</u> <u>[Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>		
<u>Off-Street Parking</u> <u>Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151.1 Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>		
<u>Use Characteristics</u>				
<u>Single Room</u> <u>Occupancy</u>	<u>§ 102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling</u> <u>Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit</u> <u>Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing</u> <u>Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelters</u> <u>Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing</u> <u>Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of §</u>		

		<i>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.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS</u>				

<u>Development Standards</u>		
<i>Floor Area Ratio</i>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<i>Use Size</i>	<u>§ 102</u>	<u>P up to 2,999 square feet; C 3,000 square feet and above</u>
<i>Off-Street Parking Requirements</i>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.</u>
<i>Off-Street Freight Loading</i>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>

<u>Commercial Use Characteristics</u>		
<i>Drive-up Facility</i>	<u>§ 102</u>	<u>NP</u>
<i>Formula Retail</i>	<u>§§ 102, 303.1</u>	<u>C</u>
<i>Hours of Operation</i>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>
<i>Maritime Use</i>	<u>§ 102</u>	<u>NP</u>

1	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
2	<u>Outdoor Activity Area</u>	<u>§ 102, 145.2</u>	<u>P if located in front of building; C if located elsewhere</u>		
3	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
4	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<u>Agricultural Use Category</u>				
7	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Automotive Use Category</u>				
11	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Entertainment, Arts and Recreation Use Category</u>				
17	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
19	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22					
23					
24					
25					

1	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Industrial Use Category</u>				
3	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Institutional Use Category</u>				
5	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Religious Institution</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Sales and Service Use Category</u>				
13	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Gym</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Massage Establishment</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Health</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Services, Instructional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Personal</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Utility and Infrastructure Use Category</u>				
16	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>
17	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

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

1 **SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

9 Most new commercial development is permitted at the ground and second stories.
10 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
11 uses, however, are confined to the ground story. The second story may be used by some retail stores,
12 personal services, and medical, business and professional offices. Parking and hotels are monitored at
13 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
14 livability within and around the District, and promote continuous retail frontage.

15 Housing development in new buildings is encouraged above the ground story. Existing
16 residential units are protected by limitations on demolition and upper-story conversions. Accessory
17 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
18 Code.

19 **Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

20 **ZONING CONTROL TABLE**

21

		<u>Lower Haight Street NCD</u>
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		

22

23

24

25

1 2 3	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1.</u>
4 5 6	<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
7 8	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
9 10	<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>			
11 12 13	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
14 15 16	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
17 18	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
19 20	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>			
21 22	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
23 24	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
25	<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>

<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
-------------------------------	----------------------------	------------------------

RESIDENTIAL STANDARDS AND USES

Development Standards

<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>

Use Characteristics

<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>

Residential Uses

		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
6					
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10					
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					
15					

16	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
17	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

18	<u>Development Standards</u>				
19					
20	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
21	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		
22					
23	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
24					
25					

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
2	<u>Commercial Use Characteristics</u>				
3	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
5	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
6	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
8	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
9	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
10	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Agricultural Use Category</u>				
13	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Automotive Use Category</u>				
17	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

1	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
6	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Industrial Use Category</u>				
12	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Institutional Use Category</u>				
14	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Sales and Service Use Category</u>				
21	<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4	<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	<u>Utility and Infrastructure Use Category</u>				
24					
25					

<i>Utility and Infrastructure*</i>	<u>§ 102</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(2)</u>
<i>Power Plant</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<i>Public Utilities Yard</i>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

** Not listed below*

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

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

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Lower Polk Street Neighborhood Commercial District is located along Polk Street and includes non-contiguous parcels from Geary Street to Golden Gate Avenue with frontage on Geary Street, Golden Gate Avenue, and other side streets.

The District is located along a heavily trafficked thoroughfare which also serves as a major transit route. In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

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

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

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this Code.

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

<u>Lower Polk Street NCD</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 130-E. See Height and Bulk Map Sheet HT02 more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>P in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)</u>
<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>

		<i>uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</i>
<i>Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Required on some streets, see § 145.4 for specific districts.</i>
<i>Vehicular Access Restrictions</i>	<i>§ 155(r)</i>	<i>Restricted on some streets, see § 155(r) for specific districts</i>
<u>Miscellaneous</u>		
<i>Lot Size (Per Development)</i>	<i>§ 102, 121.1</i>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
<i>Planned Unit Development</i>	<i>§ 304</i>	<i>C</i>
<i>Awning</i>	<i>§§ 102, 136</i>	<i>P</i>
<i>Canopy or Marquee</i>	<i>§§ 102, 136</i>	<i>P</i>
<i>Signs</i>	<i>§§ 262, 602-604, 607, 608, 609</i>	<i>As permitted by § 607.1</i>
<i>General Advertising Signs</i>	<i>§§ 262, 602, 604, 608, 609, 610, 611</i>	<i>NP</i>
<i>Design Guidelines</i>	<i>General Plan Commerce and Industry Element</i>	<i>Subject to the Urban Design Guidelines</i>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<i>Usable Open Space [Per Dwelling Unit]</i>	<i>§§ 135, 136</i>	<i>80 square feet per unit if private, or 100 square feet per unit if common</i>
<i>Off-Street Parking Requirements</i>	<i>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</i>	<i>No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.</i>
<i>Dwelling Unit Mix</i>	<i>§ 207.6</i>	<i>Not required</i>

<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	§ 102	<u>P</u>		
<u>Student Housing</u>	§ 102	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Uses</u>	§ 102	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	§§ 102, 207(c)(4), 207(c)(6)	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
<u>Dwelling Unit Density</u>	§§ 102, 207	<u>1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Group Housing Density</u>	§ 208	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
<u>Homeless Shelter Density</u>	§§ 102, 208	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<u>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.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	§ 317	<u>C</u>	<u>C</u>	<u>C(1)</u>
<u>Residential Demolition and Merger</u>	§ 317	<u>C</u>	<u>C</u>	<u>C</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
<u>NON-RESIDENTIAL STANDARDS</u>				
Development Standards				
<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
<u>Commercial Use Characteristics</u>				
<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agricultural Use Category</u>				
<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Automotive Use Category</u>				

1	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Entertainment, Arts and Recreation Use Category</u>				
12	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
16	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Industrial Use Category</u>				
20	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Institutional Use Category</u>				
22					
23					
24					
25					

1	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
5	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Sales and Service Use Category</u>				
7	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
5	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
7	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Storage, Commercial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Utility and Infrastructure Use Category</u>				
11	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
12	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

14 * Not listed below

15 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

16 **Boundaries:** Applicable to the Lower Polk Street NCD

17 **Controls:** A Residential Use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:

18 (a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;

19 (b) The proposed use is to be operated by a nonprofit public benefit corporation; and

20 (c) No legally residing residential tenants will be displaced.

21 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT: Fringe Financial Services are NP within any FFSRUD and its one-quarter mile buffer pursuant to Section 249.35. Outside any FFSRUD and its one-quarter mile buffer, Fringe Financial Services are P subject to the restrictions set forth in Section 249.35(c)(3).

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

2
3 **SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The Inner Taraval Street Neighborhood Commercial District is located along Taraval Street
5 between 19th and Forest Side Avenues in the Inner Sunset neighborhood. It is separated from the
6 Taraval Street Neighborhood Commercial District by 19th Avenue. The District is a small-scale linear
7 shopping street which provides convenience goods and services to the surrounding neighborhood as
8 well as limited comparison shopping goods for a wider market.

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

12 Most new commercial development is permitted at the ground and second stories.
13 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
14 uses, however, are confined to the ground story. The second story may be used by some retail stores,
15 personal services, and medical, business and professional offices. Parking and hotels are monitored at
16 all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
17 livability within and around the District, and promote continuous retail frontage.

18 Housing development in new buildings is encouraged above the ground story. Existing
19 residential units are protected by limitations on demolition and upper-story conversions. Accessory
20 Dwelling Units are permitted within the District pursuant to Sections 207(c)(4) and 207(c)(6) of this
21 Code.

22 **Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

23 **ZONING CONTROL TABLE**

24
25

		<u>Inner Taraval Street NCD</u>
--	--	--

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also <u>Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheets HT06 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	§ 263.20	<u>P</u>
<u>Rear Yard</u>	§§ 130, 134, 134(a)(e), 136	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	§§ 130, 131, 132, 133	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	§ 138.1	<u>Required</u>
<u>Street Frontage Requirements</u>	§ 145.1	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	§ 145.4	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	§ 155(r)	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	§§ 102, 121.1	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>

<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-604, 607, 607.1, 608, 609</u>	<u>As permitted by § 607.1</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>

<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		

<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking required. Maximum permitted per § 151. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.</u>
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
<u>Use Characteristics</u>		
<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
<u>Residential Uses</u>		<u>Controls by Story</u>
		<u>1st</u> <u>2nd</u> <u>3rd+</u>
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>

1	<u>Accessory Dwelling Unit Density</u>	<u>§§102, 207(c)(4), 207(c)(6)</u>	<u>P per Planning Code Sections 207(c)(4) and 207(c)(6).</u>		
2	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
3	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
4	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>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.</u>		
6	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
7			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
8	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

10	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>		
11	<u>NON-RESIDENTIAL STANDARDS AND USES</u>				

12	<u>Development Standards</u>				
13	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
14	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and above</u>		

1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5</u>	<u>No car parking. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
2					
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if Gross Floor Area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.</u>		
4					
5	Commercial Use Characteristics				
6	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
7	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
8	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>		
9	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
10	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
11	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P if located in front; C if located elsewhere</u>		
12	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
13	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
14			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>Agricultural Use Category</u>				
16	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
19					
20	<u>Automotive Use Category</u>				
21	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25					

1	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Entertainment, Arts and Recreation Use Category</u>				
6	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Industrial Use Category</u>				
14	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Institutional Use Category</u>				
16	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22					
23					
24					
25					

Sales and Service Use Category

<u>Retail Sales and Service Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Flexible Retail</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Liquor Store</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Mortuary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>				
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* Not listed below

(1) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable for the Taraval Street NCD between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

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

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

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and City residents and prevent further proliferation of formula retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict, generally applicable only for the portion of the Mission Bernal Neighborhood Commercial District NC-3-zoned portion of Mission Street between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map.

(b) **Controls.** The following provisions shall apply within such Subdistrict:

(1) A Limited-Restaurant use or a Restaurant use that are also Formula Retail uses, as defined in Planning Code Section 303.1, shall not be permitted in this Subdistrict.

(2) The provisions of Sections 180 through 186.1 of this Code shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective date of this Code in this Subdistrict.

Section 3. Sectional Map ZN02 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
0715010	NC-3	Lower Polk Street NCD	ZN02
0717013	NC-3	Lower Polk Street NCD	ZN02
0718002	NC-3	Lower Polk Street NCD	ZN02
0739002	NC-3	Lower Polk Street NCD	ZN02
0742002	NC-3	Lower Polk Street NCD	ZN02
0715001	NC-3	Lower Polk Street NCD	ZN02
0718003	NC-3	Lower Polk Street NCD	ZN02
0763016	NC-3	Lower Polk Street NCD	ZN02
0717014	NC-3	Lower Polk Street NCD	ZN02
0718001	NC-3	Lower Polk Street NCD	ZN02
0763007	NC-3	Lower Polk Street NCD	ZN02
0717015	NC-3	Lower Polk Street NCD	ZN02
0763001	NC-3	Lower Polk Street NCD	ZN02
0715010A	NC-3	Lower Polk Street NCD	ZN02
0715011	NC-3	Lower Polk Street NCD	ZN02
0718005	NC-3	Lower Polk Street NCD	ZN02
0717018	NC-3	Lower Polk Street NCD	ZN02
0739015	NC-3	Lower Polk Street NCD	ZN02
0716280	NC-3	Lower Polk Street NCD	ZN02
0718004	NC-3	Lower Polk Street NCD	ZN02
0740018	NC-3	Lower Polk Street NCD	ZN02
0763002	NC-3	Lower Polk Street NCD	ZN02
0739001	NC-3	Lower Polk Street NCD	ZN02
0763006	NC-3	Lower Polk Street NCD	ZN02
0763005	NC-3	Lower Polk Street NCD	ZN02

Section 4. Sectional Map ZN03 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1545027	NC-2	Inner Balboa Street NCD	ZN03
1546017	NC-2	Inner Balboa Street NCD	ZN03
1546018	NC-2	Inner Balboa Street NCD	ZN03
1546018A	NC-2	Inner Balboa Street NCD	ZN03
1546018B	NC-2	Inner Balboa Street NCD	ZN03
1546018C	NC-2	Inner Balboa Street NCD	ZN03
1546019	NC-2	Inner Balboa Street NCD	ZN03
1546020	NC-2	Inner Balboa Street NCD	ZN03
1547024	NC-2	Inner Balboa Street NCD	ZN03
1547025	NC-2	Inner Balboa Street NCD	ZN03
1547026	NC-2	Inner Balboa Street NCD	ZN03
1547027	NC-2	Inner Balboa Street NCD	ZN03
1548023	NC-2	Inner Balboa Street NCD	ZN03
1548025	NC-2	Inner Balboa Street NCD	ZN03
1548026	NC-2	Inner Balboa Street NCD	ZN03
1548027	NC-2	Inner Balboa Street NCD	ZN03
1549018	NC-2	Inner Balboa Street NCD	ZN03
1549019	NC-2	Inner Balboa Street NCD	ZN03
1549020	NC-2	Inner Balboa Street NCD	ZN03
1549022	NC-2	Inner Balboa Street NCD	ZN03
1549023	NC-2	Inner Balboa Street NCD	ZN03
1549024	NC-2	Inner Balboa Street NCD	ZN03
1549025	NC-2	Inner Balboa Street NCD	ZN03
1549026	NC-2	Inner Balboa Street NCD	ZN03
1549026A	NC-2	Inner Balboa Street NCD	ZN03
1549054	NC-2	Inner Balboa Street NCD	ZN03
1549055	NC-2	Inner Balboa Street NCD	ZN03
1549056	NC-2	Inner Balboa Street NCD	ZN03
1549057	NC-2	Inner Balboa Street NCD	ZN03
1549071	NC-2	Inner Balboa Street NCD	ZN03
1549072	NC-2	Inner Balboa Street NCD	ZN03
1549073	NC-2	Inner Balboa Street NCD	ZN03
1637001	NC-2	Inner Balboa Street NCD	ZN03
1638001	NC-2	Inner Balboa Street NCD	ZN03
1638030	NC-2	Inner Balboa Street NCD	ZN03
1638031	NC-2	Inner Balboa Street NCD	ZN03
1638032	NC-2	Inner Balboa Street NCD	ZN03
1639001	NC-2	Inner Balboa Street NCD	ZN03
1639046	NC-2	Inner Balboa Street NCD	ZN03
1639047	NC-2	Inner Balboa Street NCD	ZN03
1639048	NC-2	Inner Balboa Street NCD	ZN03
1640001	NC-2	Inner Balboa Street NCD	ZN03
1640051	NC-2	Inner Balboa Street NCD	ZN03
1640054	NC-2	Inner Balboa Street NCD	ZN03

1	1640055	NC-2	Inner Balboa Street NCD	ZN03
	1641001	NC-2	Inner Balboa Street NCD	ZN03
2	1641049	NC-2	Inner Balboa Street NCD	ZN03
	1641050	NC-2	Inner Balboa Street NCD	ZN03
3	1641051	NC-2	Inner Balboa Street NCD	ZN03
	1061048	NC-3	Geary Boulevard NCD	ZN03
4	1061018	NC-3	Geary Boulevard NCD	ZN03
	1061023	NC-3	Geary Boulevard NCD	ZN03
5	1062022	NC-3	Geary Boulevard NCD	ZN03
	1062023	NC-3	Geary Boulevard NCD	ZN03
6	1062024	NC-3	Geary Boulevard NCD	ZN03
	1062025	NC-3	Geary Boulevard NCD	ZN03
7	1062026	NC-3	Geary Boulevard NCD	ZN03
	1062027	NC-3	Geary Boulevard NCD	ZN03
8	1063019	NC-3	Geary Boulevard NCD	ZN03
	1063023	NC-3	Geary Boulevard NCD	ZN03
9	1063026	NC-3	Geary Boulevard NCD	ZN03
	1064023	NC-3	Geary Boulevard NCD	ZN03
10	1064024	NC-3	Geary Boulevard NCD	ZN03
	1064031	NC-3	Geary Boulevard NCD	ZN03
11	1064032	NC-3	Geary Boulevard NCD	ZN03
	1064060	NC-3	Geary Boulevard NCD	ZN03
12	1065023	NC-3	Geary Boulevard NCD	ZN03
	1065026A	NC-3	Geary Boulevard NCD	ZN03
13	1065053	NC-3	Geary Boulevard NCD	ZN03
	1066021	NC-3	Geary Boulevard NCD	ZN03
14	1066022	NC-3	Geary Boulevard NCD	ZN03
	1066023	NC-3	Geary Boulevard NCD	ZN03
15	1066026	NC-3	Geary Boulevard NCD	ZN03
	1066027	NC-3	Geary Boulevard NCD	ZN03
16	1067021	NC-3	Geary Boulevard NCD	ZN03
	1066057	NC-3	Geary Boulevard NCD	ZN03
17	1066060	NC-3	Geary Boulevard NCD	ZN03
	1066061	NC-3	Geary Boulevard NCD	ZN03
18	1066062	NC-3	Geary Boulevard NCD	ZN03
	1066063	NC-3	Geary Boulevard NCD	ZN03
19	1066064	NC-3	Geary Boulevard NCD	ZN03
	1066065	NC-3	Geary Boulevard NCD	ZN03
20	1066066	NC-3	Geary Boulevard NCD	ZN03
	1066067	NC-3	Geary Boulevard NCD	ZN03
21	1067019	NC-3	Geary Boulevard NCD	ZN03
	1067020	NC-3	Geary Boulevard NCD	ZN03
22	1067023	NC-3	Geary Boulevard NCD	ZN03
	1067052	NC-3	Geary Boulevard NCD	ZN03
23	1067054	NC-3	Geary Boulevard NCD	ZN03
24				
25				

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1067055	NC-3	Geary Boulevard NCD	ZN03
1067056	NC-3	Geary Boulevard NCD	ZN03
1067057	NC-3	Geary Boulevard NCD	ZN03
1067058	NC-3	Geary Boulevard NCD	ZN03
1067059	NC-3	Geary Boulevard NCD	ZN03
1068001J	NC-3	Geary Boulevard NCD	ZN03
1068002	NC-3	Geary Boulevard NCD	ZN03
1069013	NC-3	Geary Boulevard NCD	ZN03
1069015	NC-3	Geary Boulevard NCD	ZN03
1069016	NC-3	Geary Boulevard NCD	ZN03
1069017B	NC-3	Geary Boulevard NCD	ZN03
1069017C	NC-3	Geary Boulevard NCD	ZN03
1069045	NC-3	Geary Boulevard NCD	ZN03
1070001A	NC-3	Geary Boulevard NCD	ZN03
1070003	NC-3	Geary Boulevard NCD	ZN03
1071001	NC-3	Geary Boulevard NCD	ZN03
1071003	NC-3	Geary Boulevard NCD	ZN03
1071004	NC-3	Geary Boulevard NCD	ZN03
1083004A	NC-3	Geary Boulevard NCD	ZN03
1083006	NC-3	Geary Boulevard NCD	ZN03
1083007	NC-3	Geary Boulevard NCD	ZN03
1083009	NC-3	Geary Boulevard NCD	ZN03
1084003	NC-3	Geary Boulevard NCD	ZN03
1084003A	NC-3	Geary Boulevard NCD	ZN03
1084003B	NC-3	Geary Boulevard NCD	ZN03
1084005	NC-3	Geary Boulevard NCD	ZN03
1084010	NC-3	Geary Boulevard NCD	ZN03
1084011	NC-3	Geary Boulevard NCD	ZN03
1084012	NC-3	Geary Boulevard NCD	ZN03
1084013	NC-3	Geary Boulevard NCD	ZN03
1084014	NC-3	Geary Boulevard NCD	ZN03
1084015	NC-3	Geary Boulevard NCD	ZN03
1084016	NC-3	Geary Boulevard NCD	ZN03
1084017	NC-3	Geary Boulevard NCD	ZN03
1084018	NC-3	Geary Boulevard NCD	ZN03
1084019	NC-3	Geary Boulevard NCD	ZN03
1084020	NC-3	Geary Boulevard NCD	ZN03
1084021	NC-3	Geary Boulevard NCD	ZN03
1084022	NC-3	Geary Boulevard NCD	ZN03
1084023	NC-3	Geary Boulevard NCD	ZN03
1084024	NC-3	Geary Boulevard NCD	ZN03
1084025	NC-3	Geary Boulevard NCD	ZN03
1084026	NC-3	Geary Boulevard NCD	ZN03
1085001	NC-3	Geary Boulevard NCD	ZN03
1085029	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1085030	NC-3	Geary Boulevard NCD	ZN03
1085031	NC-3	Geary Boulevard NCD	ZN03
1085068	NC-3	Geary Boulevard NCD	ZN03
1085044	NC-3	Geary Boulevard NCD	ZN03
1085045	NC-3	Geary Boulevard NCD	ZN03
1085046	NC-3	Geary Boulevard NCD	ZN03
1085047	NC-3	Geary Boulevard NCD	ZN03
1085048	NC-3	Geary Boulevard NCD	ZN03
1085049	NC-3	Geary Boulevard NCD	ZN03
1085050	NC-3	Geary Boulevard NCD	ZN03
1085051	NC-3	Geary Boulevard NCD	ZN03
1085052	NC-3	Geary Boulevard NCD	ZN03
1085053	NC-3	Geary Boulevard NCD	ZN03
1085054	NC-3	Geary Boulevard NCD	ZN03
1085055	NC-3	Geary Boulevard NCD	ZN03
1085056	NC-3	Geary Boulevard NCD	ZN03
1085057	NC-3	Geary Boulevard NCD	ZN03
1085058	NC-3	Geary Boulevard NCD	ZN03
1085059	NC-3	Geary Boulevard NCD	ZN03
1085060	NC-3	Geary Boulevard NCD	ZN03
1085061	NC-3	Geary Boulevard NCD	ZN03
1085062	NC-3	Geary Boulevard NCD	ZN03
1085063	NC-3	Geary Boulevard NCD	ZN03
1085064	NC-3	Geary Boulevard NCD	ZN03
1085065	NC-3	Geary Boulevard NCD	ZN03
1085066	NC-3	Geary Boulevard NCD	ZN03
1085067	NC-3	Geary Boulevard NCD	ZN03
1085069	NC-3	Geary Boulevard NCD	ZN03
1085070	NC-3	Geary Boulevard NCD	ZN03
1085071	NC-3	Geary Boulevard NCD	ZN03
1085072	NC-3	Geary Boulevard NCD	ZN03
1085073	NC-3	Geary Boulevard NCD	ZN03
1085074	NC-3	Geary Boulevard NCD	ZN03
1085075	NC-3	Geary Boulevard NCD	ZN03
1085076	NC-3	Geary Boulevard NCD	ZN03
1085077	NC-3	Geary Boulevard NCD	ZN03
1085078	NC-3	Geary Boulevard NCD	ZN03
1086001	NC-3	Geary Boulevard NCD	ZN03
1086025	NC-3	Geary Boulevard NCD	ZN03
1086027	NC-3	Geary Boulevard NCD	ZN03
1087001	NC-3	Geary Boulevard NCD	ZN03
1087022	NC-3	Geary Boulevard NCD	ZN03
1087024	NC-3	Geary Boulevard NCD	ZN03
1087026	NC-3	Geary Boulevard NCD	ZN03
1088001	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1088028	NC-3	Geary Boulevard NCD	ZN03
1088029	NC-3	Geary Boulevard NCD	ZN03
1088030	NC-3	Geary Boulevard NCD	ZN03
1088031	NC-3	Geary Boulevard NCD	ZN03
1088033	NC-3	Geary Boulevard NCD	ZN03
1088046	NC-3	Geary Boulevard NCD	ZN03
1088047	NC-3	Geary Boulevard NCD	ZN03
1088048	NC-3	Geary Boulevard NCD	ZN03
1088049	NC-3	Geary Boulevard NCD	ZN03
1088053	NC-3	Geary Boulevard NCD	ZN03
1088054	NC-3	Geary Boulevard NCD	ZN03
1088055	NC-3	Geary Boulevard NCD	ZN03
1088056	NC-3	Geary Boulevard NCD	ZN03
1088057	NC-3	Geary Boulevard NCD	ZN03
1088058	NC-3	Geary Boulevard NCD	ZN03
1088059	NC-3	Geary Boulevard NCD	ZN03
1088060	NC-3	Geary Boulevard NCD	ZN03
1088061	NC-3	Geary Boulevard NCD	ZN03
1088062	NC-3	Geary Boulevard NCD	ZN03
1089001	NC-3	Geary Boulevard NCD	ZN03
1089025	NC-3	Geary Boulevard NCD	ZN03
1089026	NC-3	Geary Boulevard NCD	ZN03
1089028	NC-3	Geary Boulevard NCD	ZN03
1089029	NC-3	Geary Boulevard NCD	ZN03
1089030	NC-3	Geary Boulevard NCD	ZN03
1089031	NC-3	Geary Boulevard NCD	ZN03
1089032	NC-3	Geary Boulevard NCD	ZN03
1090001	NC-3	Geary Boulevard NCD	ZN03
1090024	NC-3	Geary Boulevard NCD	ZN03
1090026	NC-3	Geary Boulevard NCD	ZN03
1090027	NC-3	Geary Boulevard NCD	ZN03
1090042	NC-3	Geary Boulevard NCD	ZN03
1091001	NC-3	Geary Boulevard NCD	ZN03
1091024	NC-3	Geary Boulevard NCD	ZN03
1091025	NC-3	Geary Boulevard NCD	ZN03
1091032	NC-3	Geary Boulevard NCD	ZN03
1092001	NC-3	Geary Boulevard NCD	ZN03
1092002	NC-3	Geary Boulevard NCD	ZN03
1092031	NC-3	Geary Boulevard NCD	ZN03
1092032	NC-3	Geary Boulevard NCD	ZN03
1092036	NC-3	Geary Boulevard NCD	ZN03
1092050	NC-3	Geary Boulevard NCD	ZN03
1092051	NC-3	Geary Boulevard NCD	ZN03
1092052	NC-3	Geary Boulevard NCD	ZN03
1092053	NC-3	Geary Boulevard NCD	ZN03

1	1092054	NC-3	Geary Boulevard NCD	ZN03
	1092055	NC-3	Geary Boulevard NCD	ZN03
2	1092056	NC-3	Geary Boulevard NCD	ZN03
	1092057	NC-3	Geary Boulevard NCD	ZN03
3	1092058	NC-3	Geary Boulevard NCD	ZN03
	1092059	NC-3	Geary Boulevard NCD	ZN03
4	1092060	NC-3	Geary Boulevard NCD	ZN03
	1092061	NC-3	Geary Boulevard NCD	ZN03
5	1092062	NC-3	Geary Boulevard NCD	ZN03
	1092063	NC-3	Geary Boulevard NCD	ZN03
6	1092064	NC-3	Geary Boulevard NCD	ZN03
	1092065	NC-3	Geary Boulevard NCD	ZN03
7	1092066	NC-3	Geary Boulevard NCD	ZN03
	1092067	NC-3	Geary Boulevard NCD	ZN03
8	1092068	NC-3	Geary Boulevard NCD	ZN03
	1092069	NC-3	Geary Boulevard NCD	ZN03
9	1092070	NC-3	Geary Boulevard NCD	ZN03
10	1092071	NC-3	Geary Boulevard NCD	ZN03
	1092072	NC-3	Geary Boulevard NCD	ZN03
11	1092073	NC-3	Geary Boulevard NCD	ZN03
	1433009	NC-3	Geary Boulevard NCD	ZN03
12	1433013	NC-3	Geary Boulevard NCD	ZN03
	1433014	NC-3	Geary Boulevard NCD	ZN03
13	1433061	NC-3	Geary Boulevard NCD	ZN03
	1433065	NC-3	Geary Boulevard NCD	ZN03
14	1433066	NC-3	Geary Boulevard NCD	ZN03
	1433067	NC-3	Geary Boulevard NCD	ZN03
15	1433068	NC-3	Geary Boulevard NCD	ZN03
	1433069	NC-3	Geary Boulevard NCD	ZN03
16	1434017	NC-3	Geary Boulevard NCD	ZN03
	1434018	NC-3	Geary Boulevard NCD	ZN03
17	1434019	NC-3	Geary Boulevard NCD	ZN03
	1434020	NC-3	Geary Boulevard NCD	ZN03
18	1434046	NC-3	Geary Boulevard NCD	ZN03
	1435013B	NC-3	Geary Boulevard NCD	ZN03
19	1435014	NC-3	Geary Boulevard NCD	ZN03
	1435016	NC-3	Geary Boulevard NCD	ZN03
20	1435017	NC-3	Geary Boulevard NCD	ZN03
	1435018	NC-3	Geary Boulevard NCD	ZN03
21	1435019	NC-3	Geary Boulevard NCD	ZN03
	1435020	NC-3	Geary Boulevard NCD	ZN03
22	1435047	NC-3	Geary Boulevard NCD	ZN03
	1436017	NC-3	Geary Boulevard NCD	ZN03
23	1436018	NC-3	Geary Boulevard NCD	ZN03
	1436019	NC-3	Geary Boulevard NCD	ZN03
24				
25				

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1436020	NC-3	Geary Boulevard NCD	ZN03
1436021	NC-3	Geary Boulevard NCD	ZN03
1436022	NC-3	Geary Boulevard NCD	ZN03
1436023	NC-3	Geary Boulevard NCD	ZN03
1436048	NC-3	Geary Boulevard NCD	ZN03
1436049	NC-3	Geary Boulevard NCD	ZN03
1436050	NC-3	Geary Boulevard NCD	ZN03
1436051	NC-3	Geary Boulevard NCD	ZN03
1436052	NC-3	Geary Boulevard NCD	ZN03
1436053	NC-3	Geary Boulevard NCD	ZN03
1436054	NC-3	Geary Boulevard NCD	ZN03
1437016	NC-3	Geary Boulevard NCD	ZN03
1437017	NC-3	Geary Boulevard NCD	ZN03
1437018	NC-3	Geary Boulevard NCD	ZN03
1437019	NC-3	Geary Boulevard NCD	ZN03
1437019A	NC-3	Geary Boulevard NCD	ZN03
1437020	NC-3	Geary Boulevard NCD	ZN03
1437021	NC-3	Geary Boulevard NCD	ZN03
1437046	NC-3	Geary Boulevard NCD	ZN03
1438010	NC-3	Geary Boulevard NCD	ZN03
1438011	NC-3	Geary Boulevard NCD	ZN03
1438012	NC-3	Geary Boulevard NCD	ZN03
1438013	NC-3	Geary Boulevard NCD	ZN03
1438014	NC-3	Geary Boulevard NCD	ZN03
1438016	NC-3	Geary Boulevard NCD	ZN03
1438017	NC-3	Geary Boulevard NCD	ZN03
1438017A	NC-3	Geary Boulevard NCD	ZN03
1438018	NC-3	Geary Boulevard NCD	ZN03
1438019	NC-3	Geary Boulevard NCD	ZN03
1438020	NC-3	Geary Boulevard NCD	ZN03
1438021	NC-3	Geary Boulevard NCD	ZN03
1438022	NC-3	Geary Boulevard NCD	ZN03
1438023	NC-3	Geary Boulevard NCD	ZN03
1438024	NC-3	Geary Boulevard NCD	ZN03
1438051	NC-3	Geary Boulevard NCD	ZN03
1438052	NC-3	Geary Boulevard NCD	ZN03
1439019	NC-3	Geary Boulevard NCD	ZN03
1439020	NC-3	Geary Boulevard NCD	ZN03
1439021	NC-3	Geary Boulevard NCD	ZN03
1439022	NC-3	Geary Boulevard NCD	ZN03
1439023	NC-3	Geary Boulevard NCD	ZN03
1439055	NC-3	Geary Boulevard NCD	ZN03
1439056	NC-3	Geary Boulevard NCD	ZN03
1439057	NC-3	Geary Boulevard NCD	ZN03
1439059	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1439060	NC-3	Geary Boulevard NCD	ZN03
1439061	NC-3	Geary Boulevard NCD	ZN03
1439063	NC-3	Geary Boulevard NCD	ZN03
1439064	NC-3	Geary Boulevard NCD	ZN03
1440021	NC-3	Geary Boulevard NCD	ZN03
1440039	NC-3	Geary Boulevard NCD	ZN03
1441018	NC-3	Geary Boulevard NCD	ZN03
1441035	NC-3	Geary Boulevard NCD	ZN03
1442020	NC-3	Geary Boulevard NCD	ZN03
1442021	NC-3	Geary Boulevard NCD	ZN03
1442024	NC-3	Geary Boulevard NCD	ZN03
1442025	NC-3	Geary Boulevard NCD	ZN03
1442026	NC-3	Geary Boulevard NCD	ZN03
1442026A	NC-3	Geary Boulevard NCD	ZN03
1442049	NC-3	Geary Boulevard NCD	ZN03
1443016	NC-3	Geary Boulevard NCD	ZN03
1443019	NC-3	Geary Boulevard NCD	ZN03
1443020	NC-3	Geary Boulevard NCD	ZN03
1443024	NC-3	Geary Boulevard NCD	ZN03
1443042	NC-3	Geary Boulevard NCD	ZN03
1444018	NC-3	Geary Boulevard NCD	ZN03
1444018A	NC-3	Geary Boulevard NCD	ZN03
1444019	NC-3	Geary Boulevard NCD	ZN03
1444021	NC-3	Geary Boulevard NCD	ZN03
1444022	NC-3	Geary Boulevard NCD	ZN03
1444023	NC-3	Geary Boulevard NCD	ZN03
1446024	NC-3	Geary Boulevard NCD	ZN03
1446025	NC-3	Geary Boulevard NCD	ZN03
1446026	NC-3	Geary Boulevard NCD	ZN03
1446027	NC-3	Geary Boulevard NCD	ZN03
1446028	NC-3	Geary Boulevard NCD	ZN03
1447019	NC-3	Geary Boulevard NCD	ZN03
1447020A	NC-3	Geary Boulevard NCD	ZN03
1447021	NC-3	Geary Boulevard NCD	ZN03
1447023	NC-3	Geary Boulevard NCD	ZN03
1447023C	NC-3	Geary Boulevard NCD	ZN03
1447049	NC-3	Geary Boulevard NCD	ZN03
1447050	NC-3	Geary Boulevard NCD	ZN03
1447051	NC-3	Geary Boulevard NCD	ZN03
1448045	NC-3	Geary Boulevard NCD	ZN03
1449019	NC-3	Geary Boulevard NCD	ZN03
1449019A	NC-3	Geary Boulevard NCD	ZN03
1449020	NC-3	Geary Boulevard NCD	ZN03
1449021	NC-3	Geary Boulevard NCD	ZN03
1449021A	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1449021B	NC-3	Geary Boulevard NCD	ZN03
1449022	NC-3	Geary Boulevard NCD	ZN03
1449024	NC-3	Geary Boulevard NCD	ZN03
1450019A	NC-3	Geary Boulevard NCD	ZN03
1450019B	NC-3	Geary Boulevard NCD	ZN03
1450048	NC-3	Geary Boulevard NCD	ZN03
1450049	NC-3	Geary Boulevard NCD	ZN03
1450051	NC-3	Geary Boulevard NCD	ZN03
1450056	NC-3	Geary Boulevard NCD	ZN03
1450057	NC-3	Geary Boulevard NCD	ZN03
1450058	NC-3	Geary Boulevard NCD	ZN03
1450059	NC-3	Geary Boulevard NCD	ZN03
1450060	NC-3	Geary Boulevard NCD	ZN03
1450061	NC-3	Geary Boulevard NCD	ZN03
1450062	NC-3	Geary Boulevard NCD	ZN03
1450063	NC-3	Geary Boulevard NCD	ZN03
1450064	NC-3	Geary Boulevard NCD	ZN03
1450065	NC-3	Geary Boulevard NCD	ZN03
1450066	NC-3	Geary Boulevard NCD	ZN03
1450067	NC-3	Geary Boulevard NCD	ZN03
1450068	NC-3	Geary Boulevard NCD	ZN03
1450069	NC-3	Geary Boulevard NCD	ZN03
1450070	NC-3	Geary Boulevard NCD	ZN03
1450071	NC-3	Geary Boulevard NCD	ZN03
1450072	NC-3	Geary Boulevard NCD	ZN03
1450073	NC-3	Geary Boulevard NCD	ZN03
1450074	NC-3	Geary Boulevard NCD	ZN03
1450075	NC-3	Geary Boulevard NCD	ZN03
1450076	NC-3	Geary Boulevard NCD	ZN03
1450077	NC-3	Geary Boulevard NCD	ZN03
1450078	NC-3	Geary Boulevard NCD	ZN03
1450079	NC-3	Geary Boulevard NCD	ZN03
1450080	NC-3	Geary Boulevard NCD	ZN03
1450081	NC-3	Geary Boulevard NCD	ZN03
1450082	NC-3	Geary Boulevard NCD	ZN03
1450083	NC-3	Geary Boulevard NCD	ZN03
1450084	NC-3	Geary Boulevard NCD	ZN03
1450085	NC-3	Geary Boulevard NCD	ZN03
1450086	NC-3	Geary Boulevard NCD	ZN03
1450087	NC-3	Geary Boulevard NCD	ZN03
1450088	NC-3	Geary Boulevard NCD	ZN03
1450089	NC-3	Geary Boulevard NCD	ZN03
1450090	NC-3	Geary Boulevard NCD	ZN03
1450091	NC-3	Geary Boulevard NCD	ZN03
1450092	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1450093	NC-3	Geary Boulevard NCD	ZN03
1450094	NC-3	Geary Boulevard NCD	ZN03
1450095	NC-3	Geary Boulevard NCD	ZN03
1450096	NC-3	Geary Boulevard NCD	ZN03
1450097	NC-3	Geary Boulevard NCD	ZN03
1450098	NC-3	Geary Boulevard NCD	ZN03
1450099	NC-3	Geary Boulevard NCD	ZN03
1450100	NC-3	Geary Boulevard NCD	ZN03
1450101	NC-3	Geary Boulevard NCD	ZN03
1450102	NC-3	Geary Boulevard NCD	ZN03
1450103	NC-3	Geary Boulevard NCD	ZN03
1450104	NC-3	Geary Boulevard NCD	ZN03
1450105	NC-3	Geary Boulevard NCD	ZN03
1450106	NC-3	Geary Boulevard NCD	ZN03
1450107	NC-3	Geary Boulevard NCD	ZN03
1450108	NC-3	Geary Boulevard NCD	ZN03
1450109	NC-3	Geary Boulevard NCD	ZN03
1450110	NC-3	Geary Boulevard NCD	ZN03
1450111	NC-3	Geary Boulevard NCD	ZN03
1450112	NC-3	Geary Boulevard NCD	ZN03
1450113	NC-3	Geary Boulevard NCD	ZN03
1450114	NC-3	Geary Boulevard NCD	ZN03
1450115	NC-3	Geary Boulevard NCD	ZN03
1450116	NC-3	Geary Boulevard NCD	ZN03
1450117	NC-3	Geary Boulevard NCD	ZN03
1450118	NC-3	Geary Boulevard NCD	ZN03
1450119	NC-3	Geary Boulevard NCD	ZN03
1450120	NC-3	Geary Boulevard NCD	ZN03
1450121	NC-3	Geary Boulevard NCD	ZN03
1450122	NC-3	Geary Boulevard NCD	ZN03
1450123	NC-3	Geary Boulevard NCD	ZN03
1450124	NC-3	Geary Boulevard NCD	ZN03
1450125	NC-3	Geary Boulevard NCD	ZN03
1450126	NC-3	Geary Boulevard NCD	ZN03
1450127	NC-3	Geary Boulevard NCD	ZN03
1450128	NC-3	Geary Boulevard NCD	ZN03
1450129	NC-3	Geary Boulevard NCD	ZN03
1450130	NC-3	Geary Boulevard NCD	ZN03
1450131	NC-3	Geary Boulevard NCD	ZN03
1450132	NC-3	Geary Boulevard NCD	ZN03
1450133	NC-3	Geary Boulevard NCD	ZN03
1450134	NC-3	Geary Boulevard NCD	ZN03
1450135	NC-3	Geary Boulevard NCD	ZN03
1450136	NC-3	Geary Boulevard NCD	ZN03
1450137	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1450138	NC-3	Geary Boulevard NCD	ZN03
1450139	NC-3	Geary Boulevard NCD	ZN03
1450140	NC-3	Geary Boulevard NCD	ZN03
1450141	NC-3	Geary Boulevard NCD	ZN03
1526001	NC-3	Geary Boulevard NCD	ZN03
1526029	NC-3	Geary Boulevard NCD	ZN03
1526031	NC-3	Geary Boulevard NCD	ZN03
1526033	NC-3	Geary Boulevard NCD	ZN03
1526034	NC-3	Geary Boulevard NCD	ZN03
1526035	NC-3	Geary Boulevard NCD	ZN03
1527001	NC-3	Geary Boulevard NCD	ZN03
1527036	NC-3	Geary Boulevard NCD	ZN03
1527037	NC-3	Geary Boulevard NCD	ZN03
1527038	NC-3	Geary Boulevard NCD	ZN03
1528001	NC-3	Geary Boulevard NCD	ZN03
1528033	NC-3	Geary Boulevard NCD	ZN03
1528035	NC-3	Geary Boulevard NCD	ZN03
1528036	NC-3	Geary Boulevard NCD	ZN03
1528038	NC-3	Geary Boulevard NCD	ZN03
1528039	NC-3	Geary Boulevard NCD	ZN03
1528040	NC-3	Geary Boulevard NCD	ZN03
1528041	NC-3	Geary Boulevard NCD	ZN03
1528042	NC-3	Geary Boulevard NCD	ZN03
1529001	NC-3	Geary Boulevard NCD	ZN03
1529043	NC-3	Geary Boulevard NCD	ZN03
1529044	NC-3	Geary Boulevard NCD	ZN03
1529045	NC-3	Geary Boulevard NCD	ZN03
1529046	NC-3	Geary Boulevard NCD	ZN03
1529047	NC-3	Geary Boulevard NCD	ZN03
1529048	NC-3	Geary Boulevard NCD	ZN03
1529049	NC-3	Geary Boulevard NCD	ZN03
1530001	NC-3	Geary Boulevard NCD	ZN03
1530028	NC-3	Geary Boulevard NCD	ZN03
1530029	NC-3	Geary Boulevard NCD	ZN03
1530031	NC-3	Geary Boulevard NCD	ZN03
1532032D	NC-3	Geary Boulevard NCD	ZN03
1532032E	NC-3	Geary Boulevard NCD	ZN03
1532032F	NC-3	Geary Boulevard NCD	ZN03
1532042	NC-3	Geary Boulevard NCD	ZN03
1532043	NC-3	Geary Boulevard NCD	ZN03
1532044	NC-3	Geary Boulevard NCD	ZN03
1532045	NC-3	Geary Boulevard NCD	ZN03
1532046	NC-3	Geary Boulevard NCD	ZN03
1532047	NC-3	Geary Boulevard NCD	ZN03
1532048	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1532049	NC-3	Geary Boulevard NCD	ZN03
1532050	NC-3	Geary Boulevard NCD	ZN03
1532051	NC-3	Geary Boulevard NCD	ZN03
1532052	NC-3	Geary Boulevard NCD	ZN03
1532053	NC-3	Geary Boulevard NCD	ZN03
1532054	NC-3	Geary Boulevard NCD	ZN03
1532055	NC-3	Geary Boulevard NCD	ZN03
1532056	NC-3	Geary Boulevard NCD	ZN03
1532057	NC-3	Geary Boulevard NCD	ZN03
1532058	NC-3	Geary Boulevard NCD	ZN03
1533001	NC-3	Geary Boulevard NCD	ZN03
1533040	NC-3	Geary Boulevard NCD	ZN03
1533041	NC-3	Geary Boulevard NCD	ZN03
1533042	NC-3	Geary Boulevard NCD	ZN03
1533042A	NC-3	Geary Boulevard NCD	ZN03
1533043	NC-3	Geary Boulevard NCD	ZN03
1533044	NC-3	Geary Boulevard NCD	ZN03
1534001	NC-3	Geary Boulevard NCD	ZN03
1534038	NC-3	Geary Boulevard NCD	ZN03
1534039	NC-3	Geary Boulevard NCD	ZN03
1534040	NC-3	Geary Boulevard NCD	ZN03
1534041	NC-3	Geary Boulevard NCD	ZN03
1534042	NC-3	Geary Boulevard NCD	ZN03
1535001	NC-3	Geary Boulevard NCD	ZN03
1535041	NC-3	Geary Boulevard NCD	ZN03
1535046	NC-3	Geary Boulevard NCD	ZN03
1536001	NC-3	Geary Boulevard NCD	ZN03
1536041	NC-3	Geary Boulevard NCD	ZN03
1536043	NC-3	Geary Boulevard NCD	ZN03
1536048	NC-3	Geary Boulevard NCD	ZN03
1537001	NC-3	Geary Boulevard NCD	ZN03
1537044	NC-3	Geary Boulevard NCD	ZN03
1537049	NC-3	Geary Boulevard NCD	ZN03
1537050	NC-3	Geary Boulevard NCD	ZN03
1537051	NC-3	Geary Boulevard NCD	ZN03
1537052	NC-3	Geary Boulevard NCD	ZN03
1537053	NC-3	Geary Boulevard NCD	ZN03
1537054	NC-3	Geary Boulevard NCD	ZN03
1537055	NC-3	Geary Boulevard NCD	ZN03
1537056	NC-3	Geary Boulevard NCD	ZN03
1537057	NC-3	Geary Boulevard NCD	ZN03
1537058	NC-3	Geary Boulevard NCD	ZN03
1537059	NC-3	Geary Boulevard NCD	ZN03
1537060	NC-3	Geary Boulevard NCD	ZN03
1537061	NC-3	Geary Boulevard NCD	ZN03

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1537062	NC-3	Geary Boulevard NCD	ZN03
1537063	NC-3	Geary Boulevard NCD	ZN03
1537064	NC-3	Geary Boulevard NCD	ZN03
1537065	NC-3	Geary Boulevard NCD	ZN03
1537066	NC-3	Geary Boulevard NCD	ZN03
1537067	NC-3	Geary Boulevard NCD	ZN03
1537068	NC-3	Geary Boulevard NCD	ZN03
1537069	NC-3	Geary Boulevard NCD	ZN03
1537070	NC-3	Geary Boulevard NCD	ZN03
1537071	NC-3	Geary Boulevard NCD	ZN03
1537072	NC-3	Geary Boulevard NCD	ZN03
1538001	NC-3	Geary Boulevard NCD	ZN03
1538031	NC-3	Geary Boulevard NCD	ZN03
1538033	NC-3	Geary Boulevard NCD	ZN03
1538034	NC-3	Geary Boulevard NCD	ZN03
1538035	NC-3	Geary Boulevard NCD	ZN03
1538036	NC-3	Geary Boulevard NCD	ZN03
1538037	NC-3	Geary Boulevard NCD	ZN03
1539003	NC-3/RM-1	Geary Boulevard NCD/RM-1	ZN03
1540001A	NC-3	Geary Boulevard NCD	ZN03
1540050	NC-3	Geary Boulevard NCD	ZN03
1540051	NC-3	Geary Boulevard NCD	ZN03
1541001	NC-3	Geary Boulevard NCD	ZN03
1541002	NC-3	Geary Boulevard NCD	ZN03
1541040	NC-3	Geary Boulevard NCD	ZN03
1541042	NC-3	Geary Boulevard NCD	ZN03
1541045	NC-3	Geary Boulevard NCD	ZN03
1542001	NC-3	Geary Boulevard NCD	ZN03
1542042	NC-3	Geary Boulevard NCD	ZN03
1542045	NC-3	Geary Boulevard NCD	ZN03
1542046	NC-3	Geary Boulevard NCD	ZN03
1542047	NC-3	Geary Boulevard NCD	ZN03
1542048	NC-3	Geary Boulevard NCD	ZN03
1543042	NC-3	Geary Boulevard NCD	ZN03
1543043	NC-3	Geary Boulevard NCD	ZN03
1543044	NC-3	Geary Boulevard NCD	ZN03
1543045	NC-3	Geary Boulevard NCD	ZN03
1543046	NC-3	Geary Boulevard NCD	ZN03
1543047	NC-3	Geary Boulevard NCD	ZN03
1543050	NC-3	Geary Boulevard NCD	ZN03
1543051	NC-3	Geary Boulevard NCD	ZN03
1543052	NC-3	Geary Boulevard NCD	ZN03
1543053	NC-3	Geary Boulevard NCD	ZN03
1543054	NC-3	Geary Boulevard NCD	ZN03
1543055	NC-3	Geary Boulevard NCD	ZN03

1543056	NC-3	Geary Boulevard NCD	ZN03
1543057	NC-3	Geary Boulevard NCD	ZN03
1543058	NC-3	Geary Boulevard NCD	ZN03
1543059	NC-3	Geary Boulevard NCD	ZN03
1543060	NC-3	Geary Boulevard NCD	ZN03
1543061	NC-3	Geary Boulevard NCD	ZN03
1543062	NC-3	Geary Boulevard NCD	ZN03
1543063	NC-3	Geary Boulevard NCD	ZN03

Section 5. Sheet ZN04 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1575018	NC-2	Outer Balboa Street NCD	ZN04
1576007	NC-2	Outer Balboa Street NCD	ZN04
1576008	NC-2	Outer Balboa Street NCD	ZN04
1576009	NC-2	Outer Balboa Street NCD	ZN04
1576010	NC-2	Outer Balboa Street NCD	ZN04
1576011	NC-2	Outer Balboa Street NCD	ZN04
1576014	NC-2	Outer Balboa Street NCD	ZN04
1576015	NC-2	Outer Balboa Street NCD	ZN04
1576020	NC-2	Outer Balboa Street NCD	ZN04
1576021	NC-2	Outer Balboa Street NCD	ZN04
1577013	NC-2	Outer Balboa Street NCD	ZN04
1577013A	NC-2	Outer Balboa Street NCD	ZN04
1577013B	NC-2	Outer Balboa Street NCD	ZN04
1577013C	NC-2	Outer Balboa Street NCD	ZN04
1577013D	NC-2	Outer Balboa Street NCD	ZN04
1577013E	NC-2	Outer Balboa Street NCD	ZN04
1577013F	NC-2	Outer Balboa Street NCD	ZN04
1578014	NC-2	Outer Balboa Street NCD	ZN04
1578014A	NC-2	Outer Balboa Street NCD	ZN04
1578014B	NC-2	Outer Balboa Street NCD	ZN04
1578014C	NC-2	Outer Balboa Street NCD	ZN04
1578014D	NC-2	Outer Balboa Street NCD	ZN04
1578014G	NC-2	Outer Balboa Street NCD	ZN04
1578041	NC-2	Outer Balboa Street NCD	ZN04
1578042	NC-2	Outer Balboa Street NCD	ZN04
1578043	NC-2	Outer Balboa Street NCD	ZN04
1578044	NC-2	Outer Balboa Street NCD	ZN04
1579017	NC-2	Outer Balboa Street NCD	ZN04
1579017G	NC-2	Outer Balboa Street NCD	ZN04
1579020	NC-2	Outer Balboa Street NCD	ZN04

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1579021	NC-2	Outer Balboa Street NCD	ZN04
1579022	NC-2	Outer Balboa Street NCD	ZN04
1579023	NC-2	Outer Balboa Street NCD	ZN04
1579024	NC-2	Outer Balboa Street NCD	ZN04
1579025	NC-2	Outer Balboa Street NCD	ZN04
1579026	NC-2	Outer Balboa Street NCD	ZN04
1579027	NC-2	Outer Balboa Street NCD	ZN04
1579028	NC-2	Outer Balboa Street NCD	ZN04
1579029	NC-2	Outer Balboa Street NCD	ZN04
1579030	NC-2	Outer Balboa Street NCD	ZN04
1579031	NC-2	Outer Balboa Street NCD	ZN04
1579032	NC-2	Outer Balboa Street NCD	ZN04
1579033	NC-2	Outer Balboa Street NCD	ZN04
1579034	NC-2	Outer Balboa Street NCD	ZN04
1579035	NC-2	Outer Balboa Street NCD	ZN04
1579036	NC-2	Outer Balboa Street NCD	ZN04
1579037	NC-2	Outer Balboa Street NCD	ZN04
1579038	NC-2	Outer Balboa Street NCD	ZN04
1579039	NC-2	Outer Balboa Street NCD	ZN04
1580003A	NC-2	Outer Balboa Street NCD	ZN04
1580005	NC-2	Outer Balboa Street NCD	ZN04
1580005A	NC-2	Outer Balboa Street NCD	ZN04
1580005B	NC-2	Outer Balboa Street NCD	ZN04
1580005C	NC-2	Outer Balboa Street NCD	ZN04
1580005F	NC-2	Outer Balboa Street NCD	ZN04
1580005G	NC-2	Outer Balboa Street NCD	ZN04
1581007G	NC-2	Outer Balboa Street NCD	ZN04
1581007H	NC-2	Outer Balboa Street NCD	ZN04
1581007I	NC-2	Outer Balboa Street NCD	ZN04
1581007J	NC-2	Outer Balboa Street NCD	ZN04
1581010	NC-2	Outer Balboa Street NCD	ZN04
1581033	NC-2	Outer Balboa Street NCD	ZN04
1581034	NC-2	Outer Balboa Street NCD	ZN04
1581035	NC-2	Outer Balboa Street NCD	ZN04
1606001	NC-2	Outer Balboa Street NCD	ZN04
1606044	NC-2	Outer Balboa Street NCD	ZN04
1606045	NC-2	Outer Balboa Street NCD	ZN04
1606046	NC-2	Outer Balboa Street NCD	ZN04
1606047	NC-2	Outer Balboa Street NCD	ZN04
1606048	NC-2	Outer Balboa Street NCD	ZN04
1606049	NC-2	Outer Balboa Street NCD	ZN04
1606050	NC-2	Outer Balboa Street NCD	ZN04
1606051	NC-2	Outer Balboa Street NCD	ZN04
1606052	NC-2	Outer Balboa Street NCD	ZN04
1606053	NC-2	Outer Balboa Street NCD	ZN04

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1606054	NC-2	Outer Balboa Street NCD	ZN04
1606055	NC-2	Outer Balboa Street NCD	ZN04
1606056	NC-2	Outer Balboa Street NCD	ZN04
1606057	NC-2	Outer Balboa Street NCD	ZN04
1606058	NC-2	Outer Balboa Street NCD	ZN04
1606059	NC-2	Outer Balboa Street NCD	ZN04
1606060	NC-2	Outer Balboa Street NCD	ZN04
1607001	NC-2	Outer Balboa Street NCD	ZN04
1607022B	NC-2	Outer Balboa Street NCD	ZN04
1607022C	NC-2	Outer Balboa Street NCD	ZN04
1607023	NC-2	Outer Balboa Street NCD	ZN04
1607024	NC-2	Outer Balboa Street NCD	ZN04
1607025	NC-2	Outer Balboa Street NCD	ZN04
1608001	NC-2	Outer Balboa Street NCD	ZN04
1608018	NC-2	Outer Balboa Street NCD	ZN04
1608019	NC-2	Outer Balboa Street NCD	ZN04
1609001	NC-2	Outer Balboa Street NCD	ZN04
1609021F	NC-2	Outer Balboa Street NCD	ZN04
1609022	NC-2	Outer Balboa Street NCD	ZN04
1609022A	NC-2	Outer Balboa Street NCD	ZN04
1609023	NC-2	Outer Balboa Street NCD	ZN04
1610001	NC-2	Outer Balboa Street NCD	ZN04
1610033	NC-2	Outer Balboa Street NCD	ZN04
1610037	NC-2	Outer Balboa Street NCD	ZN04
1610039	NC-2	Outer Balboa Street NCD	ZN04
1610040	NC-2	Outer Balboa Street NCD	ZN04
1611001	NC-2	Outer Balboa Street NCD	ZN04
1611001A	NC-2	Outer Balboa Street NCD	ZN04
1611001C	NC-2	Outer Balboa Street NCD	ZN04
1611001E	NC-2	Outer Balboa Street NCD	ZN04
1611001F	NC-2	Outer Balboa Street NCD	ZN04
1611001G	NC-2	Outer Balboa Street NCD	ZN04
1611001H	NC-2	Outer Balboa Street NCD	ZN04
1612023	NC-2	Outer Balboa Street NCD	ZN04
1612024	NC-2	Outer Balboa Street NCD	ZN04
1612025	NC-2	Outer Balboa Street NCD	ZN04
1451019	NC-3	Geary Boulevard NCD	ZN04
1451020	NC-3	Geary Boulevard NCD	ZN04
1451022	NC-3	Geary Boulevard NCD	ZN04
1451023	NC-3	Geary Boulevard NCD	ZN04
1451024	NC-3	Geary Boulevard NCD	ZN04
1451026	NC-3	Geary Boulevard NCD	ZN04
1451047	NC-3	Geary Boulevard NCD	ZN04
1452019	NC-3	Geary Boulevard NCD	ZN04
1452020	NC-3	Geary Boulevard NCD	ZN04

1	1452021	NC-3	Geary Boulevard NCD	ZN04
	1452022	NC-3	Geary Boulevard NCD	ZN04
2	1452045	NC-3	Geary Boulevard NCD	ZN04
	1453017A	NC-3	Geary Boulevard NCD	ZN04
3	1453018	NC-3	Geary Boulevard NCD	ZN04
	1453019	NC-3	Geary Boulevard NCD	ZN04
4	1453020	NC-3	Geary Boulevard NCD	ZN04
	1453022	NC-3	Geary Boulevard NCD	ZN04
5	1453023	NC-3	Geary Boulevard NCD	ZN04
	1453024	NC-3	Geary Boulevard NCD	ZN04
6	1454018	NC-3	Geary Boulevard NCD	ZN04
	1454019	NC-3	Geary Boulevard NCD	ZN04
7	1454021	NC-3	Geary Boulevard NCD	ZN04
	1454022	NC-3	Geary Boulevard NCD	ZN04
8	1454022A	NC-3	Geary Boulevard NCD	ZN04
	1454022E	NC-3	Geary Boulevard NCD	ZN04
9	1454022F	NC-3	Geary Boulevard NCD	ZN04
10	1456016	NC-3	Geary Boulevard NCD	ZN04
	1456019	NC-3	Geary Boulevard NCD	ZN04
11	1456020	NC-3	Geary Boulevard NCD	ZN04
	1456021	NC-3	Geary Boulevard NCD	ZN04
12	1456022	NC-3	Geary Boulevard NCD	ZN04
	1456023	NC-3	Geary Boulevard NCD	ZN04
13	1456052	NC-3	Geary Boulevard NCD	ZN04
	1456053	NC-3	Geary Boulevard NCD	ZN04
14	1456054	NC-3	Geary Boulevard NCD	ZN04
	1456055	NC-3	Geary Boulevard NCD	ZN04
15	1456056	NC-3	Geary Boulevard NCD	ZN04
	1456057	NC-3	Geary Boulevard NCD	ZN04
16	1456058	NC-3	Geary Boulevard NCD	ZN04
	1457019	NC-3	Geary Boulevard NCD	ZN04
17	1457020	NC-3	Geary Boulevard NCD	ZN04
	1457021	NC-3	Geary Boulevard NCD	ZN04
18	1457022	NC-3	Geary Boulevard NCD	ZN04
	1457022A	NC-3	Geary Boulevard NCD	ZN04
19	1457023	NC-3	Geary Boulevard NCD	ZN04
	1457024	NC-3	Geary Boulevard NCD	ZN04
20	1457069	NC-3	Geary Boulevard NCD	ZN04
	1458018	NC-3	Geary Boulevard NCD	ZN04
21	1458023	NC-3	Geary Boulevard NCD	ZN04
	1458041	NC-3	Geary Boulevard NCD	ZN04
22	1459005	NC-3	Geary Boulevard NCD	ZN04
	1459006	NC-3	Geary Boulevard NCD	ZN04
23	1459008	NC-3	Geary Boulevard NCD	ZN04
	1459009	NC-3	Geary Boulevard NCD	ZN04
24				
25				

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1459010	NC-3	Geary Boulevard NCD	ZN04
1459033	NC-3	Geary Boulevard NCD	ZN04
1517037	NC-3	Geary Boulevard NCD	ZN04
1518001	NC-3	Geary Boulevard NCD	ZN04
1518027A	NC-3	Geary Boulevard NCD	ZN04
1518028	NC-3	Geary Boulevard NCD	ZN04
1518029	NC-3	Geary Boulevard NCD	ZN04
1518033	NC-3	Geary Boulevard NCD	ZN04
1519001	NC-3	Geary Boulevard NCD	ZN04
1519035A	NC-3	Geary Boulevard NCD	ZN04
1519036	NC-3	Geary Boulevard NCD	ZN04
1519037	NC-3	Geary Boulevard NCD	ZN04
1519039	NC-3	Geary Boulevard NCD	ZN04
1519043	NC-3	Geary Boulevard NCD	ZN04
1519044	NC-3	Geary Boulevard NCD	ZN04
1519045	NC-3	Geary Boulevard NCD	ZN04
1519046	NC-3	Geary Boulevard NCD	ZN04
1519047	NC-3	Geary Boulevard NCD	ZN04
1519048	NC-3	Geary Boulevard NCD	ZN04
1519049	NC-3	Geary Boulevard NCD	ZN04
1519050	NC-3	Geary Boulevard NCD	ZN04
1519051	NC-3	Geary Boulevard NCD	ZN04
1519052	NC-3	Geary Boulevard NCD	ZN04
1519053	NC-3	Geary Boulevard NCD	ZN04
1520035	NC-3	Geary Boulevard NCD	ZN04
1520036	NC-3	Geary Boulevard NCD	ZN04
1520037	NC-3	Geary Boulevard NCD	ZN04
1520038	NC-3	Geary Boulevard NCD	ZN04
1520039	NC-3	Geary Boulevard NCD	ZN04
1520040	NC-3	Geary Boulevard NCD	ZN04
1520043	NC-3	Geary Boulevard NCD	ZN04
1521001	NC-3	Geary Boulevard NCD	ZN04
1521033	NC-3	Geary Boulevard NCD	ZN04
1521034	NC-3	Geary Boulevard NCD	ZN04
1521034A	NC-3	Geary Boulevard NCD	ZN04
1521034B	NC-3	Geary Boulevard NCD	ZN04
1521035	NC-3	Geary Boulevard NCD	ZN04
1521036	NC-3	Geary Boulevard NCD	ZN04
1522001	NC-3	Geary Boulevard NCD	ZN04
1522034B	NC-3	Geary Boulevard NCD	ZN04
1522034D	NC-3	Geary Boulevard NCD	ZN04
1522035	NC-3	Geary Boulevard NCD	ZN04
1522036	NC-3	Geary Boulevard NCD	ZN04
1522037	NC-3	Geary Boulevard NCD	ZN04
1522038	NC-3	Geary Boulevard NCD	ZN04

1	1523001	NC-3	Geary Boulevard NCD	ZN04
	1523046	NC-3	Geary Boulevard NCD	ZN04
2	1523046A	NC-3	Geary Boulevard NCD	ZN04
	1523046B	NC-3	Geary Boulevard NCD	ZN04
3	1523047	NC-3	Geary Boulevard NCD	ZN04
	1523048	NC-3	Geary Boulevard NCD	ZN04
4	1523049	NC-3	Geary Boulevard NCD	ZN04
	1524001	NC-3	Geary Boulevard NCD	ZN04
5	1524036	NC-3	Geary Boulevard NCD	ZN04
	1524037	NC-3	Geary Boulevard NCD	ZN04
6	1524039	NC-3	Geary Boulevard NCD	ZN04
	1524040	NC-3	Geary Boulevard NCD	ZN04
7	1525001	NC-3	Geary Boulevard NCD	ZN04
	1525040B	NC-3	Geary Boulevard NCD	ZN04
8	1525040C	NC-3	Geary Boulevard NCD	ZN04
	1525040D	NC-3	Geary Boulevard NCD	ZN04
9	1525041	NC-3	Geary Boulevard NCD	ZN04
10	1525042	NC-3	Geary Boulevard NCD	ZN04
11	1525043	NC-3	Geary Boulevard NCD	ZN04

12 Section 6. Sheet ZN06 of the Zoning Map of the City and County of San Francisco is
13 hereby amended, as follows:

14	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
15	1271025	NC-1	Cole Valley NCD	ZN06
	1272002	NC-1	Cole Valley NCD	ZN06
16	1268028	NC-1	Cole Valley NCD	ZN06
	1268057	NC-1	Cole Valley NCD	ZN06
17	1272001	NC-1	Cole Valley NCD	ZN06
	1267009	NC-1	Cole Valley NCD	ZN06
18	1271024	NC-1	Cole Valley NCD	ZN06
	1271026	NC-1	Cole Valley NCD	ZN06
19	1278022	NC-1	Cole Valley NCD	ZN06
	1272003	NC-1	Cole Valley NCD	ZN06
20	1272004	NC-1	Cole Valley NCD	ZN06
	1268056	NC-1	Cole Valley NCD	ZN06
21	1271024A	NC-1	Cole Valley NCD	ZN06
	1271024B	NC-1	Cole Valley NCD	ZN06
22	1268055	NC-1	Cole Valley NCD	ZN06
	1272005	NC-1	Cole Valley NCD	ZN06
23	1268026	NC-1	Cole Valley NCD	ZN06
	1268029	NC-1	Cole Valley NCD	ZN06
24	2341014	NC-2	Inner Taraval NCD	ZN06
25	2341015	NC-2	Inner Taraval NCD	ZN06

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

2341017	NC-2	Inner Taraval NCD	ZN06
2341018	NC-2	Inner Taraval NCD	ZN06
2341040	NC-2	Inner Taraval NCD	ZN06
2341041	NC-2	Inner Taraval NCD	ZN06
2341042	NC-2	Inner Taraval NCD	ZN06
2341043	NC-2	Inner Taraval NCD	ZN06
2342016A	NC-2	Inner Taraval NCD	ZN06
2342017	NC-2	Inner Taraval NCD	ZN06
2342018	NC-2	Inner Taraval NCD	ZN06
2342019	NC-2	Inner Taraval NCD	ZN06
2342020	NC-2	Inner Taraval NCD	ZN06
2342021	NC-2	Inner Taraval NCD	ZN06
2342022	NC-2	Inner Taraval NCD	ZN06
2343017	NC-2	Inner Taraval NCD	ZN06
2343018	NC-2	Inner Taraval NCD	ZN06
2343019	NC-2	Inner Taraval NCD	ZN06
2343019A	NC-2	Inner Taraval NCD	ZN06
2343020	NC-2	Inner Taraval NCD	ZN06
2343021	NC-2	Inner Taraval NCD	ZN06
2343040	NC-2	Inner Taraval NCD	ZN06
2343041	NC-2	Inner Taraval NCD	ZN06
2343042	NC-2	Inner Taraval NCD	ZN06
2344A018	NC-2	Inner Taraval NCD	ZN06
2344A018A	NC-2	Inner Taraval NCD	ZN06
2344A018B	NC-2	Inner Taraval NCD	ZN06
2344A018C	NC-2	Inner Taraval NCD	ZN06
2344A018D	NC-2	Inner Taraval NCD	ZN06
2344A019A	NC-2	Inner Taraval NCD	ZN06
2344A019B	NC-2	Inner Taraval NCD	ZN06
2344A019C	NC-2	Inner Taraval NCD	ZN06
2344A019D	NC-2	Inner Taraval NCD	ZN06
2344A038	NC-2	Inner Taraval NCD	ZN06
2345A018	NC-2	Inner Taraval NCD	ZN06
2345A019	NC-2	Inner Taraval NCD	ZN06
2345A020	NC-2	Inner Taraval NCD	ZN06
2345A021	NC-2	Inner Taraval NCD	ZN06
2345A022	NC-2	Inner Taraval NCD	ZN06
2345A023	NC-2	Inner Taraval NCD	ZN06
2345A024	NC-2	Inner Taraval NCD	ZN06
2345A025	NC-2	Inner Taraval NCD	ZN06
2345A026	NC-2	Inner Taraval NCD	ZN06
2346009	NC-2	Inner Taraval NCD	ZN06
2346010	NC-2	Inner Taraval NCD	ZN06
2346014	NC-2	Inner Taraval NCD	ZN06
2347009A	NC-2	Inner Taraval NCD	ZN06

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

2347010	NC-2	Inner Taraval NCD	ZN06
2347011	NC-2	Inner Taraval NCD	ZN06
2347028	NC-2	Inner Taraval NCD	ZN06
2347029	NC-2	Inner Taraval NCD	ZN06
2347030	NC-2	Inner Taraval NCD	ZN06
2347031	NC-2	Inner Taraval NCD	ZN06
2407001	NC-2	Inner Taraval NCD	ZN06
2407028A	NC-2	Inner Taraval NCD	ZN06
2407029	NC-2	Inner Taraval NCD	ZN06
2407033	NC-2	Inner Taraval NCD	ZN06
2407040	NC-2	Inner Taraval NCD	ZN06
2407041	NC-2	Inner Taraval NCD	ZN06
2407042	NC-2	Inner Taraval NCD	ZN06
2407043	NC-2	Inner Taraval NCD	ZN06
2407044	NC-2	Inner Taraval NCD	ZN06
2407045	NC-2	Inner Taraval NCD	ZN06
2407046	NC-2	Inner Taraval NCD	ZN06
2408001	NC-2	Inner Taraval NCD	ZN06
2408041	NC-2	Inner Taraval NCD	ZN06
2408044	NC-2	Inner Taraval NCD	ZN06
2408047	NC-2	Inner Taraval NCD	ZN06
2408048	NC-2	Inner Taraval NCD	ZN06
2408051	NC-2	Inner Taraval NCD	ZN06
2408052	NC-2	Inner Taraval NCD	ZN06
2408053	NC-2	Inner Taraval NCD	ZN06
2408054	NC-2	Inner Taraval NCD	ZN06
2408055	NC-2	Inner Taraval NCD	ZN06
2408056	NC-2	Inner Taraval NCD	ZN06
2408057	NC-2	Inner Taraval NCD	ZN06
2408058	NC-2	Inner Taraval NCD	ZN06
2409001	NC-2	Inner Taraval NCD	ZN06
2409036	NC-2	Inner Taraval NCD	ZN06
2409037	NC-2	Inner Taraval NCD	ZN06
2409038	NC-2	Inner Taraval NCD	ZN06
2409041	NC-2	Inner Taraval NCD	ZN06
2409042	NC-2	Inner Taraval NCD	ZN06
2409043	NC-2	Inner Taraval NCD	ZN06
2409061	NC-2	Inner Taraval NCD	ZN06
2410027	NC-2	Inner Taraval NCD	ZN06
2410029	NC-2	Inner Taraval NCD	ZN06
2410029A	NC-2	Inner Taraval NCD	ZN06
2410029B	NC-2	Inner Taraval NCD	ZN06
2410029C	NC-2	Inner Taraval NCD	ZN06
2410031	NC-2	Inner Taraval NCD	ZN06
2410041	NC-2	Inner Taraval NCD	ZN06

2410042	NC-2	Inner Taraval NCD	ZN06
2411001	NC-2	Inner Taraval NCD	ZN06
2411021M	NC-2	Inner Taraval NCD	ZN06
2411022	NC-2	Inner Taraval NCD	ZN06
2411023	NC-2	Inner Taraval NCD	ZN06
2412034	NC-2	Inner Taraval NCD	ZN06
2412036	NC-2	Inner Taraval NCD	ZN06
2412037	NC-2	Inner Taraval NCD	ZN06
2412038	NC-2	Inner Taraval NCD	ZN06
2412039	NC-2	Inner Taraval NCD	ZN06
2413014	NC-2	Inner Taraval NCD	ZN06
2413038	NC-2	Inner Taraval NCD	ZN06

Section 7. Sheet ZN07 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5501034	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5501044	NC-3	Mission Bernal NCD	ZN07
5501044A	NC-3	Mission Bernal NCD	ZN07
5501045	NC-3	Mission Bernal NCD	ZN07
5501046	NC-3	Mission Bernal NCD	ZN07
5501047	NC-3	Mission Bernal NCD	ZN07
5501048	NC-3	Mission Bernal NCD	ZN07
5501050	NC-3	Mission Bernal NCD	ZN07
5501051	NC-3	Mission Bernal NCD	ZN07
5501079	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5501082	NC-3	Mission Bernal NCD	ZN07
5501083	NC-3	Mission Bernal NCD	ZN07
5501084	NC-3	Mission Bernal NCD	ZN07
5518016	NC-3	Mission Bernal NCD	ZN07
5518017	NC-3	Mission Bernal NCD	ZN07
5518018	NC-3	Mission Bernal NCD	ZN07
5518019	NC-3	Mission Bernal NCD	ZN07
5518031	NC-3	Mission Bernal NCD	ZN07
5518032	NC-3	Mission Bernal NCD	ZN07
5518033	NC-3	Mission Bernal NCD	ZN07
5518034	NC-3	Mission Bernal NCD	ZN07
5518035	NC-3	Mission Bernal NCD	ZN07
5518036	NC-3	Mission Bernal NCD	ZN07
5518037	NC-3	Mission Bernal NCD	ZN07
5518038	NC-3	Mission Bernal NCD	ZN07
5518039	NC-3	Mission Bernal NCD	ZN07

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5518040	NC-3	Mission Bernal NCD	ZN07
5518041	NC-3	Mission Bernal NCD	ZN07
5518042	NC-3	Mission Bernal NCD	ZN07
5518043	NC-3	Mission Bernal NCD	ZN07
5518044	NC-3	Mission Bernal NCD	ZN07
5518045	NC-3	Mission Bernal NCD	ZN07
5518046	NC-3	Mission Bernal NCD	ZN07
5609012	NC-3	Mission Bernal NCD	ZN07
5609015	NC-3	Mission Bernal NCD	ZN07
5609016	NC-3	Mission Bernal NCD	ZN07
5609017	NC-3	Mission Bernal NCD	ZN07
5609028	NC-3	Mission Bernal NCD	ZN07
5609029	NC-3	Mission Bernal NCD	ZN07
5615028	NC-3	Mission Bernal NCD	ZN07
5615033	NC-3	Mission Bernal NCD	ZN07
5615034	NC-3	Mission Bernal NCD	ZN07
5615035	NC-3	Mission Bernal NCD	ZN07
5615036	NC-3	Mission Bernal NCD	ZN07
5615036A	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615037	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615038	NC-3	Mission Bernal NCD	ZN07
5615039	NC-3	Mission Bernal NCD	ZN07
5615040	NC-3	Mission Bernal NCD	ZN07
5615041	NC-3	Mission Bernal NCD	ZN07
5615042	NC-3	Mission Bernal NCD	ZN07
5615045	NC-3	Mission Bernal NCD	ZN07
5615049	NC-3	Mission Bernal NCD	ZN07
5615050	NC-3	Mission Bernal NCD	ZN07
5615051	NC-3	Mission Bernal NCD	ZN07
5615052	NC-3	Mission Bernal NCD	ZN07
5615070	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615071	NC-3	Mission Bernal NCD	ZN07
5615073	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615078	NC-3	Mission Bernal NCD	ZN07
5615079	NC-3	Mission Bernal NCD	ZN07
5615080	NC-3	Mission Bernal NCD	ZN07
5615082	NC-3	Mission Bernal NCD	ZN07
5615083	NC-3	Mission Bernal NCD	ZN07
5615084	NC-3	Mission Bernal NCD	ZN07
5615085	NC-3	Mission Bernal NCD	ZN07
5615086	NC-3	Mission Bernal NCD	ZN07
5615087	NC-3	Mission Bernal NCD	ZN07
5615088	NC-3	Mission Bernal NCD	ZN07
5615089	NC-3	Mission Bernal NCD	ZN07
5615090	NC-3	Mission Bernal NCD	ZN07

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5615091	NC-3	Mission Bernal NCD	ZN07
5615092	NC-3	Mission Bernal NCD	ZN07
5615093	NC-3	Mission Bernal NCD	ZN07
5615094	NC-3	Mission Bernal NCD	ZN07
5615095	NC-3	Mission Bernal NCD	ZN07
5615096	NC-3	Mission Bernal NCD	ZN07
5615097	NC-3	Mission Bernal NCD	ZN07
5615098	NC-3	Mission Bernal NCD	ZN07
5615099	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615100	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615101	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
5615102	NC-3	Mission Bernal NCD	ZN07
5615103	NC-3	Mission Bernal NCD	ZN07
5615104	NC-3	Mission Bernal NCD	ZN07
5615105	NC-3	Mission Bernal NCD	ZN07
5615106	NC-3	Mission Bernal NCD	ZN07
5615107	NC-3	Mission Bernal NCD	ZN07
5615108	NC-3	Mission Bernal NCD	ZN07
5615109	NC-3	Mission Bernal NCD	ZN07
5615110	NC-3	Mission Bernal NCD	ZN07
5615111	NC-3	Mission Bernal NCD	ZN07
5615113	NC-3	Mission Bernal NCD	ZN07
5615114	NC-3	Mission Bernal NCD	ZN07
5615115	NC-3	Mission Bernal NCD	ZN07
5615116	NC-3	Mission Bernal NCD	ZN07
6574001B	NC-3	Mission Bernal NCD	ZN07
6574005	NC-3	Mission Bernal NCD	ZN07
6574006	NC-3	Mission Bernal NCD	ZN07
6574007	NC-3	Mission Bernal NCD	ZN07
6574011	NC-3	Mission Bernal NCD	ZN07
6574012	NC-3	Mission Bernal NCD	ZN07
6574013	NC-3	Mission Bernal NCD	ZN07
6574016	NC-3	Mission Bernal NCD	ZN07
6574017	NC-3	Mission Bernal NCD	ZN07
6574018	NC-3	Mission Bernal NCD	ZN07
6574019	NC-3	Mission Bernal NCD	ZN07
6574020	NC-3	Mission Bernal NCD	ZN07
6574021	NC-3	Mission Bernal NCD	ZN07
6574022	NC-3	Mission Bernal NCD	ZN07
6574023	NC-3	Mission Bernal NCD	ZN07
6574031	NC-3	Mission Bernal NCD	ZN07
6574032	NC-3	Mission Bernal NCD	ZN07
6574033	NC-3	Mission Bernal NCD	ZN07
6574034	NC-3	Mission Bernal NCD	ZN07
6574035	NC-3	Mission Bernal NCD	ZN07

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

6574036	NC-3	Mission Bernal NCD	ZN07
6574037	NC-3	Mission Bernal NCD	ZN07
6574038	NC-3	Mission Bernal NCD	ZN07
6574039	NC-3	Mission Bernal NCD	ZN07
6574040	NC-3	Mission Bernal NCD	ZN07
6574041	NC-3	Mission Bernal NCD	ZN07
6574042	NC-3	Mission Bernal NCD	ZN07
6574043	NC-3	Mission Bernal NCD	ZN07
6574044	NC-3	Mission Bernal NCD	ZN07
6574045	NC-3	Mission Bernal NCD	ZN07
6574047	NC-3	Mission Bernal NCD	ZN07
6574048	NC-3	Mission Bernal NCD	ZN07
6574049	NC-3	Mission Bernal NCD	ZN07
6574050	NC-3	Mission Bernal NCD	ZN07
6574051	NC-3	Mission Bernal NCD	ZN07
6574052	NC-3	Mission Bernal NCD	ZN07
6574053	NC-3	Mission Bernal NCD	ZN07
6574054	NC-3	Mission Bernal NCD	ZN07
6574055	NC-3	Mission Bernal NCD	ZN07
6574056	NC-3	Mission Bernal NCD	ZN07
6574057	NC-3	Mission Bernal NCD	ZN07
6574058	NC-3	Mission Bernal NCD	ZN07
6574059	NC-3	Mission Bernal NCD	ZN07
6574060	NC-3	Mission Bernal NCD	ZN07
6574061	NC-3	Mission Bernal NCD	ZN07
6574062	NC-3	Mission Bernal NCD	ZN07
6574063	NC-3	Mission Bernal NCD	ZN07
6574064	NC-3	Mission Bernal NCD	ZN07
6574065	NC-3	Mission Bernal NCD	ZN07
6574066	NC-3	Mission Bernal NCD	ZN07
6574067	NC-3	Mission Bernal NCD	ZN07
6574068	NC-3	Mission Bernal NCD	ZN07
6574069	NC-3	Mission Bernal NCD	ZN07
6596001	NC-3	Mission Bernal NCD	ZN07
6596001A	NC-3	Mission Bernal NCD	ZN07
6596001B	NC-3	Mission Bernal NCD	ZN07
6596002	NC-3	Mission Bernal NCD	ZN07
6596002A	NC-3	Mission Bernal NCD	ZN07
6596003	NC-3	Mission Bernal NCD	ZN07
6596004	NC-3	Mission Bernal NCD	ZN07
6596005	NC-3	Mission Bernal NCD	ZN07
6596006	NC-3	Mission Bernal NCD	ZN07
6596007	NC-3	Mission Bernal NCD	ZN07
6596007A	NC-3	Mission Bernal NCD	ZN07
6596010	NC-3	Mission Bernal NCD	ZN07

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

6596011	NC-3	Mission Bernal NCD	ZN07
6596015	NC-3	Mission Bernal NCD	ZN07
6596017	NC-3	Mission Bernal NCD	ZN07
6596022	NC-3	Mission Bernal NCD	ZN07
6596023	NC-3	Mission Bernal NCD	ZN07
6596024	NC-3	Mission Bernal NCD	ZN07
6596025	NC-3	Mission Bernal NCD	ZN07
6596026	NC-3	Mission Bernal NCD	ZN07
6596027	NC-3	Mission Bernal NCD	ZN07
6596028	NC-3	Mission Bernal NCD	ZN07
6596029	NC-3	Mission Bernal NCD	ZN07
6596030	NC-3	Mission Bernal NCD	ZN07
6596031	NC-3	Mission Bernal NCD	ZN07
6596032	NC-3	Mission Bernal NCD	ZN07
6596033	NC-3	Mission Bernal NCD	ZN07
6596034	NC-3	Mission Bernal NCD	ZN07
6596035	NC-3	Mission Bernal NCD	ZN07
6596036	NC-3	Mission Bernal NCD	ZN07
6596037	NC-3	Mission Bernal NCD	ZN07
6596038	NC-3	Mission Bernal NCD	ZN07
6596039	NC-3	Mission Bernal NCD	ZN07
6596040	NC-3	Mission Bernal NCD	ZN07
6596041	NC-3	Mission Bernal NCD	ZN07
6596042	NC-3	Mission Bernal NCD	ZN07
6596043	NC-3	Mission Bernal NCD	ZN07
6596044	NC-3	Mission Bernal NCD	ZN07
6596045	NC-3	Mission Bernal NCD	ZN07
6596046	NC-3	Mission Bernal NCD	ZN07
6596047	NC-3	Mission Bernal NCD	ZN07
6596048	NC-3	Mission Bernal NCD	ZN07
6596049	NC-3	Mission Bernal NCD	ZN07
6596050	NC-3	Mission Bernal NCD	ZN07
6596051	NC-3	Mission Bernal NCD	ZN07
6596052	NC-3	Mission Bernal NCD	ZN07
6596053	NC-3	Mission Bernal NCD	ZN07
6596054	NC-3	Mission Bernal NCD	ZN07
6596055	NC-3	Mission Bernal NCD	ZN07
6596056	NC-3	Mission Bernal NCD	ZN07
6596057	NC-3	Mission Bernal NCD	ZN07
6596058	NC-3	Mission Bernal NCD	ZN07
6596059	NC-3	Mission Bernal NCD	ZN07
6596060	NC-3	Mission Bernal NCD	ZN07
6596061	NC-3	Mission Bernal NCD	ZN07
6596062	NC-3	Mission Bernal NCD	ZN07
6596063	NC-3	Mission Bernal NCD	ZN07

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

6597018	NC-3	Mission Bernal NCD	ZN07
6597021	NC-3	Mission Bernal NCD	ZN07
6597047	NC-3	Mission Bernal NCD	ZN07
6597048	NC-3	Mission Bernal NCD	ZN07
6635001	NC-3	Mission Bernal NCD	ZN07
6635003	NC-3	Mission Bernal NCD	ZN07
6635004	NC-3	Mission Bernal NCD	ZN07
6635005	NC-3	Mission Bernal NCD	ZN07
6635016	NC-3	Mission Bernal NCD	ZN07
6635017	NC-3	Mission Bernal NCD	ZN07
6635018	NC-3	Mission Bernal NCD	ZN07
6635032	NC-3	Mission Bernal NCD	ZN07
6635043	NC-3	Mission Bernal NCD	ZN07
6635044	NC-3	Mission Bernal NCD	ZN07
6635045	NC-3	Mission Bernal NCD	ZN07
6635046	NC-3	Mission Bernal NCD	ZN07
6635047	NC-3	Mission Bernal NCD	ZN07
6635049	NC-3	Mission Bernal NCD	ZN07
6635050	NC-3	Mission Bernal NCD	ZN07
6635051	NC-3	Mission Bernal NCD	ZN07
6635053	NC-3	Mission Bernal NCD	ZN07
6635054	NC-3	Mission Bernal NCD	ZN07
6635055	NC-3	Mission Bernal NCD	ZN07
6635056	NC-3	Mission Bernal NCD	ZN07
6635057	NC-3	Mission Bernal NCD	ZN07
6635058	NC-3	Mission Bernal NCD	ZN07
6635059	NC-3	Mission Bernal NCD	ZN07
0847006	NC-2	Lower Haight Street NCD	ZN07
0847007	NC-2	Lower Haight Street NCD	ZN07
0848004	NC-2	Lower Haight Street NCD	ZN07
0848005	NC-2	Lower Haight Street NCD	ZN07
0848006	NC-2	Lower Haight Street NCD	ZN07
0848006B	NC-2	Lower Haight Street NCD	ZN07
0848007	NC-2	Lower Haight Street NCD	ZN07
0848008	NC-2	Lower Haight Street NCD	ZN07
0848009	NC-2	Lower Haight Street NCD	ZN07
0848010	NC-2	Lower Haight Street NCD	ZN07
0848011	NC-2	Lower Haight Street NCD	ZN07
0848024	NC-2	Lower Haight Street NCD	ZN07
0848025	NC-2	Lower Haight Street NCD	ZN07
0848026	NC-2	Lower Haight Street NCD	ZN07
0848027	NC-2	Lower Haight Street NCD	ZN07
0848028	NC-2	Lower Haight Street NCD	ZN07
0848029	NC-2	Lower Haight Street NCD	ZN07
0848030	NC-2	Lower Haight Street NCD	ZN07

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

0848031	NC-2	Lower Haight Street NCD	ZN07
0848032	NC-2	Lower Haight Street NCD	ZN07
0848033	NC-2	Lower Haight Street NCD	ZN07
0848034	NC-2	Lower Haight Street NCD	ZN07
0848035	NC-2	Lower Haight Street NCD	ZN07
0848036	NC-2	Lower Haight Street NCD	ZN07
0848037	NC-2	Lower Haight Street NCD	ZN07
0848038	NC-2	Lower Haight Street NCD	ZN07
0848039	NC-2	Lower Haight Street NCD	ZN07
0848040	NC-2	Lower Haight Street NCD	ZN07
0848041	NC-2	Lower Haight Street NCD	ZN07
0849008	NC-2	Lower Haight Street NCD	ZN07
0849009	NC-2	Lower Haight Street NCD	ZN07
0849010	NC-2	Lower Haight Street NCD	ZN07
0849011	NC-2	Lower Haight Street NCD	ZN07
0849012	NC-2	Lower Haight Street NCD	ZN07
0849013	NC-2	Lower Haight Street NCD	ZN07
0849014	NC-2	Lower Haight Street NCD	ZN07
0849015	NC-2	Lower Haight Street NCD	ZN07
0849016	NC-2	Lower Haight Street NCD	ZN07
0849017	NC-2	Lower Haight Street NCD	ZN07
0849018	NC-2	Lower Haight Street NCD	ZN07
0849019	NC-2	Lower Haight Street NCD	ZN07
0849020	NC-2	Lower Haight Street NCD	ZN07
0859001	NC-2	Lower Haight Street NCD	ZN07
0859025	NC-2	Lower Haight Street NCD	ZN07
0859027	NC-2/RH-3	Lower Haight Street NCD/RH-3	ZN07
0859028	NC-2	Lower Haight Street NCD	ZN07
0859028A	NC-2	Lower Haight Street NCD	ZN07
0859028B	NC-2	Lower Haight Street NCD	ZN07
0859029	NC-2	Lower Haight Street NCD	ZN07
0859030	NC-2	Lower Haight Street NCD	ZN07
0859031	NC-2	Lower Haight Street NCD	ZN07
0859038	NC-2	Lower Haight Street NCD	ZN07
0859039	NC-2	Lower Haight Street NCD	ZN07
0860002	NC-2	Lower Haight Street NCD	ZN07
0860024	NC-2	Lower Haight Street NCD	ZN07
0860025	NC-2	Lower Haight Street NCD	ZN07
0860026	NC-2	Lower Haight Street NCD	ZN07
0860027	NC-2	Lower Haight Street NCD	ZN07
0860028	NC-2	Lower Haight Street NCD	ZN07
0860029	NC-2	Lower Haight Street NCD	ZN07
0860037	NC-2	Lower Haight Street NCD	ZN07
0860038	NC-2	Lower Haight Street NCD	ZN07
0860041	NC-2	Lower Haight Street NCD	ZN07

0860042	NC-2	Lower Haight Street NCD	ZN07
0860043	NC-2	Lower Haight Street NCD	ZN07
0860060	NC-2	Lower Haight Street NCD	ZN07
0860061	NC-2	Lower Haight Street NCD	ZN07
0860062	NC-2	Lower Haight Street NCD	ZN07
0860066	NC-2	Lower Haight Street NCD	ZN07
0860067	NC-2	Lower Haight Street NCD	ZN07
0860068	NC-2	Lower Haight Street NCD	ZN07
0860085	NC-2	Lower Haight Street NCD	ZN07
0860086	NC-2	Lower Haight Street NCD	ZN07
0860087	NC-2	Lower Haight Street NCD	ZN07
0860097	NC-2	Lower Haight Street NCD	ZN07
0860098	NC-2	Lower Haight Street NCD	ZN07
0860099	NC-2	Lower Haight Street NCD	ZN07
0860100	NC-2	Lower Haight Street NCD	ZN07
0860101	NC-2	Lower Haight Street NCD	ZN07
0860103	NC-2	Lower Haight Street NCD	ZN07
0860104	NC-2	Lower Haight Street NCD	ZN07
0860105	NC-2	Lower Haight Street NCD	ZN07
0860106	NC-2	Lower Haight Street NCD	ZN07
0861001	NC-2	Lower Haight Street NCD	ZN07
0861035	NC-2	Lower Haight Street NCD	ZN07

Section 8. Sectional Map ZN10 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5273013A	NC-3	Bayview NCD	ZN10
5273014	NC-3	Bayview NCD	ZN10
5278015	NC-3	Bayview NCD	ZN10
5278016	NC-3	Bayview NCD	ZN10
5278027	NC-3	Bayview NCD	ZN10
5278028	NC-3	Bayview NCD	ZN10
5278029	NC-3	Bayview NCD	ZN10
5278030	NC-3	Bayview NCD	ZN10
5278031	NC-3	Bayview NCD	ZN10
5278032	NC-3	Bayview NCD	ZN10
5278033	NC-3	Bayview NCD	ZN10
5278034	NC-3	Bayview NCD	ZN10
5278035	NC-3	Bayview NCD	ZN10
5278036	NC-3	Bayview NCD	ZN10
5278037	NC-3	Bayview NCD	ZN10
5278038	NC-3	Bayview NCD	ZN10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5278039	NC-3	Bayview NCD	ZN10
5278040	NC-3	Bayview NCD	ZN10
5278041	NC-3	Bayview NCD	ZN10
5278042	NC-3	Bayview NCD	ZN10
5278043	NC-3	Bayview NCD	ZN10
5278044	NC-3	Bayview NCD	ZN10
5279004	NC-3	Bayview NCD	ZN10
5291008	NC-3	Bayview NCD	ZN10
5291017B	NC-3	Bayview NCD	ZN10
5291018	NC-3	Bayview NCD	ZN10
5291027	NC-3	Bayview NCD	ZN10
5291028	NC-3	Bayview NCD	ZN10
5291033	NC-3	Bayview NCD	ZN10
5296016	NC-3	Bayview NCD	ZN10
5296017	NC-3	Bayview NCD	ZN10
5296018	NC-3	Bayview NCD	ZN10
5296019	NC-3	Bayview NCD	ZN10
5296020	NC-3	Bayview NCD	ZN10
5296021	NC-3	Bayview NCD	ZN10
5296023A	NC-3	Bayview NCD	ZN10
5296023B	NC-3	Bayview NCD	ZN10
5296031	NC-3	Bayview NCD	ZN10
5296033	NC-3	Bayview NCD	ZN10
5306004	NC-3	Bayview NCD	ZN10
5306005	NC-3	Bayview NCD	ZN10
5306022	NC-3	Bayview NCD	ZN10
5306023	NC-3	Bayview NCD	ZN10
5306024	NC-3	Bayview NCD	ZN10
5306025	NC-3	Bayview NCD	ZN10
5306026	NC-3	Bayview NCD	ZN10
5306027	NC-3	Bayview NCD	ZN10
5306028	NC-3	Bayview NCD	ZN10
5306029	NC-3	Bayview NCD	ZN10
5311003	NC-3	Bayview NCD	ZN10
5311026	NC-3	Bayview NCD	ZN10
5311027	NC-3	Bayview NCD	ZN10
5311030	NC-3	Bayview NCD	ZN10
5311033	NC-3	Bayview NCD	ZN10
5311035	NC-3	Bayview NCD	ZN10
5322001	NC-3	Bayview NCD	ZN10
5322002	NC-3	Bayview NCD	ZN10
5322040	NC-3	Bayview NCD	ZN10
5322041	NC-3	Bayview NCD	ZN10
5322043	NC-3	Bayview NCD	ZN10
5322050	NC-3	Bayview NCD	ZN10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5322051	NC-3	Bayview NCD	ZN10
5322052	NC-3	Bayview NCD	ZN10
5322053	NC-3	Bayview NCD	ZN10
5322054	NC-3	Bayview NCD	ZN10
5322055	NC-3	Bayview NCD	ZN10
5322056	NC-3	Bayview NCD	ZN10
5322057	NC-3	Bayview NCD	ZN10
5322058	NC-3	Bayview NCD	ZN10
5322059	NC-3	Bayview NCD	ZN10
5322060	NC-3	Bayview NCD	ZN10
5322061	NC-3	Bayview NCD	ZN10
5322062	NC-3	Bayview NCD	ZN10
5322063	NC-3	Bayview NCD	ZN10
5322064	NC-3	Bayview NCD	ZN10
5322065	NC-3	Bayview NCD	ZN10
5322066	NC-3	Bayview NCD	ZN10
5322067	NC-3	Bayview NCD	ZN10
5322068	NC-3	Bayview NCD	ZN10
5322069	NC-3	Bayview NCD	ZN10
5323013	NC-3	Bayview NCD	ZN10
5323014	NC-3	Bayview NCD	ZN10
5323014A	NC-3	Bayview NCD	ZN10
5323015	NC-3	Bayview NCD	ZN10
5323015A	NC-3	Bayview NCD	ZN10
5323015B	NC-3	Bayview NCD	ZN10
5326011	NC-3	Bayview NCD	ZN10
5326012	NC-3	Bayview NCD	ZN10
5326028	NC-3	Bayview NCD	ZN10
5327001	NC-3	Bayview NCD	ZN10
5327002	NC-3	Bayview NCD	ZN10
5327003	NC-3	Bayview NCD	ZN10
5327004	NC-3	Bayview NCD	ZN10
5327005	NC-3	Bayview NCD	ZN10
5327006	NC-3	Bayview NCD	ZN10
5327007	NC-3	Bayview NCD	ZN10
5327008	NC-3	Bayview NCD	ZN10
5327050	NC-3	Bayview NCD	ZN10
5338001	NC-3	Bayview NCD	ZN10
5338002	NC-3	Bayview NCD	ZN10
5338005	NC-3	Bayview NCD	ZN10
5338006	NC-3	Bayview NCD	ZN10
5338053	NC-3	Bayview NCD	ZN10
5339007A	NC-3	Bayview NCD	ZN10
5339008	NC-3	Bayview NCD	ZN10
5339009	NC-3	Bayview NCD	ZN10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5339010	NC-3	Bayview NCD	ZN10
5339011	NC-3	Bayview NCD	ZN10
5342007	NC-3	Bayview NCD	ZN10
5342008	NC-3	Bayview NCD	ZN10
5342009A	NC-3	Bayview NCD	ZN10
5342010	NC-3	Bayview NCD	ZN10
5358003	NC-3	Bayview NCD	ZN10
5358004	NC-3	Bayview NCD	ZN10
5358005A	NC-3	Bayview NCD	ZN10
5358008	NC-3	Bayview NCD	ZN10
5358009	NC-3	Bayview NCD	ZN10
5358011A	NC-3	Bayview NCD	ZN10
5358012	NC-3	Bayview NCD	ZN10
5358013	NC-3	Bayview NCD	ZN10
5358014	NC-3	Bayview NCD	ZN10
5358015	NC-3	Bayview NCD	ZN10
5358016	NC-3	Bayview NCD	ZN10
5358025	NC-3	Bayview NCD	ZN10
5358026	NC-3	Bayview NCD	ZN10
5358027	NC-3	Bayview NCD	ZN10
5358029	NC-3	Bayview NCD	ZN10
5359004	NC-3	Bayview NCD	ZN10
5359004A	NC-3	Bayview NCD	ZN10
5359004B	NC-3	Bayview NCD	ZN10
5359005	NC-3	Bayview NCD	ZN10
5362003	NC-3	Bayview NCD	ZN10
5362004	NC-3	Bayview NCD	ZN10
5385001	NC-3	Bayview NCD	ZN10
5385001A	NC-3	Bayview NCD	ZN10
5385002	NC-3	Bayview NCD	ZN10
5385003	NC-3	Bayview NCD	ZN10
5387010	NC-3	Bayview NCD	ZN10
5387022	NC-3	Bayview NCD	ZN10
5387023	NC-3	Bayview NCD	ZN10
5387024	NC-3	Bayview NCD	ZN10
5387025	NC-3	Bayview NCD	ZN10
5387026	NC-3	Bayview NCD	ZN10
5387027	NC-3	Bayview NCD	ZN10
5387028	NC-3	Bayview NCD	ZN10
5387029	NC-3	Bayview NCD	ZN10
5387030	NC-3	Bayview NCD	ZN10
5387031	NC-3	Bayview NCD	ZN10
5387032	NC-3	Bayview NCD	ZN10
5387033	NC-3	Bayview NCD	ZN10
5411001	NC-3	Bayview NCD	ZN10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5411002	NC-3	Bayview NCD	ZN10
5411003	NC-3	Bayview NCD	ZN10
5411004	NC-3	Bayview NCD	ZN10
5411005	NC-3	Bayview NCD	ZN10
5411006	NC-3	Bayview NCD	ZN10
5411007	NC-3	Bayview NCD	ZN10
5411008	NC-3	Bayview NCD	ZN10
5411009	NC-3	Bayview NCD	ZN10
5411010	NC-3	Bayview NCD	ZN10
5411011	NC-3	Bayview NCD	ZN10
5411014	NC-3	Bayview NCD	ZN10
5411015	NC-3	Bayview NCD	ZN10
5411016	NC-3	Bayview NCD	ZN10
5411017	NC-3	Bayview NCD	ZN10
5411018	NC-3	Bayview NCD	ZN10
5411042	NC-3	Bayview NCD	ZN10
5411043	NC-3	Bayview NCD	ZN10
5411044	NC-3	Bayview NCD	ZN10
5411045	NC-3	Bayview NCD	ZN10
5411046	NC-3	Bayview NCD	ZN10
5411047	NC-3	Bayview NCD	ZN10
5411048	NC-3	Bayview NCD	ZN10
5411049	NC-3	Bayview NCD	ZN10
5411050	NC-3	Bayview NCD	ZN10
5413017	NC-3	Bayview NCD	ZN10
5437033A	NC-2	San Bruno Avenue NCD	ZN10
5437034	NC-2	San Bruno Avenue NCD	ZN10
5437035	NC-2	San Bruno Avenue NCD	ZN10
5437038	NC-2	San Bruno Avenue NCD	ZN10
5437039	NC-2	San Bruno Avenue NCD	ZN10
5437040	NC-2	San Bruno Avenue NCD	ZN10
5437041	NC-2	San Bruno Avenue NCD	ZN10
5437042	NC-2	San Bruno Avenue NCD	ZN10
5438021	NC-2	San Bruno Avenue NCD	ZN10
5438022	NC-2	San Bruno Avenue NCD	ZN10
5438023	NC-2	San Bruno Avenue NCD	ZN10
5438026	NC-2	San Bruno Avenue NCD	ZN10
5438032	NC-2	San Bruno Avenue NCD	ZN10
5438037	NC-2	San Bruno Avenue NCD	ZN10
5438038	NC-2	San Bruno Avenue NCD	ZN10
5438039	NC-2	San Bruno Avenue NCD	ZN10
5438040	NC-2	San Bruno Avenue NCD	ZN10
5438042	NC-2	San Bruno Avenue NCD	ZN10
5438043	NC-2	San Bruno Avenue NCD	ZN10
5438044	NC-2	San Bruno Avenue NCD	ZN10

1	5438045	NC-2	San Bruno Avenue NCD	ZN10
	5449024	NC-2	San Bruno Avenue NCD	ZN10
2	5449025	NC-2	San Bruno Avenue NCD	ZN10
	5449026	NC-2	San Bruno Avenue NCD	ZN10
3	5449027	NC-2	San Bruno Avenue NCD	ZN10
	5449028	NC-2	San Bruno Avenue NCD	ZN10
4	5449029	NC-2	San Bruno Avenue NCD	ZN10
	5449031	NC-2	San Bruno Avenue NCD	ZN10
5	5449032	NC-2	San Bruno Avenue NCD	ZN10
	5449034	NC-2	San Bruno Avenue NCD	ZN10
6	5450017	NC-2	San Bruno Avenue NCD	ZN10
	5450018	NC-2	San Bruno Avenue NCD	ZN10
7	5450019	NC-2	San Bruno Avenue NCD	ZN10
	5450020	NC-2	San Bruno Avenue NCD	ZN10
8	5450021	NC-2	San Bruno Avenue NCD	ZN10
	5450025	NC-2	San Bruno Avenue NCD	ZN10
9	5450026	NC-2	San Bruno Avenue NCD	ZN10
	5450027	NC-2	San Bruno Avenue NCD	ZN10
10	5450028	NC-2	San Bruno Avenue NCD	ZN10
	5450032	NC-2	San Bruno Avenue NCD	ZN10
11	5450033	NC-2	San Bruno Avenue NCD	ZN10
	5450035	NC-2	San Bruno Avenue NCD	ZN10
12	5457022	NC-2	San Bruno Avenue NCD	ZN10
	5457023	NC-2	San Bruno Avenue NCD	ZN10
13	5457024	NC-2	San Bruno Avenue NCD	ZN10
	5457027	NC-2	San Bruno Avenue NCD	ZN10
14	5457028	NC-2	San Bruno Avenue NCD	ZN10
	5457029	NC-2	San Bruno Avenue NCD	ZN10
15	5457030	NC-2	San Bruno Avenue NCD	ZN10
	5457031	NC-2	San Bruno Avenue NCD	ZN10
16	5457032	NC-2	San Bruno Avenue NCD	ZN10
	5457035	NC-2	San Bruno Avenue NCD	ZN10
17	5457037	NC-2	San Bruno Avenue NCD	ZN10
	5457038	NC-2	San Bruno Avenue NCD	ZN10
18	5458010	NC-2	San Bruno Avenue NCD	ZN10
	5458017	NC-2	San Bruno Avenue NCD	ZN10
19	5458018	NC-2	San Bruno Avenue NCD	ZN10
	5458019	NC-2	San Bruno Avenue NCD	ZN10
20	5458020	NC-2	San Bruno Avenue NCD	ZN10
	5458025	NC-2	San Bruno Avenue NCD	ZN10
21	5458026	NC-2	San Bruno Avenue NCD	ZN10
	5458028	NC-2	San Bruno Avenue NCD	ZN10
22	5467007	NC-2	San Bruno Avenue NCD	ZN10
	5467010	NC-2	San Bruno Avenue NCD	ZN10
23	5467011	NC-2	San Bruno Avenue NCD	ZN10
24				
25				

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5467012	NC-2	San Bruno Avenue NCD	ZN10
5467014	NC-2	San Bruno Avenue NCD	ZN10
5467015	NC-2	San Bruno Avenue NCD	ZN10
5467016	NC-2	San Bruno Avenue NCD	ZN10
5467017	NC-2	San Bruno Avenue NCD	ZN10
5467017C	NC-2	San Bruno Avenue NCD	ZN10
5467018	NC-2	San Bruno Avenue NCD	ZN10
5467022	NC-2	San Bruno Avenue NCD	ZN10
5467024	NC-2	San Bruno Avenue NCD	ZN10
5467025	NC-2	San Bruno Avenue NCD	ZN10
5467026	NC-2	San Bruno Avenue NCD	ZN10
5467027	NC-2	San Bruno Avenue NCD	ZN10
5467029	NC-2	San Bruno Avenue NCD	ZN10
5467030	NC-2	San Bruno Avenue NCD	ZN10
5467031	NC-2	San Bruno Avenue NCD	ZN10
5467032	NC-2	San Bruno Avenue NCD	ZN10
5881001	NC-2	San Bruno Avenue NCD	ZN10
5881002	NC-2	San Bruno Avenue NCD	ZN10
5881003	NC-2	San Bruno Avenue NCD	ZN10
5881004	NC-2	San Bruno Avenue NCD	ZN10
5881005	NC-2	San Bruno Avenue NCD	ZN10
5881020	NC-2	San Bruno Avenue NCD	ZN10
5881021	NC-2	San Bruno Avenue NCD	ZN10
5881022	NC-2	San Bruno Avenue NCD	ZN10
5924002A	NC-2	San Bruno Avenue NCD	ZN10
5924003	NC-2	San Bruno Avenue NCD	ZN10
5924003A	NC-2	San Bruno Avenue NCD	ZN10
5924005	NC-2	San Bruno Avenue NCD	ZN10
5924022	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
5924023	NC-2	San Bruno Avenue NCD	ZN10
5924024	NC-2	San Bruno Avenue NCD	ZN10
5925003	NC-2	San Bruno Avenue NCD	ZN10
5925004	NC-2	San Bruno Avenue NCD	ZN10
5925005	NC-2	San Bruno Avenue NCD	ZN10
5925006	NC-2	San Bruno Avenue NCD	ZN10
5925012	NC-2	San Bruno Avenue NCD	ZN10
5925031	NC-2	San Bruno Avenue NCD	ZN10
5925033	NC-2	San Bruno Avenue NCD	ZN10
5925034	NC-2	San Bruno Avenue NCD	ZN10
5925035	NC-2	San Bruno Avenue NCD	ZN10
5981003	NC-2	San Bruno Avenue NCD	ZN10
5981004	NC-2	San Bruno Avenue NCD	ZN10
5981005	NC-2	San Bruno Avenue NCD	ZN10
5981006	NC-2	San Bruno Avenue NCD	ZN10
5981007	NC-2	San Bruno Avenue NCD	ZN10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5981008	NC-2	San Bruno Avenue NCD	ZN10
5981009	NC-2	San Bruno Avenue NCD	ZN10
5981010B	NC-2	San Bruno Avenue NCD	ZN10
5981011	NC-2	San Bruno Avenue NCD	ZN10
5981012A	NC-2	San Bruno Avenue NCD	ZN10
5981031	NC-2	San Bruno Avenue NCD	ZN10
5981032	NC-2	San Bruno Avenue NCD	ZN10
5981033	NC-2	San Bruno Avenue NCD	ZN10
5981034	NC-2	San Bruno Avenue NCD	ZN10
5981035	NC-2	San Bruno Avenue NCD	ZN10
5981036	NC-2	San Bruno Avenue NCD	ZN10
5981037	NC-2	San Bruno Avenue NCD	ZN10
5981038	NC-2	San Bruno Avenue NCD	ZN10
5982001	NC-2	San Bruno Avenue NCD	ZN10
5982002	NC-2	San Bruno Avenue NCD	ZN10
5982002B	NC-2	San Bruno Avenue NCD	ZN10
5982002C	NC-2	San Bruno Avenue NCD	ZN10
5982003	NC-2	San Bruno Avenue NCD	ZN10
5982003A	NC-2	San Bruno Avenue NCD	ZN10
5982004	NC-2	San Bruno Avenue NCD	ZN10
5982004A	NC-2	San Bruno Avenue NCD	ZN10
5982004B	NC-2	San Bruno Avenue NCD	ZN10
5982004C	NC-2	San Bruno Avenue NCD	ZN10
5982009	NC-2	San Bruno Avenue NCD	ZN10
6048001	NC-2	San Bruno Avenue NCD	ZN10
6048001A	NC-2	San Bruno Avenue NCD	ZN10
6048001B	NC-2	San Bruno Avenue NCD	ZN10
6048001C	NC-2	San Bruno Avenue NCD	ZN10
6048002	NC-2	San Bruno Avenue NCD	ZN10
6048005	NC-2	San Bruno Avenue NCD	ZN10
6048006	NC-2	San Bruno Avenue NCD	ZN10
6048010	NC-2	San Bruno Avenue NCD	ZN10
6048011	NC-2	San Bruno Avenue NCD	ZN10
6048012	NC-2	San Bruno Avenue NCD	ZN10
6048013	NC-2	San Bruno Avenue NCD	ZN10
6048014	NC-2	San Bruno Avenue NCD	ZN10
6048032	NC-2	San Bruno Avenue NCD	ZN10
6048036	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
6048037	NC-2/RH-2	San Bruno Avenue NCD/RH-2	ZN10
6049001	NC-2	San Bruno Avenue NCD	ZN10
6049002	NC-2	San Bruno Avenue NCD	ZN10
6049002A	NC-2	San Bruno Avenue NCD	ZN10
6049003	NC-2	San Bruno Avenue NCD	ZN10
6049004	NC-2	San Bruno Avenue NCD	ZN10

6049005	NC-2	San Bruno Avenue NCD	ZN10
6049006	NC-2	San Bruno Avenue NCD	ZN10
6049007	NC-2	San Bruno Avenue NCD	ZN10
6049008	NC-2	San Bruno Avenue NCD	ZN10
6049009	NC-2	San Bruno Avenue NCD	ZN10
6049010	NC-2	San Bruno Avenue NCD	ZN10
6049011	NC-2	San Bruno Avenue NCD	ZN10
6049012	NC-2	San Bruno Avenue NCD	ZN10
6049013	NC-2	San Bruno Avenue NCD	ZN10
6049031	NC-2	San Bruno Avenue NCD	ZN10
6121009A	NC-2	San Bruno Avenue NCD	ZN10
6121010A	NC-2	San Bruno Avenue NCD	ZN10
6121026	NC-2	San Bruno Avenue NCD	ZN10
6122001	NC-2	San Bruno Avenue NCD	ZN10
6122022	NC-2	San Bruno Avenue NCD	ZN10

Section 9. Sectional Map ZN11 of the Zoning Map of the City and County of San Francisco is hereby amended, as follows:

Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
5659017A	NC-2	Cortland Avenue NCD	ZN11
5660016	NC-2	Cortland Avenue NCD	ZN11
5660017	NC-2	Cortland Avenue NCD	ZN11
5660018	NC-2	Cortland Avenue NCD	ZN11
5660019	NC-2	Cortland Avenue NCD	ZN11
5660020	NC-2	Cortland Avenue NCD	ZN11
5660038	NC-2	Cortland Avenue NCD	ZN11
5660039	NC-2	Cortland Avenue NCD	ZN11
5660040	NC-2	Cortland Avenue NCD	ZN11
5661017	NC-2	Cortland Avenue NCD	ZN11
5661018	NC-2	Cortland Avenue NCD	ZN11
5661019	NC-2	Cortland Avenue NCD	ZN11
5661020	NC-2	Cortland Avenue NCD	ZN11
5661021	NC-2	Cortland Avenue NCD	ZN11
5661022	NC-2	Cortland Avenue NCD	ZN11
5662017	NC-2	Cortland Avenue NCD	ZN11
5662017A	NC-2	Cortland Avenue NCD	ZN11
5662017B	NC-2	Cortland Avenue NCD	ZN11
5663017	NC-2	Cortland Avenue NCD	ZN11
5663017A	NC-2	Cortland Avenue NCD	ZN11
5663019	NC-2	Cortland Avenue NCD	ZN11

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5663019A	NC-2	Cortland Avenue NCD	ZN11
5663038	NC-2	Cortland Avenue NCD	ZN11
5664016	NC-2	Cortland Avenue NCD	ZN11
5664017	NC-2	Cortland Avenue NCD	ZN11
5664018	NC-2	Cortland Avenue NCD	ZN11
5664019	NC-2	Cortland Avenue NCD	ZN11
5665016	NC-2	Cortland Avenue NCD	ZN11
5665017	NC-2	Cortland Avenue NCD	ZN11
5665018	NC-2	Cortland Avenue NCD	ZN11
5665019	NC-2	Cortland Avenue NCD	ZN11
5665020	NC-2	Cortland Avenue NCD	ZN11
5665021	NC-2	Cortland Avenue NCD	ZN11
5666016	NC-2	Cortland Avenue NCD	ZN11
5666017	NC-2	Cortland Avenue NCD	ZN11
5666018	NC-2	Cortland Avenue NCD	ZN11
5666033	NC-2	Cortland Avenue NCD	ZN11
5666034	NC-2	Cortland Avenue NCD	ZN11
5667013	NC-2	Cortland Avenue NCD	ZN11
5667014	NC-2	Cortland Avenue NCD	ZN11
5667015	NC-2	Cortland Avenue NCD	ZN11
5667016	NC-2	Cortland Avenue NCD	ZN11
5667017	NC-2	Cortland Avenue NCD	ZN11
5667018	NC-2	Cortland Avenue NCD	ZN11
5668017	NC-2	Cortland Avenue NCD	ZN11
5668018	NC-2	Cortland Avenue NCD	ZN11
5668019	NC-2	Cortland Avenue NCD	ZN11
5668020	NC-2	Cortland Avenue NCD	ZN11
5669014	NC-2	Cortland Avenue NCD	ZN11
5677001	NC-2	Cortland Avenue NCD	ZN11
5677031	NC-2	Cortland Avenue NCD	ZN11
5677032	NC-2	Cortland Avenue NCD	ZN11
5677033	NC-2	Cortland Avenue NCD	ZN11
5678001	NC-2	Cortland Avenue NCD	ZN11
5678022	NC-2	Cortland Avenue NCD	ZN11
5678023	NC-2	Cortland Avenue NCD	ZN11
5678024	NC-2	Cortland Avenue NCD	ZN11
5678025	NC-2	Cortland Avenue NCD	ZN11
5678026	NC-2	Cortland Avenue NCD	ZN11
5678027	NC-2	Cortland Avenue NCD	ZN11
5678028	NC-2	Cortland Avenue NCD	ZN11
5678029	NC-2	Cortland Avenue NCD	ZN11
5678030	NC-2	Cortland Avenue NCD	ZN11
5678031	NC-2	Cortland Avenue NCD	ZN11
5680001	NC-2	Cortland Avenue NCD	ZN11
5680006A	NC-2	Cortland Avenue NCD	ZN11

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

5680008	NC-2	Cortland Avenue NCD	ZN11
5680009	NC-2	Cortland Avenue NCD	ZN11
5680010	NC-2	Cortland Avenue NCD	ZN11
5682001	NC-2	Cortland Avenue NCD	ZN11
5682002	NC-2	Cortland Avenue NCD	ZN11
5682009	NC-2	Cortland Avenue NCD	ZN11
5682011	NC-2	Cortland Avenue NCD	ZN11
5683001	NC-2	Cortland Avenue NCD	ZN11
5683001A	NC-2	Cortland Avenue NCD	ZN11
5683010	NC-2	Cortland Avenue NCD	ZN11
5683011	NC-2	Cortland Avenue NCD	ZN11
5683021	NC-2	Cortland Avenue NCD	ZN11
5683022	NC-2	Cortland Avenue NCD	ZN11
5684018	NC-2	Cortland Avenue NCD	ZN11
5642020	NC-3	Mission Bernal NCD	ZN11
5642027	NC-3	Mission Bernal NCD	ZN11
5642028	NC-3	Mission Bernal NCD	ZN11
5642049	NC-3	Mission Bernal NCD	ZN11
5642050	NC-3	Mission Bernal NCD	ZN11
5642063	NC-3	Mission Bernal NCD	ZN11
5642064	NC-3	Mission Bernal NCD	ZN11
5642065	NC-3	Mission Bernal NCD	ZN11
5673018	NC-3	Mission Bernal NCD	ZN11
5673019	NC-3	Mission Bernal NCD	ZN11
5673020	NC-3	Mission Bernal NCD	ZN11
5673021	NC-3	Mission Bernal NCD	ZN11
5673022	NC-3	Mission Bernal NCD	ZN11
5673023	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
5673024	NC-3	Mission Bernal NCD	ZN11
5673025	NC-3	Mission Bernal NCD	ZN11
5673039	NC-3	Mission Bernal NCD	ZN11
5673040	NC-3	Mission Bernal NCD	ZN11
5673041	NC-3	Mission Bernal NCD	ZN11
5673051	NC-3	Mission Bernal NCD	ZN11
5673052	NC-3	Mission Bernal NCD	ZN11
5673053	NC-3	Mission Bernal NCD	ZN11
5673054	NC-3	Mission Bernal NCD	ZN11
5673055	NC-3	Mission Bernal NCD	ZN11
5674020	NC-3	Mission Bernal NCD	ZN11
5674021	NC-3	Mission Bernal NCD	ZN11
5674022	NC-3	Mission Bernal NCD	ZN11
5674023	NC-3	Mission Bernal NCD	ZN11
5712045	NC-3	Mission Bernal NCD	ZN11
6660011	NC-3	Mission Bernal NCD	ZN11
6660005	NC-3	Mission Bernal NCD	ZN11

1	6660006	NC-3	Mission Bernal NCD	ZN11
	6660007	NC-3	Mission Bernal NCD	ZN11
2	6660008	NC-3	Mission Bernal NCD	ZN11
	6660009	NC-3	Mission Bernal NCD	ZN11
3	6660010	NC-3	Mission Bernal NCD	ZN11
	6660012	NC-3	Mission Bernal NCD	ZN11
4	6660013	NC-3	Mission Bernal NCD	ZN11
	6660015	NC-3	Mission Bernal NCD	ZN11
5	6660016	NC-3	Mission Bernal NCD	ZN11
	6660023	NC-3	Mission Bernal NCD	ZN11
6	6660024	NC-3	Mission Bernal NCD	ZN11
	6660025	NC-3	Mission Bernal NCD	ZN11
7	6660026	NC-3	Mission Bernal NCD	ZN11
	6660028A	NC-3	Mission Bernal NCD	ZN11
8	6660028B	NC-3	Mission Bernal NCD	ZN11
	6660050	NC-3	Mission Bernal NCD	ZN11
9	6660055	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
	6660058	NC-3	Mission Bernal NCD	ZN11
10	6660059	NC-3	Mission Bernal NCD	ZN11
	6660060	NC-3	Mission Bernal NCD	ZN11
11	6660061	NC-3	Mission Bernal NCD	ZN11
12				

13 Section 10. Sectional Map ZN12 of the Zoning Map of the City and County of San
14 Francisco is hereby amended, as follows:

15	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
16	7226021C	NC-1	Lakeside Village NCD	ZN12
17	7226021	NC-1	Lakeside Village NCD	ZN12
	7226019	NC-1	Lakeside Village NCD	ZN12
18	7226020	NC-1	Lakeside Village NCD	ZN12
	7225013	NC-1	Lakeside Village NCD	ZN12
19	7224002	NC-1	Lakeside Village NCD	ZN12
	7226021A	NC-1	Lakeside Village NCD	ZN12
20	7225014A	NC-1	Lakeside Village NCD	ZN12
	7225014	NC-1	Lakeside Village NCD	ZN12
21	7226021B	NC-1	Lakeside Village NCD	ZN12
	7223003	NC-1	Lakeside Village NCD	ZN12
22	7224002A	NC-1	Lakeside Village NCD	ZN12
	7220003	NC-1	Lakeside Village NCD	ZN12
23	7224002B	NC-1	Lakeside Village NCD	ZN12
	7226019A	NC-1	Lakeside Village NCD	ZN12
24	7225014C	NC-1	Lakeside Village NCD	ZN12
	7220003A	NC-1	Lakeside Village NCD	ZN12
25				

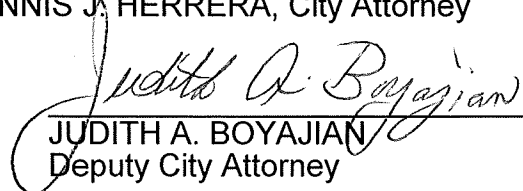
7223003A	NC-1	Lakeside Village NCD	ZN12
7226022	NC-1	Lakeside Village NCD	ZN12
7223004	NC-1	Lakeside Village NCD	ZN12
7226023	NC-1	Lakeside Village NCD	ZN12
7226017	NC-1	Lakeside Village NCD	ZN12

Section 11. 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 12. 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.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:


JUDITH A. BOYAJIAN
Deputy City Attorney

n:\legan\as2019\2000229\01413134.docx

REVISED LEGISLATIVE DIGEST

(Substituted, 12/17/2019)

[Planning Code, Zoning Map - Establishing 12 Named Neighborhood Commercial Districts]

Ordinance amending the Planning Code to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; amending the Zoning Map to include the new Neighborhood Commercial Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Article 7 of the Planning Code establishes Neighborhood Commercial Districts (NCDs) with specific controls. These NCDs include General Neighborhood Commercial Districts – NC-1, NC-2, NC-3, and NC-S – as well as Named Neighborhood Commercial Districts.

As described in Planning Code Section 702(a)(1), NCDs are low to high density mixed-use neighborhoods of varying scale around historical neighborhood commercial centers. They are intended to support neighborhood-serving uses on the lower floors and housing above. While these Districts tend to be linear commercial corridors, they may also include small clusters of commercial activity in Residential Districts. Individually named NCDs are intended to provide

for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.

Amendments to Current Law

This ordinance establishes twelve Named Neighborhood Commercial Districts that were formerly zoned as either NC-1, NC-2 or NC-3. While there is a new Zoning Control Table for each new Named Neighborhood Commercial District, the zoning controls imposed are the same as those applicable to the area under the current NC-1, NC-2 or NC-3 zoning.

Background Information

This legislation creates the names and boundaries for the new Named Neighborhood Commercial Districts. While the current zoning controls have been retained in the new Zoning Control Tables, the legislative intent is to develop more targeted residential and commercial controls to fit the needs of the respective neighborhoods in the future after consultation with the Planning Department and individuals and groups in the affected neighborhoods. Establishing the names and boundaries of the newly-named NCDs now will both facilitate the development of these more targeted controls as well as ensure that if the vacancy tax proposal that will be on the ballot in March, 2020 passes, it will apply to these commercial areas.

n:\legana\as2019\2000229\01414323.docx