

BOARD of SUPERVISORS



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MEMORANDUM

TO: Harlan Kelly, Jr., General Manager, Public Utilities Commission

FROM: Andrea Ausberry, Assistant Clerk *ll for*
Land Use and Transportation Committee

DATE: May 11, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Avalos on May 3, 2016:

File No. 160477

Ordinance amending the Planning Code to 1) define Wireless Telecommunications Services (WTS) Facilities; 2) create distinct WTS Facility land use controls and, among other things, require a conditional use authorization (CU) for Macro WTS Facilities in most Article 2, 7, and 8 Districts; 3) regulate Micro WTS Facilities in all Districts; 4) require that a WTS Facility's CU shall expire after ten years; 5) regulate WTS Facilities in certain Mission Bay Districts and P Districts; 6) exempt certain telecommunications equipment accessory uses from height limitations; 7) allow screening elements for WTS Facilities to exceed height limits, consistent with existing height limit exemptions for antennas; 8) define and regulate Temporary WTS Facilities; 9) allow the Historic Preservation Commission to delegate determinations on applications for Administrative Certificates of Appropriateness and Minor Permits to Alter to Planning Department staff; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: andrea.ausberry@sfgov.org.

c: Juliet Ellis, Public Utilities Commission
Donna Hood, Public Utilities Commission

1 [Planning Code - Wireless Telecommunications Services Facilities]

2
3 **Ordinance amending the Planning Code to 1) define Wireless Telecommunications**
4 **Services (WTS) Facilities; 2) create distinct WTS Facility land use controls and, among**
5 **other things, require a conditional use authorization (CU) for Macro WTS Facilities in**
6 **most Article 2, 7, and 8 Districts; 3) regulate Micro WTS Facilities in all Districts; 4)**
7 **require that a WTS Facility's CU shall expire after ten years; 5) regulate WTS Facilities**
8 **in certain Mission Bay Districts and P Districts; 6) exempt certain telecommunications**
9 **equipment accessory uses from height limitations; 7) allow screening elements for**
10 **WTS Facilities to exceed height limits, consistent with existing height limit exemptions**
11 **for antennas; 8) define and regulate Temporary WTS Facilities; 9) allow the Historic**
12 **Preservation Commission to delegate determinations on applications for**
13 **Administrative Certificates of Appropriateness and Minor Permits to Alter to Planning**
14 **Department staff; and affirming the Planning Department's determination under the**
15 **California Environmental Quality Act, and making findings of consistency with the**
16 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

17
18 **NOTE: Unchanged Code text and uncodified text** are in plain Arial font.
19 **Additions to Codes** are in *single-underline italics Times New Roman font*.
20 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
21 **Board amendment additions** are in double-underlined Arial font.
22 **Board amendment deletions** are in ~~strikethrough Arial font~~.
23 **Asterisks (* * * *)** indicate the omission of unchanged Code
24 subsections or parts of tables.

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

Section 1. Findings.

1 (a) The Planning Department has determined that the actions contemplated in this
2 ordinance comply with the California Environmental Quality Act (California Public Resources
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
4 Supervisors in File No. ___ and is incorporated herein by reference. The Board of Supervisors
5 hereby affirms this determination.

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

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

15
16 Section 2. Article 1 of the Planning Code is hereby amended by revising Section 102
17 to read as follows:

18 **SEC. 102. DEFINITIONS.**

19 * * * *

20 **Internet Service Exchange.** A Utility and Infrastructure Use defined as a location that
21 contains any of the following uses (excluding a Wireless Telecommunications Services
22 Facility): switching equipment (whether wireline or wireless) that joins or connects occupants,
23 customers, or subscribers to enable customers or subscribers to transmit data, voice or video
24 signals to each other; one or more computer systems and related equipment used to build,
25

1 maintain, or process data, voice or video signals, and provide other data processing services;
2 or a group of network servers.

3 * * * *

4 **Utility and Infrastructure.** A Use Category that includes Community Recycling Center,
5 Internet Service Exchange, Public Transportation Facility, Public Utilities Yard, Wireless
6 Telecommunications Service_s (WTS) Facility, and Utility Installation.

7 **Utility Installation.** A Utility and Infrastructure Use that includes, but is not necessarily
8 limited to, water, gas, electric, transportation, or communications utilities, or public service
9 facility, provided that operating requirements necessitate placement at this location. This use
10 does not include Wireless Telecommunications Services Facilities, or Public Transportation
11 Facilities, as defined in this Section of the Code.

12 * * * *

13 **Wireless Telecommunication_s Services (WTS) Facility.** A Utility and Infrastructure
14 Use defined as a facility that sends and/or receives wireless radio frequency (RF) signals,
15 AM/FM, microwave, or electromagnetic waves, ~~to provide transmission of for the purpose of~~
16 ~~providing~~ voice, data, images or other information; including but not limited to digital
17 (previously "cellular") mobile phone service, personal communication service and paging
18 services. WTS Facilities may be located either inside or outside of an enclosed building.

19 Such facilities include, but are not limited to, directional (panel), omni-directional (~~whip~~)
20 and parabolic antennas, related electronic equipment, power sources, screening elements,
21 supporting equipment, towers and structures. The term does not include ~~mobile transmitting~~
22 ~~devices used by wireless service subscribers, such as vehicle or hand held radios/telephones and their~~
23 ~~associated transmitting Antennas, nor does this definition include facilities deemed exempt under the~~
24 ~~by~~ Federal Communications Commission's Over The Air Receiving Device (~~FCC-OTARD~~)

1 rules. A WTS Facility is also referred to as a "Personal Wireless Services Facility," as defined
2 in the federal Communications Act.

3 A WTS Facility is subject to the Wireless Telecommunications Services Facility Siting
4 Guidelines ("Guidelines") adopted by the Planning Commission, including but not limited to any
5 design criteria included in those Guidelines.

6 **Wireless Telecommunications Services (WTS) Facility, Macro.** A Macro WTS Facility is
7 generally characterized by significant spatial effects and more than two antennas. A WTS Facility is
8 considered a Macro WTS Facility unless determined by the Zoning Administrator to be a Micro WTS
9 Facility.

10 **Wireless Telecommunications Services (WTS) Facility, Micro.** The Zoning Administrator
11 shall determine whether a proposed WTS Facility is a Micro WTS Facility. A Micro WTS Facility is
12 generally characterized by

13 (a) limited spatial effects;

14 (b) a small number of antennas (typically up to two);

15 (c) an absence of substantial cumulative effects on neighborhood character or aesthetics,
16 when considered in conjunction with other WTS Facilities at the same project site; and

17 (d) a location that is not "disfavored" as specified in the Guidelines.

18 **Wireless Telecommunications Services Facility, Temporary.** A Wireless Telecommunications
19 Services Facility located on a parcel of land and consisting of a vehicle-mounted facility, a building-
20 mounted antenna, or a similar facility, and associated equipment, that is used to provide temporary
21 coverage for a large-scale event or an emergency, or to provide temporary replacement coverage due
22 to the removal of a permitted, permanent WTS facility necessitated by the demolition or major
23 alteration of a nearby property.

24 * * * *

1 Section 3. Article 2 of the Planning Code is hereby amended by revising Sections
2 204.3, 205.2, 209.1, 209.2, 209.3, 209.4, 210.1, 210.2, 210.3, 210.4, 211.1, 211.2, 242,
3 249.1, 249.52, 249.64, and 260 to read as follows:

4 **SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M,**
5 **AND PDR DISTRICTS.**

6 * * * *

7 (c) C, M, and PDR Districts. An antenna or a microwave or satellite dish shall be permitted in
8 C, M, and PDR Districts, except PDR-1-B Districts, without regard to the height of such antenna or
9 microwave or satellite dish and without regard to the proximity of such antenna or microwave or
10 satellite dish to any R District, if the following requirements are met:

11 (1) the antenna or dish will be used for the reception of indoor wireless, microwave,
12 radio, satellite, or television broadcasts for the exclusive benefit of the residents or occupants in the
13 building on which the facility is placed; and

14 (2) the antenna or dish is an accessory use to a lawful principal or conditional use.

15 (3) the antenna or dish shall comply with any applicable design review criteria,
16 including but not limited to any applicable design review criteria contained in the Wireless
17 Telecommunications Services Facility Siting Guidelines.

18 This subsection (c) shall not apply to an antenna or a microwave or satellite dish that complies
19 with the Federal Communications Commission's Over the Air Receiving Device rules.

20
21 **SEC. 205.2. TEMPORARY USES: ONE- OR TWO-YEAR LIMIT.**

22 A temporary use may be authorized for a period not to exceed two years for any of
23 the following uses:

24 * * * *

1 (d) Temporary Wireless Telecommunications Services (WTS) Facilities for a period of up to
 2 one year if the following requirements are met:

3 (1) the Zoning Administrator determines that the Temporary WTS Facility shall be sited
 4 and constructed so as to:

5 (A) avoid proximity to residential dwellings to the maximum extent feasible;

6 (B) comply with the provisions of Article 29 of the Police Code;

7 (C) be no taller than needed;

8 (D) be screened to the maximum extent feasible; and

9 (E) be erected for no longer than reasonably required.

10 (2) Permits in excess of 90 days for Temporary WTS Facilities operated for commercial
 11 purposes shall be subject to Section 311 and 312 of this Code, where applicable.

12 (3) The Planning Department may require, where appropriate, notices along street
 13 frontages abutting the location of the Temporary WTS Facility indicating the nature of the facility and
 14 the duration of the permit.

15
 16 **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

17 * * * *

18 **Table 209.1**

19 **ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning Category	§ References	RH- 1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *						
Utility and Infrastructure Use Category						
* * * *						

1 2 3	Wireless Telecommunications Services Facility	§ 102	<u>C or P</u> (7)	<u>C or P</u> (7)	<u>C or P (7)</u>	<u>C or P (7)</u>	<u>C or P (7)</u>
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4 * * * *

5
6 (7) C if a Macro WTS Facility; P if a Micro WTS Facility.

7
8 **209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.**

9 * * * *

10 **Table 209.2**

11 **ZONING CONTROL TABLE FOR RM DISTRICTS**

12 13	Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
14	* * * *					
15	<i>Utility and Infrastructure Use Category</i>					
16 17 18	* * * *	* * * *	* * * *	* * * * *	* * * *	* * * * *
19 20	Wireless Telecommunications Services Facility	§ 102	<u>C or P (9)</u>	<u>C or P (9)</u>	<u>C or P (9)</u>	<u>C or P (9)</u>

21 * * * *

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

23
24
25 **SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.**

* * * *

Table 209.3

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4
* * * *			
<i>Utility and Infrastructure Use Category</i>			
* * * *	* * * *	* * * *	* * * *
Wireless Telecommunications Services Facility	§ 102	<i>C or P (9)</i>	<i>C or P (9)</i>

* * * *

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

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

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

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

Utility and Infrastructure Use Category			
* * * *	* * * *	* * * *	* * * *
Wireless Telecommunications Services Facility	§ 102	C or P (8)	C or P (8)

* * * *

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

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

* * * *

**Table 210.1
ZONING CONTROL TABLE FOR C-2 DISTRICTS**

Zoning Category	§ References	C-2
* * * *		
Utility and Infrastructure Use Category		
* * * *		
Wireless Telecommunications Services Facility	§102	P(1), (4)

* * * *

(4) C if an unscreened Wireless Telecommunications Services Facility is within Waterfront Special Use District 2 or 3, pursuant to Section 240.2(e) and 240.3(i) of this Code.

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

2 * * * *

3 **Table 210.2**

4 **ZONING CONTROL TABLE FOR C-3 DISTRICTS**

<u>Zoning Category</u>	§ References	<u>C-3-O</u>	<u>C-3-O(SD)</u>	<u>C-3-R</u>	<u>C-3-G</u>	<u>C-3-S</u>
* * * *		* * *	* * *	* * *	* * *	* * *
<i>Utility and Infrastructure Use Category</i>						
* * * *	* * * *	* *	* * * *	* * *	* *	* * *
Wireless Telecommunications Services Facility	§ 102	P (5)	P (5)	P (5)	P (5)	P (5)

16 * * * *

17
18 **SEC. 210.3. PDR DISTRICTS.**

19 * * * *

20 **Table 210.3**

21 **ZONING CONTROL TABLE FOR PDR DISTRICTS**

<u>Zoning Category</u>	§ References	PDR-1- B	PDR-1-D	PDR-1-G	PDR-2
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1	* * * *		* * *	* * * *	* * * *	* * * *
2			*			
3	Utility and Infrastructure Use Category					
4	* * * *	* * * *	* * *	* * * *	* * * *	* * *
5			*			*
6						
7	Wireless		<u>C or P</u>			
8	Telecommunications	§ 102	<u>(18)</u>	P (15)	P (15)	P (15)
9	Services Facility					

* * * *

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

SEC. 210.4. M DISTRICTS: INDUSTRIAL.

* * * *

**Table 210.4
ZONING CONTROL TABLE FOR M DISTRICTS**

Zoning Category	§ References	M-1	M-2
* * * *	* * * *	* * * *	* * * *
Utility and Infrastructure Use Category			
* * * *	* * * *	* * * *	* * * *
Wireless	§ 102	P (1)	P (1)
Telecommunications			

Services Facility			
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* * * *

SEC. 211.1. PRINCIPAL USES PERMITTED, P DISTRICTS.

* * * *

(h) A publicly-owned and operated Wireless Telecommunications Services Facility used primarily for public communication systems.

SEC. 211.2. CONDITIONAL USES, P DISTRICTS.

The following uses shall require Conditional Use authorization from the Planning Commission, as provided in Section 303 of this Code, unless otherwise permitted under Section 211.1 of this Code:

(a) For any P District, Social Service and Philanthropic Facility, Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Community Facility, Open Recreational Area, Passive Outdoor Recreation and Neighborhood Agriculture as defined in Section 102 of this Code. Additionally, Neighborhood Agriculture, as defined in Section 102 of this Code, if it does not comply with the performance and operational standards contained in Section 202.2(c), and a Wireless Telecommunications Services Facility, as defined in Section 102 of this Code, if used for commercial communication systems.

* * * *

SEC. 242. BERNAL HEIGHTS SPECIAL USE DISTRICT.

* * * *

1 (e) Controls. All provisions of the Planning Code applicable to an RH-1, RH-1(S), RH-
2 2, and RH-3 District shall apply to applicable portions of the Special Use District except as
3 otherwise provided in this Section.

4 (1) Height Limits. No portion of a dwelling in any portion of this district shall
5 exceed a height of 30 feet except as provided below.

6 * * * *

7 *(E) Wireless Telecommunications Services Facilities on a dwelling may exceed*
8 *the 30-foot height limitation contained in this Subsection (e)(1).*

9 * * * *

10
11 **SEC. 249.1. FOLSOM AND MAIN RESIDENTIAL/COMMERCIAL SPECIAL USE DISTRICT.**

12 * * * *

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

15 * * * *

16 (2) **Uses.**

17 * * * *

18 (B) The use provisions applicable to an RC-4 District shall be applicable
19 to the "Residential/Commercial" Subdistrict with the following modifications or additions:

20 * * * *

21
22 *(xii) Wireless Facilities shall be permitted as conditional uses;*

23 (xii) Internet Service Exchanges shall be permitted as of right as
24 principal uses.

25 * * * *

1
2 **SEC. 249.52. TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT.**

3 * * * *

4 (e) **Development Controls.** Development and uses of property within this Special Use
5 District shall be regulated by the controls contained herein and in the Design for Development,
6 provided, however, that if there is any inconsistency between this Special Use District and the
7 Design for Development, this Special Use District shall control.

8 * * * *

9 (2) **Uses.** The uses listed in Figure 3 are permitted in this Special Use District
10 as indicated by the following symbols in the respective column for each district: (i) P –
11 permitted as a principal use in this zoning designation; (ii) IC – subject to approval as an
12 Island Conditional Use pursuant to the procedures set forth in subsection (h) below; (iii) blank
13 – not permitted in this zoning designation.

14 **Figure 3: Treasure Island and Yerba Buena Island Permitted Uses**

15
16

	TI-R	TI-MU	TI-OS	TI-PCI	P=Permitted Use; IC= Island Conditional Use Permit Required; * and/or † = See Comments
* * * *	* *	* *	* * * *	* * * *	* * * *
	* *	* *			
Civic, Public, Open Space, and Public Service Uses					

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	* *	* *			
81. <i>Telecommunications Antennae and Equipment Wireless Telecommunications Services Facility</i> [†]	P	P	P	P	†See Building Design Chapter T5 of the Design for Development document for placement standards
* * * *					
	YBI-R	YBI- MU	YBI-OS	YBI-PCI	P=Permitted Use; IC= Island Conditional Use Permit Required; * and/or † = See Comments
* * * *	* *	* *	* * * *	* * * *	* * * *
	* *	* *			
Civic, Public, Open Space, and Public Service Uses					
* * * *	* *	* *	* * * *	* * * *	* * * *
	* *	* *			
77. <i>Telecommunications</i>	P	P	P	P	†See Building Design Chapter

1	<i>Antennae and</i>					T5 of the Design
2	<i>Equipment Wireless</i>					for Development
3	<i>Telecommunications</i>					document for
4	<i>Services Facility</i> [†]					placement
5						standards
6	* * * *	* *	* *	* * * *	* * * *	* * * *
7		* *	* *			

8 * * * *

9

10 **SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.**

11 * * * *

12 (b) **Development Controls.** Development in the Parkmerced Special Use District shall

13 be regulated by the controls contained in the Parkmerced Design Standards and Guidelines,

14 as adopted by the Planning Commission and periodically amended, except for those controls

15 specifically enumerated in this Section. Where not explicitly superseded by definitions

16 established in the Parkmerced Design Standards and Guidelines, the definitions in this Code

17 shall apply. All procedures and requirements in Article 3 shall apply to development in this

18 Special Use District to the extent that they are not in conflict with this Special Use District or

19 the Development Agreement, approved by the Board of Supervisors in Ordinance No. 89-11.

20 The Planning Commission may amend the Parkmerced Design Standards and Guidelines

21 upon initiation by the Planning Department or upon application by an owner of property within

22 Parkmerced (or his or her authorized agent) to the extent that such amendments are

23 consistent with this Special Use District, the General Plan, and the approved Development

24 Agreement.

25 * * * *

1 (2) **Uses.**

2 * * * *

3 (B) **Conditionally Permitted Uses.** The following uses may be
4 approved as a Conditional Use by the Planning Commission:

5 * * * *

6 (ii) any use in excess of the maximum occupied square footage
7 permitted as a principally permitted use by Section (b)(2)(A); *and*

8 (iii) in the PM-S district, any use permitted in PM-R if less than
9 25,000 square feet of school use has been constructed or entitled; *and*

10 (iv) a Wireless Telecommunications Services Facility. This proposed use
11 is subject to the Conditional Use criteria set forth in Section 303, in addition to the criteria set forth
12 below.

13 Except as specified in Subsection (i) above, in approving any such Conditional Use, the
14 Planning Commission shall not use the criteria set forth in Section 303, but rather shall
15 approve the Conditional Use if it finds that: (i) the proposed use will serve the public
16 necessity, convenience and welfare; (ii) the proposed use makes a positive contribution to the
17 neighborhood; and (iii) the proposed use is of a size and intensity that is compatible with the
18 district in which it is located.

19 * * * *

20
21 **SEC. 260. HEIGHT LIMITS: MEASUREMENT.**

22 * * * *

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

1 * * * *

2 (2) The following features shall be exempt, without regard to their horizontal
3 area, provided the limitations indicated for each are observed:

4 * * * *

5 (1) ~~Radio and television antennae where permitted as accessory uses and towers~~
6 ~~and antennae for transmission, reception, or relay of radio, television or other electronic signals,~~
7 ~~where permitted as principal or conditional uses, subject to the limitations in the definition for Wireless~~
8 ~~Facilities in Section 102 of this Code and the Zoning Control Table for the district in which the Lot is~~
9 ~~located and limitations imposed by the Planning Commission. Wireless Telecommunications Services~~
10 ~~Facilities and other antennas, dishes, and towers and related screening elements, subject to any other~~
11 ~~applicable Planning Code provisions, including but not limited to applicable design review criteria and~~
12 ~~Planning Code Section 295.~~

13 * * * *

14
15 Section 4. Article 3 of the Planning Code is hereby amended by revising Sections 303,
16 306.9, 311 and 312 to read as follows:

17
18 **SEC. 303. CONDITIONAL USES.**

19 * * * *

20 (s) Wireless Telecommunications Services (WTS) Facilities.

21 (1) Due to the potential modification of WTS Facilities over time and the resulting
22 impacts on a neighborhood's aesthetics and character, as well as other changes in neighborhood
23 character over time, a Conditional Use Authorization for a WTS Facility shall have a duration of ten
24 years from the date of approval. If any administrative appeal is taken from the Conditional Use

1 Authorization, the ten-year period shall run from the date the Authorization is upheld on administrative
2 appeal.

3 (2) The Authorization may be renewed, without limitation, for subsequent time periods
4 of ten years, subject to the following:

5 (A) The renewal application is filed with the Planning Department prior to
6 expiration, but no earlier than 24 months prior to expiration.

7 (B) For any Conditional Use Authorization for a WTS Facility, the Planning
8 Commission may, in granting the Conditional Use Authorization, determine that the Director shall
9 review and determine whether to grant any application for renewal of the Conditional Use
10 Authorization for an additional ten-year period.

11 (C) This provision shall not apply to Conditional Use Authorizations granted
12 prior to the effective date of this Subsection(s). However, applications for Conditional Use
13 Authorizations to modify existing WTS Facilities that are granted on or after the effective date of this
14 Subsection (s) are subject to this Subsection (s).

15
16 **SEC. 306.9. NOTICE OF APPLICATIONS FOR BUILDING PERMITS FOR SUTRO**
17 **TOWER.**

18 * * * *

19 (c) **Notification.** Upon determination that an application is in compliance with the
20 requirements of the Planning Code, the Planning Department shall cause a written notice of
21 the proposed project to be sent in the manner described below. This notice shall be in addition
22 to any notices required by the Building Code and in addition to other requirements for notice
23 provided elsewhere in this Code.

1 The notice shall have a format and content determined by the Zoning Administrator. At
2 a minimum, it shall describe the proposed project and the project review process, and shall
3 set forth the mailing date of the notice.

4 Written notice shall be sent to all ~~properties~~ property owners and to each residential unit within
5 a 1,000 foot radius of the property line of the Sutro Tower site. The latest city-wide Assessor's
6 roll for names and addresses of owners shall be used for said notice. Notice shall also be sent
7 to any neighborhood organization on record with the Department as requesting notice of
8 building permits for Sutro Tower.

9
10 **SEC. 311. RESIDENTIAL PERMIT REVIEW PROCEDURES FOR RH, RM, AND RTO**
11 **DISTRICTS.**

12 * * * *

13 (f) **Micro Wireless Telecommunications Services Facilities** ~~as Accessory Use,~~
14 **Notification and Review Required.** Building permit applications for new construction of a
15 ~~Micro Wireless Telecommunications Services Facility, other than a Temporary Wireless~~
16 ~~Telecommunications Services Facility, as an accessory use~~ under Article 2 of the Planning Code in
17 RH and RM Districts shall be subject to the notification and review procedures required by this
18 Section. Pursuant to Section 205.2, applications for building permits in excess of 90 days for
19 Temporary Wireless Telecommunications Facilities to be operated for commercial purposes in RH,
20 RM, and RTO Districts shall also be subject to the notification and review procedures required by this
21 Section.

22
23 **SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, ~~RED,~~ AND EASTERN**
24 **NEIGHBORHOODS MIXED USE DISTRICTS.**

1 (a) **Purpose.** The purpose of this Section is to establish procedures for reviewing
2 building permit applications for lots in NC, ~~RED~~, and Eastern Neighborhoods Mixed Use
3 Districts in order to determine compatibility of the proposal with the neighborhood and for
4 providing notice to property owners, occupants and residents neighboring the site of the
5 proposed project and to interested neighborhood organizations, so that concerns about a
6 project may be identified and resolved during the review of the permit.

7 (b) **Applicability.** Except as indicated herein, all building permit applications for
8 demolition, new construction, changes in use to a formula retail use as defined in Section
9 303.1 of this Code or alterations which expand the exterior dimensions of a building shall be
10 subject to the notification and review procedures required by Subsection 312(d). Subsection
11 312(f) regarding demolition permits and approval of replacement structures shall apply to all
12 NC, ~~RED~~, and Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section,
13 addition to a building of the features listed in Section 136(c)(1) through 136(c)(24) and
14 136(c)(26) shall not be subject to notification under this Section.

15 (c) **Changes of Use.** In NC Districts, all building permit applications for a change of
16 use to a Bar as defined in Sections 102 and 790.22, a Liquor Store as defined in Sections 102
17 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small Institutions as
18 defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a
19 Restaurant, as defined in Sections 102 and 790.91, a Massage Establishment as defined in
20 Sections 102 and 790.60, an Outdoor Activity Area as defined in Section 790.70, an Adult or
21 Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial
22 Service use as defined in Sections 102 and 790.111, Tobacco Paraphernalia Establishments
23 as defined in Sections 102 and 790.123, or Group Housing as defined in Sections 102 and
24 790.88(b) shall be subject to the provisions of Subsection 312(d); provided, however, that a
25 change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions

1 of Subsection 312(d). In all ~~RED and~~ Eastern Neighborhoods Mixed Use Districts all building
2 permit applications for a change of use from any one land use category to another land use
3 category shall be subject to the provisions of Subsection 312(d). In addition, any accessory
4 massage use in the Ocean Avenue Neighborhood Commercial Transit District shall be subject
5 to the provisions of Subsection 312(d).

6 For the purposes of this Subsection, "land use category" shall mean those categories
7 used to organize the individual land uses which appear in the use tables in Article 8,
8 immediately preceding a group of individual land uses, and include the following: Residential
9 Use, Institutional Use, Retail Sales and Service Use, assembly, Recreation and Entertainment
10 Use, Office Use, motor vehicle services use, Industrial home and business service Use, or
11 other use.

12 * * * *

13 (g) ~~Micro Wireless Telecommunications Services Facilities as Accessory Use,~~
14 **Notification and Review Required.** Building permit applications for new construction of a
15 ~~Micro Wireless Telecommunications Services Facility as an accessory use~~ under Article 7 or
16 8 of the Planning Code in all NC, ~~RED,~~ or Eastern Neighborhoods Mixed Use Districts shall be
17 subject to the notification and review procedures required by this Section. Pursuant to Section
18 205.2, applications for building permits in excess of 90 days for Temporary Wireless
19 Telecommunications Facilities to be operated for commercial purposes in NC and Eastern
20 Neighborhood Mixed Use Districts shall also be subject to the notification and review procedures
21 required by this Section.

22
23 Section 5. Article 4 of the Planning Code is hereby amended by revising Section 411.3
24 to read as follows:

25 **SEC. 411.3. APPLICATION OF TIDF.**

1 (a) Application. Except as provided in Subsections (1) and (2) below, the TIDF shall
2 be payable with respect to any new development in the City for which a building or site permit
3 is issued on or after September 4, 2004. In reviewing whether a development project is
4 subject to the TIDF, the project shall be considered in its entirety. A sponsor shall not seek
5 multiple applications for building permits to evade paying the TIDF for a single development
6 project.

7 * * * *

8 (2) No TIDF shall be payable on the following types of new development.

9 * * * *

10 (F) The following types of new developments, except to the extent that
11 any such new development is also captured under a more specific use under this Code that is
12 not otherwise exempt:

13 * * * *

14 (vi) Mortuary, Public Facility, Utility Installation, Public Transport
15 Facility, Wireless Telecommunications Services Facility, Temporary Uses, Waterborne
16 Commerce, and Internet Service Exchange Uses as defined in Section 102 of this Code, as
17 well as Any use that is permitted as a principal use in any other C, M, or PDR District without
18 limitation as to enclosure within a building, wall or fence.

19 * * * *

20
21 Section 6. Article 7 of the Planning Code is hereby amended by revising Sections
22 703.2, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726,
23 727, 728, 729, 730, 731, 732, 733, 733A, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743,
24 744, 745, 746, 747, and 790.80 to read as follows:
25

1 **SEC. 703.2. USE PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

2 * * * *

3 (a) **Use Categories.** The uses, functions, or activities, which are permitted in each
 4 Neighborhood Commercial District class include those listed below by zoning control category
 5 and number and cross-referenced to the Code Section containing the definition.

No.	<i>Zoning Control Categories for Uses</i>	Section Number of Use Definition
* * * *	* * * *	* * * *
<u>.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>

14 * * * *

15 (b) **Use Limitations.** The uses permitted in Neighborhood Commercial Districts are
 16 either principal, conditional, accessory, or temporary uses as stated in this Section, and
 17 include those uses set forth or summarized and cross-referenced in the zoning control
 18 categories as listed in this Code for each district class.

19 (1) **Permitted Uses.** All permitted uses shall be conducted within an enclosed
 20 building in Neighborhood Commercial Districts, unless otherwise specifically allowed in this
 21 Code. Exceptions from this requirement are: uses which, when located outside of a building,
 22 qualify as an Outdoor Activity Area, as defined in Sections 102 and 790.70 of this Code;
 23 accessory off-street parking and loading and other uses listed below which function primarily
 24 as open-air uses, or which may be appropriate if located on an open lot, outside a building, or
 25

1 within a partially enclosed building, subject to other limitations of this Article 7 and other
 2 sections of this Code.

No.	Zoning Control Category
-----	-------------------------

<i>.33A</i>	<i>Wireless Telecommunications Services Facility</i>
.56	Automobile Parking
.57	Automotive Gas Station
.58	Automotive Service Station
.60	Automotive Wash
.61	Automobile Sale or Rental
.81	Other Institutions, Large (selected)
.83	Public Use (selected)
.95	Community Residential Parking

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

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

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			<i>NC-1</i>		
			<i>Controls by Story</i>		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

1 **COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

2	* * *			* * *	* * *	* * *
3	*	* * * *	* * * *	*	*	*
4						
5				<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
6				<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
7		<i>Wireless</i>		<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
8	<i>710.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>Facility:</i>	<i>Facility:</i>	<i>Facility:</i>
9		<i>Services Facility</i>		<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
10				<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
11				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
12				<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
13	* * *	* * * *	* * * *	* * *	* * *	* * *
14	*			*	*	*

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16

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

18 * * * *

19 **Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**

20 **ZONING CONTROL TABLE**

21 * * * *

22			NC-2			
23			<i>Controls by Story</i>			
24						
25	No.	Zoning Category	§ References	1st	2nd	3rd+

1	* *		* * * *	* * *	* * *	* * *
2	* *	* * * *	* * * *	*	*	*
3	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
4						
5	* * *	* * * *	* * * *	* * *	* * *	* * *
6	*			*	*	*
7				<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
8				<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
9				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
10		<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
11	<i>711.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
12		<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
13				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
14				<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
15	* * *	* * * *	* * * *	* * *	* * *	* * *
16	*			*	*	*

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

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

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			NC-3
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			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>712.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
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SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

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

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			NC-S		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<u>713.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro</u> <u>WTS Facility;</u> <u>P if a Micro</u> <u>WTS Facility.</u>	<u>C if a Macro</u> <u>WTS Facility;</u> <u>P if a Micro</u> <u>WTS Facility.</u>	<u>C if a Macro</u> <u>WTS Facility;</u> <u>P if a Micro</u> <u>WTS Facility.</u>
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SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

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1 **Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**
 2 **ZONING CONTROL TABLE**

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			<i>Broadway</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
<i>714.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>
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SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			Castro Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>715.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>

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SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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			<i>Inner Clement Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* *	* * *	* * *
* *			* *	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<i>716.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro</i>	<i>C if a Macro WTS Facility; P if a Micro</i>	<i>C if a Macro WTS Facility; P if a Micro</i>

			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
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SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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			Outer Clement Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
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* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
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*			*	*	*
<u>717.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS</u>	<u>C if a Macro WTS</u>	<u>C if a Macro WTS</u>

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			<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
			<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
			<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
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*			*	*	*

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SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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			Upper Fillmore Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
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* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
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<u>718.33A</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
	<u>Telecommunications</u>		<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
	<u>Services Facility</u>		<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			Haight Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

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*			*	*	*
<u>719.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
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SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

			Hayes-Gough Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *

1	* *			*	*	*
2	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
3	* * *			* * *	* * *	* * *
4	*	* * * *	* * * *	*	*	*
5						
6				<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
7				<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
8				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
9		<i>Wireless</i>		<i>Facility:</i>	<i>Facility:</i>	<i>Facility:</i>
10	<i>720.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
11		<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
12				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
13				<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
14	* * *			* * *	* * *	* * *
15	*	* * * *	* * * *	*	*	*
16						

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SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			<i>Upper Market Street</i>
			<i>Controls by Story</i>

No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>721.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
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SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			North Beach		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>722.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
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SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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1 **Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 2 **ZONING CONTROL TABLE**

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			<i>Polk Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<i>723.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>
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SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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			<i>Sacramento Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
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<u>724.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u>

			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
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SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			Union Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
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COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

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*			*	*	*
<u>725.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u>

			<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
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SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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			<i>Valencia Street Transit</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>726.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u>

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			<u>Facility;</u>	<u>Facility;</u>	<u>Facility; P</u>
			<u>P if a</u>	<u>P if a</u>	<u>if a Micro</u>
			<u>Micro</u>	<u>Micro</u>	<u>WTS</u>
			<u>WTS</u>	<u>WTS</u>	<u>Facility.</u>
			<u>Facility.</u>	<u>Facility.</u>	
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SEC. 727. 24TH STREET - MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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			24th Street – Mission Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
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* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

			<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
			<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
	<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
<i>727.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
	<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
* * *			* * *	* * *	* * *
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SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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			24th Street – Noe Valley		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
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COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					

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<u>728.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
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SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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			West Portal Avenue		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
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2	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
3	* * *			* * *	* * *	* * *
4	*	* * * *	* * * *	*	*	*
5						
6				<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
7				<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
8				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
9		<i>Wireless</i>		<i>Facility:</i>	<i>Facility:</i>	<i>Facility:</i>
10	<i>729.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
11		<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
12				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
13				<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
14	* * *			* * *	* * *	* * *
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SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			Inner Sunset
			Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd+
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* *	* * * *	* * * *	*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *			* * *	* * *	* * *
*	* * * *	* * * *	*	*	*
<u>730.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
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SEC. 731. NCT-3 - MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE

			<i>NCT-3</i>		
			<i>Controls by Story</i>		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>731.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
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SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

			<i>Pacific Avenue</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<i>732.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>
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1 **SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**
 2 **DISTRICT.**

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4 **Table 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**
 5 **DISTRICT ZONING CONTROL TABLE**

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			<i>Upper Market Street Transit</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<i>733.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>

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SEC. 733A. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

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**Table 733A. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT
NCT-1 ZONING CONTROL TABLE**

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		NCT-1			
		Controls by Story			
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
<u>733A.</u> <u>33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u>

			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
*	*		*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
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SEC. 734. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
NCT-2 ZONING CONTROL TABLE**

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			NCT-2		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
*	*	*	*	*	*
*	*	*	*	*	*
	<u>Wireless</u>		<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
<u>734.33A</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
	<u>Services Facility</u>		<u>WTS</u>	<u>WTS</u>	<u>WTS</u>

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			<u>Facility:</u>	<u>Facility:</u>	<u>Facility:</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
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SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

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			SoMa Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
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			<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
			<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
	<i>Wireless</i>		<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
<i>735.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
	<i>Services Facility</i>		<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
			<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
			<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
* * *			* * *	* * *	* * *
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SEC. 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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			<i>Mission Street Transit</i>		
			<i>Controls by Story</i>		
No.	Zoning Category	§ References	1st	2nd	3rd+
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* *			*	*	*

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

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*			*	*	*
<u>736.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>
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SEC. 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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			<i>Ocean Avenue Transit</i>
			<i>Controls by Story</i>

No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>737.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility:</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility:</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility:</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>
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SEC. 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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			Glen Park Transit		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>738.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
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SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

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			<i>Noriega Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* * *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<i>739.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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1 **SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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3 **Table 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **ZONING CONTROL TABLE**

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			<i>Irving Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<i>740.33A</i>	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>	<i>C if a Macro WTS Facility; P if a Micro WTS Facility.</i>
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SEC. 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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			<i>Taraval Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>741.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>

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SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			<i>Judah Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
<u>742.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility: P if a Micro</u>	<u>C if a Macro WTS Facility: P if a Micro</u>	<u>C if a Macro WTS Facility: P if a Micro</u>

			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

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SEC. 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 743

**FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

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			Folsom Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*
	<u>Wireless</u>		<u>C if a</u>	<u>C if a</u>	<u>C if a</u>
<u>743.33A</u>	<u>Telecommunications</u>	<u>§ 102</u>	<u>Macro</u>	<u>Macro</u>	<u>Macro</u>
	<u>Services Facility</u>		<u>WTS</u>	<u>WTS</u>	<u>WTS</u>

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			<u>Facility;</u>	<u>Facility;</u>	<u>Facility;</u>
			<u>P if a</u>	<u>P if a</u>	<u>P if a</u>
			<u>Micro</u>	<u>Micro</u>	<u>Micro</u>
			<u>WTS</u>	<u>WTS</u>	<u>WTS</u>
			<u>Facility.</u>	<u>Facility.</u>	<u>Facility.</u>
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SEC. 744. REGIONAL COMMERCIAL DISTRICT.

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**Table 744
REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			Regional Commercial		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
* * *	* * * *	* * * *	* * *	* * *	* * *
*			*	*	*

744.33A	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * *	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 745. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 745.

EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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			<i>Excelsior Outer Mission Street</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* *	* * * *	* * * *	* * * *	* * * *	* * * *
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					

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*			*	*	*
<u>745.33A</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>	<u>C if a</u> <u>Macro</u> <u>WTS</u> <u>Facility;</u> <u>P if a</u> <u>Micro</u> <u>WTS</u> <u>Facility.</u>
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SEC. 746. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 746. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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			Divisadero Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *

1	* *			*	*	*
2	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES					
3	* * *	* * * *	* * * *	* * *	* * *	* * *
4	*			*	*	*
5						
6				<i>C if a</i>	<i>C if a</i>	<i>C if a</i>
7				<i>Macro</i>	<i>Macro</i>	<i>Macro</i>
8		<i>Wireless</i>		<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
9	<i>746.33A</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>Facility;</i>	<i>Facility;</i>	<i>Facility;</i>
10		<i>Services Facility</i>		<i>P if a</i>	<i>P if a</i>	<i>P if a</i>
11				<i>Micro</i>	<i>Micro</i>	<i>Micro</i>
12				<i>WTS</i>	<i>WTS</i>	<i>WTS</i>
13				<i>Facility.</i>	<i>Facility.</i>	<i>Facility.</i>
14	* * *	* * * *	* * * *	* * *	* * *	* * *
15	*			*	*	*

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SEC. 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Fillmore Street
			Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<u>747.33A</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>	<u>C if a Macro WTS Facility; P if a Micro WTS Facility.</u>
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.

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SEC. 790.80. PUBLIC USE.

A publicly or privately owned use which provides public services to the community, whether conducted within a building or on an open lot, and which has operating requirements which necessitate location within the district, including civic structures (such as museums,

1 post offices, administrative offices of government agencies), public libraries, police stations,
2 transportation facilities, utility installations, *including and* Internet Services Exchanges, ~~and~~
3 ~~wireless transmission facilities~~. Such use shall not include service yards, machine shops,
4 garages, incinerators and publicly operated parking in a garage or lot. "Publicly operated
5 parking" is defined in Sections 790.8 and 790.10 of this Code. Public uses shall also include a
6 community recycling collection center, as defined in Subsection (a) below.

7 * * * *

8
9 Section 7. Article 8 of the Planning Code is hereby amended by revising Sections
10 801.2, 803.2, 810.1, 811.1, 812.1, 813, 814, 815, 816, 817, 818, 827, 829, 840, 841, 842,
11 843, 844, 845, 846, 847, and 890.80, to read as follows:

12 **SEC. 801.2. REFERENCES TO ARTICLES 1 AND 2 (TEMPORARY).**

13 Articles 1 and 2 of this Code are in the process of a significant reorganization. As a
14 result, some references to Articles 1 and 2 have not yet been modified. The following
15 references in this Section of the Code are amended as follows:

16 * * * *

17
18 227(h) shall refer to Section 102, *Commercial Wireless Telecommunications Services*
19 Facility

20 * * * *

21
22 **SEC. 803.2. USE PERMITTED IN CHINATOWN MIXED USE DISTRICTS.**

23 * * * *

24 **TABLE 803.2 USE CATEGORIES PERMITTED IN THE**
25 **CHINATOWN MIXED USE DISTRICTS**

No.	Zoning Control Categories for Uses	Section Number of Use Definition
* * *	* * * *	* * * *
803.2.99	<i>Wireless Telecommunications Services Facility</i>	§102
* * *	* * * *	* * * *

(b) **Use Limitations.** Uses in Chinatown Mixed Use Districts are either permitted, conditional, accessory, temporary, or are not permitted.

(1) **Permitted Uses.** All permitted uses in Chinatown Mixed Use Districts shall be conducted within an enclosed building, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: accessory off-street parking and loading; uses which, when located outside of a building, qualify as an outdoor activity area, as defined in Section 890.71 of this Code; ~~and~~ Neighborhood Agriculture, as defined in Section 102.35 of this Code; *Wireless Telecommunications Services Facility, as defined in Section 102 of this Code;* and uses which by their nature are to be conducted in an open lot or outside a building, as described in Sections 890 through 890.140 of this Code. If there are two or more uses in a structure and none is classified under Section 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered separately as an independent permitted, conditional, temporary or not permitted use.

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SEC. 810.1 CHINATOWN COMMUNITY BUSINESS DISTRICT.

1 * * * *

2 Table 810

3 CHINATOWN COMMUNITY BUSINESS DISTRICT

4 ZONING CONTROL TABLE

			<i>Chinatown Community Business District</i>		
			<i>Controls by Story</i>		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
* * *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*
<u>OTHER USES</u>					
	<i>Wireless</i>				
<i>§ 810.99</i>	<i>Telecommunications</i>	<i>§ 102</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Services Facility</i>				

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17
18 **SEC. 811.1 CHINATOWN VISITOR RETAIL DISTRICT.**

19 * * * *

20 Table 811

21 CHINATOWN VISITOR RETAIL DISTRICT

22 ZONING CONTROL TABLE

			<i>Chinatown Visitor Retail District</i>		
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			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

OTHER USES

<u>.99</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
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SEC. 812.1 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 812
CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

			Chinatown Residential Neighborhood Commercial District		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd+
* *	* * * *	* * * *	* * *	* * *	* * *
* *			*	*	*

OTHER USES

	<i>Wireless</i>				
<u>.99</u>	<i>Telecommunications</i>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<i>Services Facility</i>				

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SEC. 813. RED - RESIDENTIAL ENCLAVE DISTRICT.

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Table 813

RED – RESIDENTIAL ENCLAVE DISTRICT

ZONING CONTROL TABLE

			<i>Residential Enclave</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
<i>813.70</i>	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	<i>§ 227(h)</i>	<i>NP</i>
* *	* * * *	* * * *	* * * *

* *			
<u>813.99</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>NP; P if the facility is a Micro WTS Facility.</u>

SEC. 814. SPD – SOUTH PARK DISTRICT.

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Table 814

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

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			South Park District
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
<u>814.73</u>	<u>Commercial Wireless Transmitting, Receiving or Relay Facility</u>	<u>§ 227(h)</u>	<u>€</u>
* *	* * * *	* * * *	* * * *
* *			
<u>814.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>

	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

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SEC. 815. RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT.

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Table 815

RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT

ZONING CONTROL TABLE

			<i>Residential/Service Mixed Use District</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
815.73	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	<i>§ 227(h)</i>	€
* * * *	* * * *	* * * *	* * * *
815.99	<i>Wireless</i>	<i>§ 102</i>	<i>C; P if the facility is a Micro</i>

	<u>Telecommunications</u>		<u>WTS Facility.</u>
	<u>Services Facility</u>		

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SEC. 816. SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE DISTRICT.

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Table 816

SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED DISTRICT

ZONING CONTROL TABLE

			Service/Light Industrial/Residential Mixed Use District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
816.73	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	§ 227(h)	€
* * * *	* * * *	* * * *	* * * *

1	<u>816.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>
2		<u>Telecommunications</u>		<u>WTS Facility.</u>
3		<u>Services Facility</u>		

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5
6 **SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.**

7 * * * *

8 **Table 817**
9 **SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT**
10 **ZONING CONTROL TABLE**

			Service/Light Industrial District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
817.73	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	<i>§ 227(h)</i>	<i>C</i>
* * * *	* * * *	* * * *	* * * *

1	<u>817.99</u>	<u>Wireless</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u>
2		<u>Telecommunications</u>		<u>WTS Facility.</u>
3		<u>Services Facility</u>		

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5
6 **SEC. 818. SSO – SERVICE/SECONDARY OFFICE DISTRICT.**

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8 **Table 818**
9 **SSO – SERVICE/SECONDARY OFFICE DISTRICT**
10 **ZONING CONTROL TABLE**

			Service/Secondary Office District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
19 20 21	<u>818.73</u> <u>Commercial Wireless</u> <u>Transmitting, Receiving</u> <u>or Relay Facility</u>	<u>§ 227(h)</u>	<u>C</u>
22	* * * *	* * * *	* * * *
23 24 25	<u>818.99</u> <u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro WTS</u> <u>Facility.</u>

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3 **SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).**

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5 **Table 827**

6 **RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT**

7 **ZONING CONTROL TABLE**

			<i>Rincon Hill Downtown Residential Mixed Use District</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
<u>Other Uses</u>			
.99	<i>Wireless Telecommunications Services Facility</i>	<i>§102</i>	<i>C; P if the facility is a Micro WTS Facility.</i>

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21
22 **SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).**

23 * * * *

24 **Table 829**

25 **SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT**

ZONING CONTROL TABLE

			South Beach Downtown Residential Mixed Use District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
<u>Other Uses</u>			
<u>.99</u>	<u>Wireless Telecommunications Services Facility</u>	<u>§102</u>	<u>C; P if the facility is a Micro WTS Facility.</u>

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SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.

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**Table 840
MUG – MIXED USE-GENERAL DISTRICT
ZONING CONTROL TABLE**

			Mixed Use – General District
No.	Zoning Category	§ References	Controls
* * * *			
Other Uses			

1	* *	* * * *	* * * *	* * * *
2	* *			
3	840.92	Public Use, except Public Transportation Facility, <u>and</u> Internet Service Exchange, <u>and</u> <i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§§ 209.6(c), 227(h) , 890.80	P
10	840.93	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§ 227(h)	€
14	* *	* * * *	* * * *	* * * *
15	* *			
16	<u>840.99</u>	<u><i>Wireless</i></u> <u><i>Telecommunications</i></u> <u><i>Services Facility</i></u>	<u>§ 102</u>	<u><i>C; P if the facility is a Micro</i></u> <u><i>WTS Facility.</i></u>

SEC. 841. MUR – MIXED USE-RESIDENTIAL DISTRICT.

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Table 841
MUR – MIXED USE-RESIDENTIAL DISTRICT
ZONING CONTROL TABLE

			Mixed Use – Residential District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
841.92	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i> <i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§§ 890.80, 209.6(c), <i>227(h)</i>	P
841.93	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§ 227(h)	€
* * * *	* * * *	* * * *	* * * *
<u>841.99</u>	<u>Wireless</u> <u>Telecommunications</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u> <u>WTS Facility.</u>

	<i>Services Facility</i>		
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SEC. 842. MUO - MIXED USE-OFFICE DISTRICT.

* * * *

**Table 842
MUO – MIXED USE-OFFICE DISTRICT
ZONING CONTROL TABLE**

			<i>Mixed Use – Office District</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
842.9 2	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i> Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
842.93	Commercial Wireless Transmitting, Receiving or	§ 227(h)	G

	<i>Relay Facility</i>		
* *	* * * *	* * * *	* * * *
* *			
<u>842.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u> <u>WTS Facility.</u>

SEC. 843. UMU - URBAN MIXED USE DISTRICT.

* * * *

Table 843

UMU – URBAN MIXED USE DISTRICT

ZONING CONTROL TABLE

			<i>Urban Mixed Use District</i>
No.	Zoning Category	§ References	Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
843.9 2	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i>	§§ 890.80, 209.6(c), 227(h)	P

	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>		
843.93	<i>Commercial Wireless Transmitting, Receiving or Relay Facility</i>	<i>§ 227(h)</i>	<i>€</i>
* * * *	* * * *	* * * *	* * * *
843.99	<i>Wireless Telecommunications Services Facility</i>	<i>§ 102</i>	<i>C; P if the facility is a Micro WTS Facility.</i>

SEC. 844. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

* * * *

Table 844

**WMUG – WSOMA MIXED USE-GENERAL DISTRICT
ZONING CONTROL TABLE**

			<i>WSoMa Mixed Use-General District</i>
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
* * * *	* * * *	* * * *	* * * *
Other Uses			

1	* *	* * * *	* * * *	* * * *
2	* *			
3	844.9	Public Use, except Public Transportation Facility, <i>and</i> Internet Service	§§ 209.6(c), 227(h) , 890.80	P
4	2	Exchange, <i>and</i> <i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>		
5				
6	844.93	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§ 227(h)	C
7				
8	* *	* * * *	* * * *	* * * *
9	* *			
10	844.99	<i>Wireless</i> <i>Telecommunications</i> <i>Services Facility</i>	§ 102	<i>C; P if the facility is a Micro</i> <i>WTS Facility.</i>
11				
12				
13				
14				
15				
16				
17				
18				

* * * *

SEC. 845. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.

* * * *

Table 845
WMUO – WSOMA MIXED USE-OFFICE DISTRICT
ZONING CONTROL TABLE

			WSoMa
			Mixed Use-Office District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
845.9 2	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i> <i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§§ 209.6(c), 227(h) , 890.80	P
845.93	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§ 227(h)	C
* * * *	* * * *	* * * *	* * * *
845.99	<i>Wireless</i> <i>Telecommunications</i> <i>Services Facility</i>	§ 102	<i>C; P if the facility is a Micro</i> <i>WTS Facility.</i>

1
2 **SEC. 846. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.**

3 * * * *

4 **Table 846**

5 **SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT**

6 **ZONING CONTROL TABLE**

			<i>SALI District</i>
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
846.9 2	Public Use, except Public Transportation Facility, <i>and</i> Internet Service Exchange, <i>and</i> <i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§§ 209.6(c), 227(h) , 890.80	P
846.93	<i>Commercial Wireless</i> <i>Transmitting, Receiving or</i> <i>Relay Facility</i>	§ 227(h)	E

* *	* * * *	* * * *	* * * *
* *			
<u>846.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u> <u>WTS Facility.</u>

* * * *

SEC. 847. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.

* * * *

Table 847

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Residential Enclave-Mixed Controls
* *	* * * *	* * * *	* * * *
* *			
Other Uses			
* *	* * * *	* * * *	* * * *
* *			
<u>847.99</u>	<u>Wireless</u> <u>Telecommunications</u> <u>Services Facility</u>	<u>§ 102</u>	<u>C; P if the facility is a Micro</u> <u>WTS Facility.</u>

SEC. 890. DEFINITIONS FOR MIXED USE DISTRICTS.

1 * * * *

2 **SEC. 890.80. PUBLIC USE.**

3 A publicly or privately owned use which provides public services to the community,
4 whether conducted within a building or on an open lot, and which has operating requirements
5 which necessitate location within the district, including civic structures such as museums, post
6 offices, administrative offices of government agencies, public libraries, police stations,
7 transportation facilities, utility installations, *including and* Internet Services Exchanges ~~and~~
8 ~~wireless transmission facilities~~. Such use shall not include service yards, machine shops,
9 garages, incinerators and publicly operated parking in a garage or lot. Public uses shall also
10 include a community recycling collection center, as defined in Subsection (a) below.

11 * * * *

12
13 Section 8. Article 9 of the Planning Code is hereby amended by revising Tables 912,
14 913 and 914 and Section 943 to read as follows:

15 **TABLES 912, 913, 914**

16 **MISSION BAY OFFICE, COMMERCIAL-INDUSTRIAL AND HOTEL**
17 **DISTRICTS (MB-O, MB-CI and MB-H) CONTROL TABLES**

No.	Zoning Category	§ References	§ 912 MB-O	§ 913 MB-CI	§ 914 MB-H
			Controls		
BUILDING STANDARDS					
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

.66	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * * *					

SEC. 943. ROOFTOP FEATURES.

In all Mission Bay Use Districts, mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself (including chimneys, ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy and window washing equipment), elevator, stair and mechanical penthouses, and skylights, Wireless Telecommunications Services Facilities, and antennae for transmission, reception, or relay of radio, television, or other electronic signals when a permitted use in the district shall be enclosed and screened: (i) in such a manner that the enclosure is designed as a logical extension of the building form and an integral part of the overall building design; and its cladding and detailing is comparable to that of the rest of the building; or (ii) by a rooftop form which is appropriate to the nature and proportions of the building, and is designed to obscure the rooftop equipment and appurtenances and to provide a more balanced and graceful silhouette for the top of the building. Minor features, not exceeding one foot in height, shall be exempted from this regulation.

Section 9. Article 10 of the Planning Code is hereby amended by revising Section 1006.2 to read as follows:

SEC. 1006.2. REVIEW BY PLANNING DEPARTMENT.

1 The Department shall review an application for a Certificate of Appropriateness and
2 determine within 30 days of submittal whether the application is complete or whether
3 additional information is required.

4 (a) Minor Alterations. The HPC may define certain categories of work as Minor
5 Alterations and delegate approval review of an Administrative Certificate of Appropriateness for
6 such Minor Alterations to Department staff. If the HPC delegates such approvals review to
7 Department staff, Minor Alterations shall include the following categories of work:

8 (1) Work the sole purpose and effect of which is to comply with the
9 Unreinforced Masonry Building (UMB) Seismic Retrofit Ordinance and where the proposed
10 work complies with the UMB Retrofit Architectural Design Guidelines adopted by the HPC; or

11 (2) Any other work so delegated to the Department by the HPC.

12 (b) Administrative Certificates of Appropriateness. Upon receipt of a building permit
13 application, the Department will review and render a decision on an Administrative Certificate of
14 Appropriateness ~~for Minor Alteration work may be approved by the Department~~ without a hearing
15 before the HPC. The Department shall mail the Department's written decision on an
16 Administrative Certificate of Appropriateness to the applicant and to any individuals or
17 organizations who so request. Any Departmental decision on an Administrative Certificate of
18 Appropriateness may be appealed to the HPC within 15 days of the date of the written
19 decision. The HPC may also request review of any Departmental decision on an
20 Administrative Certificate of Appropriateness by its own motion within 20 days of the written
21 decision.

22 (c) Applications for a Certificate of Appropriateness that are not Minor Alterations
23 delegated to Department staff shall be scheduled for hearing by the HPC pursuant to Sections
24 1006.3 and 1006.4 below.
25

1 Section 10. Article 11 of the Planning Code is hereby amended by revising Section
2 1111.1 to read as follows:

3 **SEC. 1111.1. DETERMINATION OF MINOR AND MAJOR ALTERATIONS.**

4 (a) The HPC shall determine if a proposed alteration is a Major Alteration or a Minor
5 Alteration and may delegate ~~review approval~~ of proposed Minor Alterations to Department staff,
6 whose decisions may be appealed to the HPC pursuant to subsection 1111.1(b). All work not
7 determined to be a Minor Alteration shall be a Major Alteration and subject to HPC review
8 approval. If so delegated to Department staff, the categories of Minor Alteration shall include
9 but are not limited to the following:

10 (1) Alterations whose sole purpose and effect is to comply with the UMB
11 Seismic Retrofit Ordinances and that comply with the UMB Retrofit Architectural Design
12 Guidelines, which guidelines shall be adopted by the HPC; ~~or~~ and

13 (2) Any other work so delegated to the Department by the HPC.

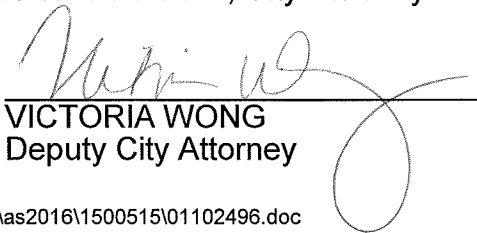
14 (b) Upon receipt of a building permit application and delegation of its review to Department
15 staff, the Department will review and render a decision on a Permit for Minor Alterations delegated to
16 Department staff shall be approved, approved with modifications, or disapproved as a Permit for
17 Minor Alteration by the Department without a hearing before the HPC. The Department shall
18 mail its written decision approving a Permit for Minor Alteration to the applicant and any
19 individuals or organizations who have so requested in writing to the Department. The
20 Department's decision may be appealed to the HPC within 15 days of the date of the written
21 decision. The HPC may also review the decisions of the Department by its own motion if such
22 motion is made within 20 days of the date of the written decision.

1 (c) All applications for a Permit to Alter that are not Minor Alterations delegated to
2 Department staff shall be scheduled for a hearing ~~approved, approved with modifications, or~~
3 ~~disapproved~~ by the HPC pursuant to the procedures in Section 1111.4 and 1111.5 below.
4

5 Section 11. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.
9

10 Section 12. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
14 additions, and Board amendment deletions in accordance with the "Note" that appears under
15 the official title of the ordinance.
16

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

19 By: 
20 VICTORIA WONG
21 Deputy City Attorney
22
23
24
25

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