

1 [Zoning – Providing for a Five Feet Special Height Exception for Active Ground Floor Uses in
2 Neighborhood Commercial Districts.]

3
4 **Ordinance amending the San Francisco Planning Code by amending Section 263.20 to**
5 **provide for a special height exception for ground floor uses in the Neighborhood**
6 **Commercial Districts; amending Sections 703.1, 710.1, 711.1, 712.1, 713.1, 715.1, 716.1,**
7 **717.1, 718.1, 719.1, 720.1, 721.1, 723.1, 724.1, 725.1, 726.1, 727.1, 728.1, 729.1, 730.1,**
8 **731.1, 732.1, to refer to this special height exception; adopting findings, including**
9 **environmental findings and findings of consistency with the priority policies of**
10 **Planning Code Section 101.1 and the General Plan.**

11 Note: Additions are *single-underline italics Times New Roman*;
12 deletions are *strikethrough italics Times New Roman*.
13 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

15 Section 1. Findings. The Board of Supervisors of the City and County of San
16 Francisco hereby find and determine that:

17 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
18 ordinance will serve the public necessity, convenience and welfare, for the reasons set forth in
19 Planning Commission Resolution No. _____, and incorporates such reasons by this
20 reference thereto. A copy of said resolution is on file with the Clerk of the Board of
21 Supervisors in File No. _____.

22 (b) Pursuant to Planning Code Section 101.1, the Board of Supervisors finds that the
23 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
24 with the General Plan and hereby incorporates a report containing those findings as if fully set
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1 forth herein. A copy of said report is on file with the Clerk of the Board of Supervisors in File
2 No. _____.

3 (c) The Planning Department concluded environmental review of this ordinance
4 pursuant to the California Environmental Quality Act, Public Resources Code Section 2100 et
5 seq. Documentation of that review is on file with the Clerk of the Board of Supervisors in File
6 No. _____.

7 Section 2. The San Francisco Planning Code is hereby amended by amending Section
8 263.20, to read as follows:

9 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT**
10 **FOR GROUND FLOOR USES IN ~~NCT~~ NEIGHBORHOOD COMMERCIAL (NC) ~~40-X AND 50-~~**
11 **X HEIGHT AND BULK DISTRICTS.**

12 (a) Intent. In order to encourage generous ground floor ceiling heights for commercial
13 and other active uses, encourage additional light and air into ground floor spaces, allow for
14 walk-up ground floor residential uses to be raised slightly from sidewalk level for privacy and
15 usability of front stoops, and create better building frontage on the public street, up to an
16 additional 5' of height is allowed along major streets in ~~NCT~~ districts for buildings that feature
17 either higher ground floor ceilings for non-residential uses or ground floor residential units
18 (that have direct walk-up access from the sidewalk) raised up from sidewalk level.

19 (b) Applicability. The special height exception described in this section shall only apply
20 to projects that meet all of the following criteria:

21 (1) for projects located in NCT districts, the project is located in a 40-X or 50-X Height and
22 Bulk District as designated on the Zoning Map;

23 (2) project is located in a~~n~~ NCT district as designated on the Zoning Map;

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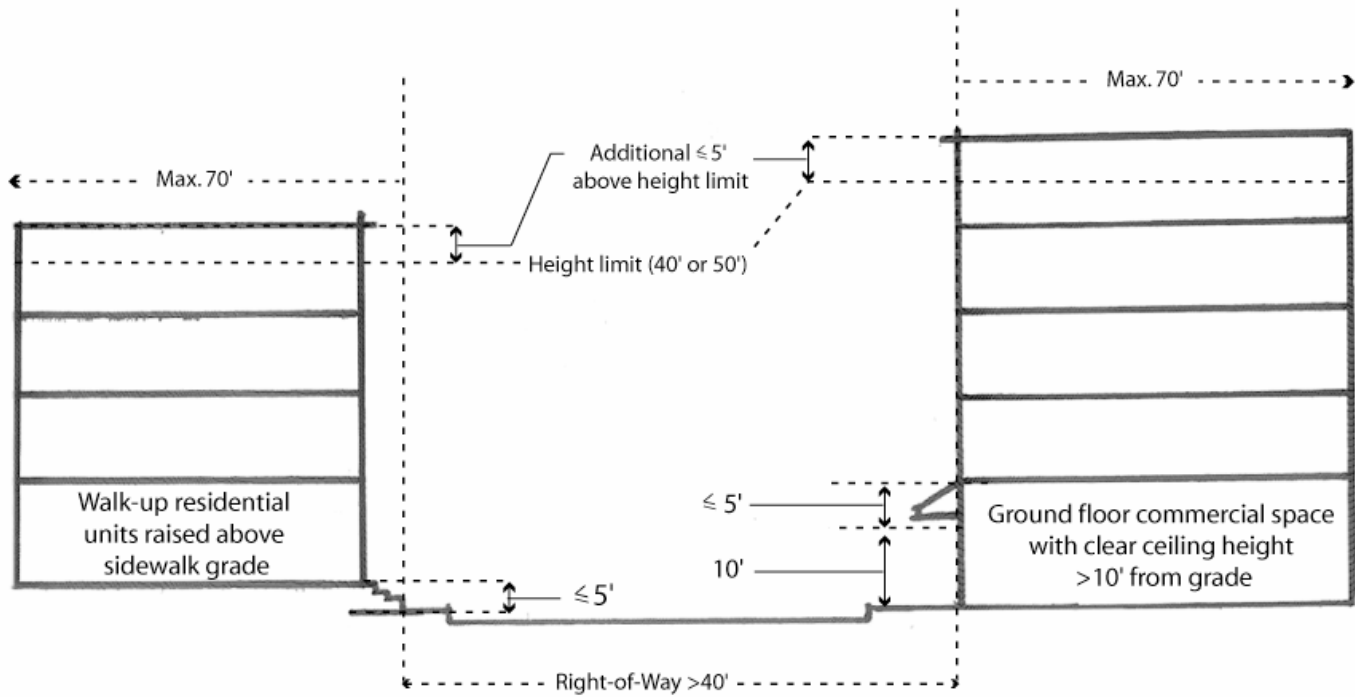
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1 (3) project features ground floor commercial space or other active use as defined by
2 Section 145.1(e) with clear ceiling heights in excess of ten feet from sidewalk grade, or in the
3 case of residential uses, such walk-up residential units are raised up from sidewalk level;

4 (4) said ground floor commercial space, active use, or walk-up residential use is
5 primarily oriented along a right-of-way wider than 40 feet; *and*

6 (5) except for projects located in NCT districts, the project sponsor has conclusively
7 demonstrated that the project will not shadow any public open spaces.

8 (c) One additional foot of height, up to a total of five feet, shall be permitted above the
9 designated height limit for each additional foot of ground floor clear ceiling height in excess of
10 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit is raised
11 above sidewalk grade. *Such additional height shall not extend more than 70 feet in depth back from*
12 *the right of way(s) described in (b)(4).*



1 Section 3. The San Francisco Planning Code is hereby amended by amending Section
2 703.1, to read as follows:

3 **SEC. 703.1. BUILDING STANDARDS.**

4 Building standards are controls which regulate the general size, shape, character, and
5 design of development in Neighborhood Commercial Districts. They are set forth or
6 summarized and cross-referenced in the zoning control categories as listed in Paragraph (a)
7 below in Sections 710.10 through 729.94 of this Code for each district class.

8 (a) Building Standard Categories. The building standard categories which govern
9 Neighborhood Commercial Districts are listed below by zoning control category and number
10 and cross-referenced to the Code Section containing the standard and the definition.

11 TABLE INSET:

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No.	Zoning Control Categories for Building Standards	Section Number of Standard	Section Number of Definition
.10	Height and Bulk	Zoning Map	§§ 102.11, 102.18, <u>263.20</u> , 270
.11	Lot Size [Per Development]	§ 121.1	§§ 121(c), 790.56
.12	Rear Yard	§ 134(a)(e)	§ 134
.13	Street Frontage	§ 145.1	
.14	Awning	§ 136.1(a)	§ 790.20
.15	Canopy	§ 136.1(b)	§ 790.26

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1	.16	Marquee	§ 136.1(c)	§ 790.58
2	.17	Street Trees	§ 143	
3	.20	Floor Area Ratio	§§ 123--124	§§ 102.8, 102.10
4	.21	Use Size [Nonresidential]	§ 121.2	§ 790.130
5	.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
6	.23	Off-Street Freight Loading	§ 152	§ 150
7	.30	General Advertising Sign	§ 607.1(e)	§ 602.7
8	.31	Business Sign	§ 607.1(f)	§ 602.3
9	.32	Other Signs	§ 607.1(c), (d)-- (g)	§§ 602.9, 602.17, 602.20
10	.91	Residential Density, Dwelling Units	§ 207.4	§ 207.1
11	.92	Residential Density, Group Housing	§ 208	§ 208
12	.93	Usable Open Space	§ 135(d)	§ 135
13	.94	Off-Street Parking, Residential	§ 151	§ 150

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Section 4. The San Francisco Planning Code is hereby amended by amending Section 710.1, to read as follows:

SEC. 710.1. NC-1 -- NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

1 NC-1 Districts are intended to serve as local neighborhood shopping districts, providing
2 convenience retail goods and services for the immediately surrounding neighborhoods
3 primarily during daytime hours.

4 These NC-1 Districts are characterized by their location in residential neighborhoods,
5 often in outlying areas of the City. The commercial intensity of these districts varies. Many of
6 these districts have the lowest intensity of commercial development in the City, generally
7 consisting of small clusters with three or more commercial establishments, commonly grouped
8 around a corner; and in some cases short linear commercial strips with low-scale,
9 interspersed mixed-use (residential-commercial) development.

10 Building controls for the NC-1 District promote low-intensity development which is
11 compatible with the existing scale and character of these neighborhood areas. Commercial
12 development is limited to one story. Rear yard requirements at all levels preserve existing
13 backyard space.

14 NC-1 commercial use provisions encourage the full range of neighborhood-serving
15 convenience retail sales and services at the first story provided that the use size generally is
16 limited to 3,000 square feet. However, commercial uses and features which could impact
17 residential livability are prohibited, such as auto uses, financial services, general advertising
18 signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are
19 restricted, depending upon the intensity of such uses in nearby commercial districts.

20 Housing development in new buildings is encouraged above the ground story in most
21 districts. Existing residential units are protected by prohibitions of conversions above the
22 ground story and limitations on demolitions.
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1 SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

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3 ZONING CONTROL TABLE

4 TABLE INSET:

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			NC-1
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
710.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	Varies See Zoning Map
710.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
710.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
710.13	Street Frontage		Required § 145.1
710.14	Awning	§ 790.20	P § 136.1(a)
710.15	Canopy	§ 790.26	
710.16	Marquee	§ 790.58	
710.17	Street Trees		Required § 143

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COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
710.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
710.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
710.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
710.25	Drive-Up Facility	§ 790.30	
710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
710.27	Hours of Operation	§ 790.48	P 6 a.m.--11 p.m.; C 11 p.m.--2 a.m.

1	710.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
2				
3	710.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)1
4				
5	710.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
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8 TABLE INSET:

9 10 11 12	No.	Zoning Category	§ References	NC-1		
				Controls by Story		
			§ 790.118	1st	2nd	3rd+
13	710.38	Residential Conversion	§ 790.84	P		
14	710.39	Residential Demolition	§ 790.86	P	C	C
15	Retail Sales and Services					
16	710.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #		
17	710.41	Bar	§ 790.22	P #		
18	710.42	Full-Service Restaurant	§ 790.92	P #		
19	710.43	Large Fast Food Restaurant	§ 790.90			
20	710.44	Small Self-Service Restaurant	§ 790.91	C #		
21	710.45	Liquor Store	§ 790.55	P		
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1	710.46	Movie Theater	§ 790.64			
2	710.47	Adult Entertainment	§ 790.36			
3	710.48	Other Entertainment	§ 790.38	C		
4	710.49	Financial Service	§ 790.110			
5	710.50	Limited Financial Service	§ 790.112	P		
6	710.51	Medical Service	§ 790.114	P		
7	710.52	Personal Service	§ 790.116	P		

9 TABLE INSET:

11 No.	12 Zoning Category	13 § References	14 NC-1		
			15 Controls by Story		
		16 § 790.118	17 1st	18 2nd	19 3rd+
20 710.53	21 Business or 22 Professional Service	23 § 790.108	P		
24 710.54	25 Massage Establishment	§ 790.60, § 1900 Health Code			
710.55	Tourist Hotel	§ 790.46			
710.56	Automobile Parking	§§ 790.8, 156, 160	C		
710.57	Automotive Gas Station	§ 790.14			

1	710.58	Automotive Service Station	§ 790.17			
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3	710.59	Automotive Repair	§ 790.15			
4	710.60	Automotive Wash	§ 790.18			
5						
6	710.61	Automobile Sale or Rental	§ 790.12			
7						
8	710.62	Animal Hospital	§ 790.6			
9	710.63	Ambulance Service	§ 790.2			
10	710.64	Mortuary	§ 790.62			
11	710.65	Trade Shop	§ 790.124	P		
12	710.66	Storage	§ 790.117			
13	710.67	Video Store	§ 790.135	C		
14						
15	710.68	Fringe Financial Service	§ 790.111			
16						
17	Institutions and Non-Retail Sales and Services					
18	710.70	Administrative Service	§ 790.106			
19						
20	710.80	Hospital or Medical Center	§ 790.44			
21						
22	710.81	Other Institutions, Large	§ 790.50	P	C	
23						
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1	710.82	Other Institutions, Small	§ 790.51	P	P	P
2						
3	710.83	Public Use	§ 790.80	C	C	C
4						
5	710.84	Medical Cannabis Dispensary	§ 790.141	P #		
6	RESIDENTIAL STANDARDS AND USES					
7						
8	710.90	Residential Use	§ 790.88	P	P	P
9						
10	710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
11						
12	710.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
13						
14	710.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
15						
16						
17	710.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
18						
19						
20	710.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

1 TABLE INSET:

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Article 7 Code Section	Other Code Section	Zoning Controls
§ 710.40 § 710.41 § 710.42		Boundaries: All NC-1 Districts Controls: P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.44		Boundaries: All NC-1 Districts Controls: C if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.42 § 710.43 § 710.44	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU Controls: Full-service restaurants and small self-service restaurants are C; large fast-food restaurants are NP
§ 710.84 § 790.141		Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in

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		continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an NC-1 District.
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Section 5. The San Francisco Planning Code is hereby amended by amending Section 711.1, to read as follows:

SEC. 711.1. NC-2 -- SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

1 The small-scale district controls provide for mixed-use buildings which approximate or
 2 slightly exceed the standard development pattern. Rear yard requirements above the ground
 3 story and at residential levels preserve open space corridors of interior blocks.

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

11 Housing development in new buildings is encouraged above the ground story. Existing
 12 residential units are protected by limitations on demolition and upper-story conversions.

14 SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL

16 DISTRICT NC-2 ZONING CONTROL TABLE

17 TABLE INSET:

			NC-2
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260,	Generally, 40-X See Zoning Map

1			<u>263.20, 270, 271</u>	
2	711.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
3				
4				
5	711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
6				
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9	711.13	Street Frontage		Required § 145.1
10				
11	711.14	Awning	§ 790.20	P § 136.1(a)
12	711.15	Canopy	§ 790.26	P § 136.1(b)
13	711.16	Marquee	§ 790.58	P § 136.1(c)
14	711.17	Street Trees		Required § 143
15	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
16				
17	711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
18				
19	711.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
20				
21				
22	711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§
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			151, 161(g)
711.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
711.25	Drive-Up Facility	§ 790.30	
711.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
711.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
711.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P § 607.1(e)1
711.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
711.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

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No.	Zoning Category	§ References	NC-2		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
711.38	Residential Conversion	§ 790.84	P	C	
711.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
711.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
711.41	Bar	§ 790.22	P		
711.42	Full-Service Restaurant	§ 790.92	P #		
711.43	Large Fast Food Restaurant	§ 790.90	C #		
711.44	Small Self-Service Restaurant	§ 790.91	P #		
711.45	Liquor Store	§ 790.55	P		
711.46	Movie Theater	§ 790.64	P		
711.47	Adult Entertainment	§ 790.36			
711.48	Other Entertainment	§ 790.38	P		
711.49	Financial Service	§ 790.110	P #	C #	
711.50	Limited Financial	§ 790.112	P #		

1		Service				
2	711.51	Medical Service	§ 790.114	P	P	
3	711.52	Personal Service	§ 790.116	P	P	
4	711.53	Business or Professional Service	§ 790.108	P	P	
5	711.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
6	711.55	Tourist Hotel	§ 790.46	C	C	C
7	711.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
8	711.57	Automotive Gas Station	§ 790.14	C		
9	711.58	Automotive Service Station	§ 790.17	C		
10	711.59	Automotive Repair	§ 790.15	C		
11	711.60	Automotive Wash	§ 790.18			
12	711.61	Automobile Sale or Rental	§ 790.12			
13	711.62	Animal Hospital	§ 790.6	C		
14	711.63	Ambulance Service	§ 790.2			
15	711.64	Mortuary	§ 790.62			

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1	711.65	Trade Shop	§ 790.124	P #	C #	
2	711.66	Storage	§ 790.117			
3	711.67	Video Store	§ 790.135	C	C	
4		Fringe Financial Service				
5	711.68		§ 790.111	P#		
6						
7	Institutions and Non-Retail Sales and Services					
8	711.70	Administrative Service	§ 790.106			
9		Hospital or Medical				
10	711.80	Center	§ 790.44			
11		Other Institutions, Large				
12	711.81		§ 790.50	P	C	C
13		Other Institutions, Small				
14	711.82		§ 790.51	P	P	P
15		Public Use				
16	711.83		§ 790.80	C	C	C
17		Medical Cannabis				
18	711.84	Dispensary	§ 790.141	P #		
19	RESIDENTIAL STANDARDS AND USES					
20	711.90	Residential Use	§ 790.88	P	P	P
21		Residential Density,				
22	711.91	Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
23		Residential Density,				
24	711.92	Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
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1 2 3	711.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
4 5 6	711.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
7 8	711.95	Community Residential Parking	§ 790.10	C	C	C

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SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 711.42 § 711.43 § 711.44	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU Controls: Full- service restaurants and small self-service restaurants are C; large fast-food restaurants are NP
§ 711.42 §	§ 781.2	IRVING STREET RESTAURANT AND FAST-FOOD

1	711.43 §		SUBDISTRICT Boundaries: Applicable only for the portion
2	711.44		of the Irving Street NC-2 District between 19th and 27th
3			Avenues as mapped on Sectional Map 5 SU Controls:
4			Small self-service restaurants are C; full-service
5			restaurants and large fast-food restaurants are NP
6			OCEAN AVENUE FAST-FOOD SUBDISTRICT
7			Boundaries: Applicable only for the Ocean Avenue NC-2
8	§ 711.43 §	§ 781.3	District from Manor Drive to Phelan Avenue as mapped on
9	711.44		Sectional Map 12 SU Controls: Small self-service
10			restaurants and large fast-food restaurants are NP
11			CHESTNUT STREET FINANCIAL SERVICE
12			SUBDISTRICT Boundaries: Applicable only for the
13	§ 711.49 §		Chestnut Street NC-2 District from Broderick to Fillmore
14	711.50 §	§ 781.7	Streets as mapped on Sectional Map 2 SU Controls:
15	711.68		Financial services, limited financial services, and fringe
16			financial services are NP
17			GARMENT SHOP SPECIAL USE DISTRICT Boundaries:
18			Applicable only for the portion of the Pacific Avenue NC-2
19			District east of Hyde Street as mapped on Sectional Map 1
20	§ 711.65	§ 236	SU a Controls: Garment shops are P at the 1st and 2nd
21			stories
22			FRINGE FINANCIAL SERVICE RESTRICTED USE
23	§ 711.68	§ 249.35	DISTRICT (FFSRUD) Boundaries: The FFSRUD and its
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		<p>1/4 mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.</p> <p>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.</p> <p>Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
<p>§ 711.84 § 790.141</p>	<p>Health Code § 3308</p>	<p>Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

Section 6. The San Francisco Planning Code is hereby amended by amending Section 712.1, to read as follows:

SEC. 712.1. NC-3 -- MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods.

1 NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also
2 serve as major transit routes.

3 NC-3 Districts include some of the longest linear commercial streets in the City, some
4 of which have continuous retail development for many blocks. Large-scale lots and buildings
5 and wide streets distinguish the districts from smaller-scaled commercial streets, although the
6 districts may include small as well as moderately scaled lots. Buildings typically range in
7 height from two to four stories with occasional taller structures.

8 NC-3 building standards permit moderately large commercial uses and buildings. Rear
9 yards are protected at residential levels.

10 A diversified commercial environment is encouraged for the NC-3 District, and a wide
11 variety of uses are permitted with special emphasis on neighborhood-serving businesses.
12 Eating and drinking, entertainment, financial service and certain auto uses generally are
13 permitted with certain limitations at the first and second stories. Other retail businesses,
14 personal services and offices are permitted at all stories of new buildings. Limited storage and
15 administrative service activities are permitted with some restrictions.

16 Housing development in new buildings is encouraged above the second story. Existing
17 residential units are protected by limitations on demolitions and upper-story conversions.

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20 **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**

21
22 **NC-3 ZONING CONTROL TABLE**

23 **TABLE INSET:**
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25

			NC-3
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
712.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	Generally, 40-X See Zoning Map
712.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
712.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
712.13	Street Frontage		Required § 145.1
712.14	Awning	§ 790.20	P § 136.1(a)
712.15	Canopy	§ 790.26	P § 136.1(b)
712.16	Marquee	§ 790.58	P § 136.1(c)
712.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
712.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2

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712.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
712.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
712.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
712.25	Drive-Up Facility	§ 790.30	#
712.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
712.27	Hours of Operation	§ 790.48	No Limit
712.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P # § 607.1(e)2
712.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)3
712.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)

1 TABLE INSET:

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No.	Zoning Category	§ References	NC-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
712.38	Residential Conversion	§ 790.84	P	C	C #
712.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
712.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	P #
712.41	Bar	§ 790.22	P	P	
712.42	Full-Service Restaurant	§ 790.92	P	P	
712.43	Large Fast Food Restaurant	§ 790.90	C #	C #	
712.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
712.45	Liquor Store	§ 790.55			
712.46	Movie Theater	§ 790.64	P	P	

1	712.47	Adult Entertainment	§ 790.36	C	C	
2	712.48	Other Entertainment	§ 790.38	P	P	
3	712.49	Financial Service	§ 790.110	P	P	
4		Limited Financial				
5	712.50	Service	§ 790.112	P	P	
6						
7	712.51	Medical Service	§ 790.114	P	P	P
8	712.52	Personal Service	§ 790.116	P	P	P
9		Business or				
10	712.53	Professional Service	§ 790.108	P	P	P
11		Massage				
12	712.54	Establishment	§ 790.60, § 1900 Health Code	C	C	
13	712.55	Tourist Hotel	§ 790.46	C	C	C
14						
15	712.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
16						
17	712.57	Automobile Gas Station	§ 790.14	C		
18						
19	712.58	Automotive Service Station	§ 790.17	C		
20						
21	712.59	Automotive Repair	§ 790.15	C	C	
22	712.60	Automotive Wash	§ 790.18	C		
23						
24	712.61	Automobile Sale or Rental	§ 790.12	C		
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1	712.62	Animal Hospital	§ 790.6	C	C	
2	712.63	Ambulance Service	§ 790.2	C		
3	712.64	Mortuary	§ 790.62	C	C	C
4	712.65	Trade Shop	§ 790.124	P	C	C
5	712.66	Storage	§ 790.117	C	C	C
6	712.67	Video Store	§ 790.135	C	C	C
7	712.68	Fringe Financial Service	§ 790.111	P#		
8	Institutions and Non-Retail Sales and Services					
9	712.70	Administrative Service	§ 790.106	C	C	C
10	712.80	Hospital or Medical Center	§ 790.44	C	C	C
11	712.81	Other Institutions, Large	§ 790.50	P	P	P
12	712.82	Other Institutions, Small	§ 790.51	P	P	P
13	712.83	Public Use	§ 790.80	C	C	C
14	712.84	Medical Cannabis Dispensary	§ 790.141	P #		
15	RESIDENTIAL STANDARDS AND USES					

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1	712.90	Residential Use	§ 790.88	P	P	P
2	712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
4	712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
7	712.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
10	712.94	Off-Street Parking, Residential	§§ 150, 153-157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
13	712.95	Community Residential Parking	§ 790.10	C	C	C

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SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 712.25 § 712.40	§ 249.14	THIRD STREET SPECIAL USE DISTRICT Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3 Controls: Off-

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		sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants and small self-service restaurants are C
§ 712.30 § 712.31 § 712.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 712.38	§ 790.84	Boundaries: Applicable to NC-3 Districts Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that: (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places; (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and (3) No legally residing residential tenants will be displaced.
§ 712.43	§ 781.4	GEARY BOULEVARD FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU Controls: Large

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		fast-food restaurants are NP
§ 712.43 § 712.44	§ 781.5	MISSION STREET FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map 7 SU Controls: Small self-service restaurants are C; large fast-food restaurants are NP
§ 712.45	§ 781.10	17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT. Boundaries: Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU Controls: One liquor store on the first or second story is C if operated as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.
§ 712.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Moderate-Scale Neighborhood Commercial Districts within its

		boundaries.Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 712.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.

Section 7. The San Francisco Planning Code is hereby amended by amending Section 713.1, to read as follows:

SEC. 713.1. NC-S -- NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

NC-S Districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists

1 primarily of trips between the parking lot and the stores on-site. Ground and second stories
 2 are devoted to retail sales and some personal services and offices.
 3 The NC-S standards and use provisions allow for medium-size commercial uses in low-scale
 4 buildings. Rear yards are not required for new development. Most neighborhood-serving retail
 5 businesses are permitted at the first and second stories, but limitations apply to fast-food
 6 restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited
 7 storage and administrative service activities are permitted with some restrictions.
 8 Housing development in new buildings is permitted. Existing residential units are protected by
 9 limitations on demolitions and prohibitions of upper-story conversions.

10 SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT

11 NC-S ZONING CONTROL TABLE

12 TABLE INSET:

			NC-S
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
713.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	Generally, 40-X # See Zoning Map
713.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	Not Applicable
713.12	Rear Yard	§§ 130, 134, 136	Not Required
713.13	Street Frontage		Required § 145.1

1	713.14	Awning	§ 790.20	P § 136.1(a)
2	713.15	Canopy	§ 790.26	P § 136.1(b)
3	713.16	Marquee	§ 790.58	P § 136.1(c)
4	713.17	Street Trees		Required § 143
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6				
7	713.20	Floor Area Ratio	§§ 102.9, 102.12, 123	1.8 to 1 § 124(a)(b)
8				
9	713.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
10				
11				
12	713.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
13				
14				
15				
16	713.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
17				
18				
19				
20	713.24	Outdoor Activity Area	§ 790.70	P/C § 145.2(a)
21				
22	713.25	Drive-Up Facility	§ 790.30	C
23				
24	713.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)

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2	713.27	Hours of Operation	§ 790.48
3			P 6 a.m.--2 a.m.;# C 2 a.m. 6 a.m.#
4	713.30	General Advertising Sign	§§ 262, 602--604, 608, 609
5			P # § 607.1(e)1
6	713.31	Business Sign	§§ 262, 602--604, 608, 609
7			P § 607.1(f)2
8	713.32	Other Signs	§§ 262, 602--604, 608, 609
9			P § 607.1(c) (d) (g)
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11 TABLE INSET:

12			NC-S			
13	No.	Zoning Category	§ References	Controls by Story		
14						
15			§ 790.118	1st	2nd	3rd+
16	713.38	Residential Conversion	§ 790.84	P		
17	713.39	Residential Demolition	§ 790.86	P	C	C
18						
19		Retail Sales and Services				
20		Other Retail Sales and				
21	713.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
22		<i>Below]</i>				
23	713.41	Bar	§ 790.22	P #	P #	
24	713.42	Full-Service Restaurant	§ 790.92	P	P	
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713.43	Large Fast-Food Restaurant	§ 790.90	C	C	
713.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
713.45	Liquor Store	§ 790.55	P		
713.46	Movie Theater	§ 790.64	P #	#	
713.47	Adult Entertainment	§ 790.36			
713.48	Other Entertainment	§ 790.38	P #	P #	
713.49	Financial Service	§ 790.110	P	P	#
713.50	Limited Financial Service	§ 790.112	P	P	
713.51	Medical Service	§ 790.114	P	P	#
713.52	Personal Service	§ 790.116	P	P	#
713.53	Business or Professional Service	§ 790.108	P	P	#
713.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
713.55	Tourist Hotel	§ 790.46	C #	C #	C #
713.56	Automobile Parking	§§ 790.8, 156, 160	P	P	

1	713.57	Automotive Gas Station	§ 790.14	C		
2						
3	713.58	Automotive Service Station	§ 790.17	P		
4						
5	713.59	Automotive Repair	§ 790.15			
6						
7	713.60	Automotive Wash	§ 790.18	C		
8						
9	713.61	Automobile Sale or Rental	§ 790.12			
10						
11	713.62	Animal Hospital	§ 790.6	C	C	
12						
13	713.63	Ambulance Service	§ 790.2			
14						
15	713.64	Mortuary	§ 790.62	C #	C #	
16						
17	713.65	Trade Shop	§ 790.124	P	P	
18						
19	713.66	Storage	§ 790.117	C	C	
20						
21	713.67	Video Store	§ 790.135	C	C	
22						
23	713.68	Fringe Financial Service	§ 790.111	P#		
24						
25	Institutions and Non-Retail Sales and Services					
	713.70	Administrative Service	§ 790.106	C #	C #	#
	713.80	Hospital or Medical Center	§ 790.44			
	713.81	Other Institutions, Large	§ 790.50	P #	P #	#

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2	713.82	Other Institutions, Small	§ 790.51	P #	P #
3				P #	P #
4	713.83	Public Use	§ 790.80	C	C
5				C	C
6	713.84	Medical Cannabis Dispensary	§ 790.141	P #	
7					
8	RESIDENTIAL STANDARDS AND USES				
9	713.90	Residential Use	§ 790.88	P #	P #
10				P #	P #
11	713.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area # § 207.4	
12					
13	713.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area # § 208	
14					
15	713.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common # § 135(d)	
16					
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18	713.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
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21	713.95	Community Residential Parking	§ 790.10	C	C #
22				C #	C #

SPECIFIC PROVISIONS FOR NC-S DISTRICTS

TABLE INSET:

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Article 7 Code Section	Other Code Section	Zoning Controls
§ 713.10 § 713.27 § 713.30 § 713.41 § 713.44 § 713.46 § 713.48 § 713.49 § 713.51 § 713.52 § 713.53 § 713.64 § 713.70 § 713.81 § 713.82 § 713.90 § 713.91 § 713.92 § 713.93 § 713.95	§ 253.3 § 780.1	LAKESHORE PLAZA SPECIAL USE DISTRICT Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H Controls: Special controls on various features and uses, and residential standards
§ 713.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
§ 713.55	§ 780.2	BAYSHORE-HESTER SPECIAL USE DISTRICT Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU Controls: Tourist hotels (inclusive of motels) may be permitted as a conditional use.

§ 713.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.
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Section 8. The San Francisco Planning Code is hereby amended by amending Section 715.1, to read as follows:

SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Castro Street District is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

The Castro Street District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls prohibit additional eating and drinking

1 establishments and permit with certain limitations new late-night uses, adult and other
 2 entertainment, and financial service uses. The continuous retail frontage is maintained by
 3 prohibiting most automobile and drive-up uses.

4 Housing development in new buildings is encouraged above the second story. Existing
 5 housing units are protected by limitations on demolitions and upper-story conversions.
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7 SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
 8 ZONING CONTROL TABLE

9 TABLE INSET:

			Castro Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 65B See Zoning Map
715.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)

1	715.13	Street Frontage		Required § 145.1
2	715.14	Awning	§ 790.20	P § 136.1(a)
3	715.15	Canopy	§ 790.26	P § 136.1(b)
4	715.16	Marquee	§ 790.58	P § 136.1(c)
5	715.17	Street Trees		Required § 143
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
8	715.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
9	715.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	715.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere §
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1			145.2(a)
2	715.25	Drive-Up Facility	§ 790.30
3	715.26	Walk-Up Facility	§ 790.140
4			P if recessed 3 ft.; C if not recessed § 145.2(b)
5	715.27	Hours of Operation	§ 790.48
6			P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
7	715.30	General Advertising Sign	§§ 262, 602--604, 608, 609
8	715.31	Business Sign	§§ 262, 602--604, 608, 609
9			P # § 607.1(f)2
10	715.32	Other Signs	§§ 262, 602--604, 608, 609
11			P # § 607.1(c) (d) (g)

15 TABLE INSET:

17 No.	18 Zoning Category	19 § References	20 Castro Street		
			21 Controls by Story		
		22 § 790.118	23 1st	24 2nd	25 3rd+
715.38	Residential Conversion	§ 790.84	P	C	
715.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					

1		Other Retail Sales and				
2	715.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
3		<i>Below]</i>				
4	715.41	Bar	§ 790.22			
5		Full-Service Restaurant				
6	715.42		§ 790.92			
7		Large Fast Food				
8	715.43	Restaurant	§ 790.90	C #		
9		Small Self-Service				
10	715.44	Restaurant	§ 790.91			
11		Liquor Store				
12	715.45		§ 790.55	C		
13	715.46	Movie Theater	§ 790.64	P		
14	715.47	Adult Entertainment	§ 790.36	C		
15	715.48	Other Entertainment	§ 790.38	C #		
16		Financial Service				
17	715.49		§ 790.110	C	C	
18		Limited Financial				
19	715.50	Service	§ 790.112	C		
20	715.51	Medical Service	§ 790.114	P	P	C
21	715.52	Personal Service	§ 790.116	P	P	C
22		Business or Professional				
23	715.53	Service	§ 790.108	P	P	C
24	715.54	Massage Establishment	§ 790.60, § 1900	P	C	
25						

1			Health Code			
2	715.55	Tourist Hotel	§ 790.46	C	C	C
3	715.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
5	715.57	Automotive Gas Station	§ 790.14			
8	715.58	Automotive Service Station	§ 790.17			
10	715.59	Automotive Repair	§ 790.15			
11	715.60	Automotive Wash	§ 790.18			
12	715.61	Automobile Sale or Rental	§ 790.12			
14	715.62	Animal Hospital	§ 790.6	C		
15	715.63	Ambulance Service	§ 790.2			
17	715.64	Mortuary	§ 790.62			
18	715.65	Trade Shop	§ 790.124	P	C	
19	715.66	Storage	§ 790.117			
20	715.67	Video Store	§ 790.135	C	C	
21	715.68	Fringe Financial Service	§ 790.111			
23	Institutions and Non-Retail Sales and Services					

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1	715.70	Administrative Service	§ 790.106			
2	715.80	Hospital or Medical Center	§ 790.44			
3						
4	715.81	Other Institutions, Large	§ 790.50	P	C	C
5						
6	715.82	Other Institutions, Small	§ 790.51	P	P	P
7						
8	715.83	Public Use	§ 790.80	C	C	C
9						
10	715.84	Medical Cannabis Dispensary	§ 790.141	P		
11						
12	RESIDENTIAL STANDARDS AND USES					
13	715.90	Residential Use	§ 790.88	P	P	P
14	715.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
15	715.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
16	715.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
17	715.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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715.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR CASTRO STREET

NEIGHBORHOOD COMMERCIAL DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 715.31 § 715.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
		Boundaries: Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 715.43		Boundaries: Applicable for the Castro Street NCD
		Controls: A large fast food restaurant may be permitted as a conditional use if in addition to the criteria set forth in § 303, the Commission finds that:
		(1) The large fast food restaurant will be located in an existing building that:
		(a) Is situated within the Castro Street NCD and adjacent to

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		the Upper Market Street NCD, and
		(b) Straddles the intersection of Castro and Market Streets, where heavy pedestrian traffic already exists for the many retail businesses in the area, and the addition of a large fast food restaurant would not cause additional burdens to the street;
		(2) The large fast food restaurant will be located in a building jointly occupied by a nonprofit community group providing medical, cultural, social, or other community services to the Castro Street NCD;
		(3) The fast food restaurant will contribute substantially to the financial ability of the nonprofit community group's ability to locate and operate in that building by paying the nonprofit's rent and maintenance costs for the building for at least seven years and by making a one-time cash contribution of \$120,000 to an AIDS-related community group;
		(4) That portion of the building occupied by the community use shall be at least twice the floor area occupied by the large fast food restaurant; and
		(5) No conditional use granted pursuant to this Section may exceed a period of 15 years unless a new conditional use application is filed and granted by the City Planning

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		Commission or Board of Supervisors on appeal.
§ 715.48		Boundaries: Applicable for the Castro Street NCD. Controls: Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.

Section 9. The San Francisco Planning Code is hereby amended by amending Section 716.1, to read as follows:

SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Clement Street Commercial District is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of

1 northwest San Francisco. The district provides a wide selection of convenience goods and
2 services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one
3 of the greatest concentrations of restaurants of any commercial street in San Francisco,
4 drawing customers from throughout the City and region. There are also a significant number
5 of professional, realty, and business offices as well as financial institutions. The pleasant
6 pedestrian character of the district is derived directly from the intensely active retail frontage
7 on Clement Street.

8 The Inner Clement Street District controls are designed to promote development that is
9 consistent with its existing land use patterns and to maintain a harmony of uses that supports
10 the district's vitality. The building standards allow small-scale buildings and uses, protecting
11 rear yards above the ground story and at residential levels. In new development, most
12 commercial uses are permitted at the first two stories, although certain limitations apply to
13 uses at the second story. Special controls are necessary to preserve the equilibrium of
14 neighborhood-serving convenience and comparison shopping businesses and protect
15 adjacent residential livability. These controls prohibit additional financial service and limit
16 additional eating and drinking establishments, late-night commercial uses and ground-story
17 entertainment uses. In order to maintain the street's active retail frontage, controls also
18 prohibit most new automobile and drive-up uses.

19 Housing development is encouraged in new buildings above the ground story. Existing
20 residential units are protected by prohibitions on upper-story conversions and limitations on
21 demolitions.
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23 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
24 **ZONING CONTROL TABLE**
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1 TABLE INSET:

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			Inner Clement Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
716.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
716.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
716.13	Street Frontage		Required § 145.1
716.14	Awning	§ 790.20	P § 136.1(a)
716.15	Canopy	§ 790.26	P § 136.1(b)
716.16	Marquee	§ 790.58	P § 136.1(c)
716.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
716.20	Floor Area Ratio	§§ 102.9, 102.11,	1.8 to 1 § 124(a) (b)

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		123	
716.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2
716.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
716.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
716.25	Drive-Up Facility	§ 790.30	
716.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
716.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
716.30	General Advertising Sign	§§ 262, 602--604, 608, 609	

1	716.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
2				
3	716.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
4				

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6 TABLE INSET:

7 8 9 10 11 12 13	No.	Zoning Category	§ References	Inner Clement Street		
				Controls by Story		
			§ 790.118	1st	2nd	3rd+
14	716.38	Residential Conversion	§ 790.84	P		
15	716.39	Residential Demolition	§ 790.86	P	C	C
16	Retail Sales and Services					
17	716.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
18	716.41	Bar	§ 790.22	C		
19	716.42	Full-Service Restaurant	§ 790.92	C		
20	716.43	Large Fast Food Restaurant	§ 790.90			
21	716.44	Small Self-Service Restaurant	§ 790.91			
22						
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1	716.45	Liquor Store	§ 790.55	C		
2	716.46	Movie Theater	§ 790.64	P		
3	716.47	Adult Entertainment	§ 790.36			
4	716.48	Other Entertainment	§ 790.38	C		
5	716.49	Financial Service	§ 790.110			
7	716.50	Limited Financial Service	§ 790.112	C		
8						
9	716.51	Medical Service	§ 790.114	P	C	
10	716.52	Personal Service	§ 790.116	P	C	
11						
12	716.53	Business or Professional Service	§ 790.108	P	C	
13						
14	716.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
15						
16	716.55	Tourist Hotel	§ 790.46	C	C	
17						
18	716.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
19						
20	716.57	Automotive Gas Station	§ 790.14			
21						
22	716.58	Automotive Service Station	§ 790.17			
23						
24	716.59	Automotive Repair	§ 790.15			

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1	716.60	Automotive Wash	§ 790.18			
2	716.61	Automobile Sale or Rental	§ 790.12			
3						
4	716.62	Animal Hospital	§ 790.6	C		
5	716.63	Ambulance Service	§ 790.2			
6	716.64	Mortuary	§ 790.62			
7	716.65	Trade Shop	§ 790.124	P	C	
8	716.66	Storage	§ 790.117			
9	716.67	Video Store	§ 790.135	C	C	
10	716.68	Fringe Financial Service	§ 790.111			
11						
12						
13	Institutions and Non-Retail Sales and Services					
14						
15	716.70	Administrative Service	§ 790.106			
16	716.80	Hospital or Medical Center	§ 790.44			
17						
18	716.81	Other Institutions, Large	§ 790.50	P	C	C
19						
20	716.82	Other Institutions, Small	§ 790.51	P	P	P
21						
22	716.83	Public Use	§ 790.80	C	C	C
23	716.84	Medical Cannabis	§ 790.141	P		
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1		Dispensary				
2	RESIDENTIAL STANDARDS AND USES					
3	716.90	Residential Use	§ 790.88	P	P	P
4	716.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
5	716.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
6	716.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)		
7	716.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8	716.95	Community Residential Parking	§ 790.10	C	C	C

18 SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET

19 NEIGHBORHOOD COMMERCIAL DISTRICT

20 TABLE INSET:

21	Article 7 Code	Other Code	Zoning Controls
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1	Section	Section	
2			INNER CLEMENT STREET LIQUOR LICENSES FOR FULL-
3			SERVICE RESTAURANTS Boundaries: Applicable to the Inner
4			Clement Street Neighborhood Commercial District Controls: (a)
5			In order to allow certain restaurants to seek an ABC license
6			type 47 so that liquor may be served for drinking on the
7			premises, a bar use, as defined in § 790.22, may be permitted
8			as a conditional use on the ground level if, in addition to the
9			criteria set forth in Section 303, the Planning Commission finds
10			that:
11			(1) The bar function is operated as an integral element of an
12			establishment which is classified both as: (A) a full-service
13	§ 716.41	§ 790.22	restaurant as defined in §790.92 and (B) a bona-fide restaurant
14			as defined in §781.8(c); and
15			(2) The establishment maintains only an ABC license type 47.
16			Other ABC license types, except those that are included within
17			the definition of a full-service restaurant pursuant to §790.22,
18			are not permitted for those uses subject to this Section.
19			(b) Subsequent to the granting of a conditional use
20			authorization under this Section, the Commission may consider
21			immediate revocation of the previous conditional use
22			authorization should an establishment no longer comply with
23			any of the above criteria for any length of time.
24	§ 716.41	§ 790.22	INNER CLEMENT STREET LIQUOR LICENSES FOR BARS
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		<p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls: (a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</p> <p>(2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
<p>§716.41 and</p>	<p>§790.92 and</p>	<p>INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND BARS</p>

1	716.42	790.22	Boundaries: Applicable to the Inner Clement Street
2			Neighborhood Commercial District
3			Controls: A full-service restaurant or a bar may be permitted as
4			a conditional use on the ground level if, in addition to the criteria
5			set forth in Section 303, the Planning Commission has
6			approved no more than a total of three (3) full-service
7			restaurants or bars in accordance with this Section. Should a
8			full-service restaurant or bar permitted under this Section cease
9			operation and complete a lawful change of use to another
10			principally or conditionally permitted use, the Commission may
11			consider a new full-service restaurant or bar in accordance with
12			the terms of this Section.

13 Section 10. The San Francisco Planning Code is hereby amended by amending
14 Section 717.1, to read as follows:

15 **SEC. 717.1. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
16 **DISTRICT.**

17 The Outer Clement Street Neighborhood Commercial District is located on Clement
18 Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District.
19 The shopping area contains small-scale convenience businesses, as well as many
20 restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide
21 clientele during the evening hours, while convenience shopping uses cater for the most part to
22 daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings
23 with some fully commercial and fully residential buildings interspersed between them.

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1 The Outer Clement Street District controls are designed to promote development that is
2 in keeping with the district's existing small-scale, mixed-use character. The building standards
3 monitor large-scale development and protect rear yards at all levels. Future commercial
4 growth is directed to the ground story in order to promote more continuous and active retail
5 frontage. Additional eating and drinking establishments are prohibited, while ground-story
6 entertainment and financial service uses are monitored in order to limit the problems of traffic,
7 congestion, noise and late-night activity associated with such uses and to protect existing
8 neighborhood-serving businesses. Other controls restricting late-night activity, hotels,
9 automobile uses, and drive-up facilities are designed to preserve the low-intensity character of
10 the district.

11 Housing development in new buildings is encouraged above the ground story. Existing
12 residential units are protected by prohibitions of upper-story conversions and limitations on
13 demolitions.

15 SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

17 ZONING CONTROL TABLE

18 TABLE INSET:

			Outer Clement Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
717.10	Height and Bulk Limit	§§ 102.12, 105, 106,	40-X

1		250--252, 260,	
2		<u>263.20</u> , 270, 271	
3	717.11	Lot Size <i>[Per Development]</i>	P up to 4,999 sq. ft. C
4		§§ 790.56, 121.1	5,000 sq. ft. & above §
5			121.1
6	717.12	Rear Yard	Required at grade level
7		§§ 130, 134, 136	and above § 134(a) (e)
8			
9	717.13	Street Frontage	Required § 145.1
10	717.14	Awning	P § 136.1(a)
11	717.15	Canopy	P § 136.1(b)
12	717.16	Marquee	P § 136.1(c)
13	717.17	Street Trees	Required § 143
14			
15	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
16	717.20	Floor Area Ratio	1.8 to 1 § 124(a) (b)
17		§§ 102.9, 102.11,	
18		123	
19	717.21	Use Size <i>[Non-Residential]</i>	P up to 2,499 sq. ft.; C
20		§ 790.130	2,500 sq. ft. & above §
21			121.2
22	717.22	Off-Street Parking,	Generally, none required
23		Commercial/Institutional	if occupied floor area is
24		§§ 150, 153--157,	less than 5,000 sq. ft. §§
25		159--160, 204.5	

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			151, 161(g)
717.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
717.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
717.25	Drive-Up Facility	§ 790.30	
717.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
717.27	Hours of Operation	§ 790.48	P 6 a.m.--11 p.m.; C 11 p.m.--2 a.m.
717.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
717.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
717.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

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No.	Zoning Category	§ References	Outer Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
717.38	Residential Conversion	§ 790.84	P		
717.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
717.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
717.41	Bar	§ 790.22			
717.42	Full-Service Restaurant	§ 790.92			
717.43	Large Fast Food Restaurant	§ 790.90			
717.44	Small Self-Service Restaurant	§ 790.91			
717.45	Liquor Store	§ 790.55	C		
717.46	Movie Theater	§ 790.64	P		
717.47	Adult Entertainment	§ 790.36			
717.48	Other Entertainment	§ 790.38	C		
717.49	Financial Service	§ 790.110	C		

1	717.50	Limited Financial Service	§ 790.112	C		
2						
3	717.51	Medical Service	§ 790.114	P		
4	717.52	Personal Service	§ 790.116	P		
5						
6	717.53	Business or Professional Service	§ 790.108	P		
7						
8	717.54	Massage Establishment	§ 790.60, § 1900			
9			Health Code			
10	717.55	Tourist Hotel	§ 790.46			
11	717.56	Automobile Parking	§§ 790.8, 156,	C	C	
12			160			
13	717.57	Automotive Gas Station	§ 790.14			
14						
15	717.58	Automotive Service Station	§ 790.17			
16						
17	717.59	Automotive Repair	§ 790.15			
18						
19	717.60	Automotive Wash	§ 790.18			
20	717.61	Automobile Sale or Rental	§ 790.12			
21						
22	717.62	Animal Hospital	§ 790.6	C		
23	717.63	Ambulance Service	§ 790.2			
24	717.64	Mortuary	§ 790.62			
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1	717.65	Trade Shop	§ 790.124	P		
2	717.66	Storage	§ 790.117			
3	717.67	Video Store	§ 790.135	C	C	
4		Fringe Financial Service				
5	717.68		§ 790.111			
6						
7	Institutions and Non-Retail Sales and Services					
8	717.70	Administrative Service	§ 790.106			
9		Hospital or Medical				
10	717.80	Center	§ 790.44			
11		Other Institutions, Large				
12	717.81		§ 790.50	P	C	C
13		Other Institutions, Small				
14	717.82		§ 790.51	P	P	P
15		Public Use				
16	717.83		§ 790.80	C	C	C
17		Medical Cannabis				
18	717.84	Dispensary	§ 790.141	P		
19	RESIDENTIAL STANDARDS AND USES					
20	717.90	Residential Use	§ 790.88	P	P	P
21		Residential Density,				
22	717.91	Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
23		Residential Density,				
24	717.92	Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
25						

1 2 3	717.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
4 5 6	717.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
7 8	717.95	Community Residential Parking	§ 790.10	C	C	C

10 Section 11. The San Francisco Planning Code is hereby amended by amending
11 Section 718.1, to read as follows:

12 **SEC. 718.1. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL**
13 **DISTRICT.**

14
15 The Upper Fillmore Street Neighborhood Commercial District is situated in the south-
16 central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to
17 Bush and extends west one block along California and Pine Streets. This medium-scaled,
18 multi-purpose commercial district provides convenience goods to its immediate neighborhood
19 as well as comparison shopping goods and services on a specialized basis to a wider trade
20 area. Commercial businesses are active during both day and evening and include a number
21 of bars, restaurants, specialty groceries, and specialty clothing stores.

22 The Upper Fillmore District controls are designed to protect the existing building scale
23 and promote new mixed-use development which is in character with adjacent buildings.
24 Building standards regulate large lot and use development and protect rear yards above the
25

1 ground story and at residential levels. Most commercial uses are permitted at the first two
 2 stories of new buildings. Special controls are designed to preserve the existing equilibrium of
 3 neighborhood-serving convenience and specialty commercial uses. In order to maintain
 4 convenience stores and protect adjacent livability, additional eating and drinking
 5 establishments are prohibited and ground-story entertainment and financial service uses are
 6 limited. In order to promote continuous retail frontage, drive-up and most automobile uses are
 7 prohibited.

8 Housing development in new buildings is encouraged above the second story. Existing
 9 residential units are protected by limitations on demolitions and upper-story conversions.

11 SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

13 ZONING CONTROL TABLE

14 TABLE INSET:

			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
718.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §

1			121.1
2	718.12	Rear Yard	Required at the second
3			story and above and at
4		§§ 130, 134, 136	all residential levels §
5			134(a) (e)
6	718.13	Street Frontage	Required § 145.1
7	718.14	Awning	P § 136.1(a)
8	718.15	Canopy	P § 136.1(b)
9	718.16	Marquee	P § 136.1(c)
10	718.17	Street Trees	Required § 143
11	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
12	718.20	Floor Area Ratio	2.5 to 1 § 124(a) (b)
13		§§ 102.9, 102.11,	
14		123	
15	718.21	Use Size <i>[Non-Residential]</i>	P up to 2,499 sq. ft.; C
16		§ 790.130	2,500 sq. ft. & above §
17			121.2
18	718.22	Off-Street Parking, Commercial/Institutional	Generally, none required
19		§§ 150, 153--157,	if occupied floor area is
20		159--160, 204.5	less than 5,000 sq. ft. §§
21			151, 161(g)
22	718.23	Off-Street Freight Loading	Generally, none required
23		§§ 150, 153--155,	if gross floor area is less
24		204.5	
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			than 10,000 sq. ft. §§ 152, 161(b)
718.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
718.25	Drive-Up Facility	§ 790.30	
718.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
718.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.; C 2 a.m.--6 a.m.
718.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
718.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f) 2
718.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	Upper Fillmore Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+

1	718.38	Residential Conversion	§ 790.84	P	C	
2	718.39	Residential Demolition	§ 790.86	P	C	C
3	Retail Sales and Services					
4		Other Retail Sales and				
5	718.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
6		<i>Below]</i>				
7						
8	718.41	Bar	§ 790.22			
9						
10	718.42	Full-Service Restaurant	§ 790.92			
11						
12	718.43	Large Fast Food	§ 790.90			
13		Restaurant				
14						
15	718.44	Small Self-Service	§ 790.91			
16		Restaurant				
17						
18	718.45	Liquor Store	§ 790.55	C		
19						
20	718.46	Movie Theater	§ 790.64	P		
21						
22	718.47	Adult Entertainment	§ 790.36			
23						
24	718.48	Other Entertainment	§ 790.38	C		
25						
	718.49	Financial Service	§ 790.110	C		
	718.50	Limited Financial	§ 790.112	C		
		Service				
	718.51	Medical Service	§ 790.114	P	P	

1	718.52	Personal Service	§ 790.116	P	P	
2	718.53	Business or Professional Service	§ 790.108	P	P	
3						
4	718.54	Massage Establishment	§ 790.60, § 1900			
5			Health Code	C		
6	718.55	Tourist Hotel	§ 790.46	C	C	C
7						
8	718.56	Automobile Parking	§§ 790.8, 156,			
9			160	C	C	C
10	718.57	Automotive Gas Station	§ 790.14			
11						
12	718.58	Automotive Service Station	§ 790.17			
13						
14	718.59	Automotive Repair	§ 790.15			
15	718.60	Automotive Wash	§ 790.18			
16						
17	718.61	Automobile Sale or Rental	§ 790.12			
18						
19	718.62	Animal Hospital	§ 790.6	C		
20	718.63	Ambulance Service	§ 790.2			
21	718.64	Mortuary	§ 790.62			
22	718.65	Trade Shop	§ 790.124	P		
23	718.66	Storage	§ 790.117			
24						
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1	718.67	Video Store	§ 790.135	C	C	
2	718.68	Fringe Financial Service	§ 790.111			
3						
4	Institutions and Non-Retail Sales and Services					
5	718.70	Administrative Service	§ 790.106			
6						
7	718.80	Hospital or Medical Center	§ 790.44			
8						
9	718.81	Other Institutions, Large	§ 790.50	P	C	C
10						
11	718.82	Other Institutions, Small	§ 790.51	P	P	P
12						
13	718.83	Public Use	§ 790.80	C	C	C
14						
15	718.84	Medical Cannabis Dispensary	§ 790.141	P		
16						
17	RESIDENTIAL STANDARDS AND USES					
18	718.90	Residential Use	§ 790.88	P	P	P
19	718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
20						
21	718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
22						
23	718.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if		
24						
25						

1			common § 135(d)			
2	718.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
3	718.95	Community Residential Parking	§ 790.10	C	C	C
4						
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8 Section 12. The San Francisco Planning Code is hereby amended by amending
9 Section 719.1, to read as follows:

10 **SEC. 719.1. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 Northwest of the City's geographical center, the Haight Street Neighborhood
12 Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight
13 Street between Stanyan and Central Avenue, including a portion of Stanyan Street between
14 Haight and Beulah. The shopping area provides convenience goods and services to local
15 Haight-Ashbury residents, as well as comparison shopping goods and services to a larger
16 market area. The commercial district is also frequented by users of Golden Gate Park on
17 weekends and by City residents for its eating, drinking, and entertainment places. Numerous
18 housing units establish the district's mixed residential-commercial character.
19

20 The Haight Street District controls are designed to protect the existing building scale
21 and promote new mixed-use development which is in character with adjacent buildings. The
22 building standards regulate large-lot and use development and protect rear yards above the
23 ground story and at residential levels. To promote the prevailing mixed-use character, most
24 commercial uses are directed primarily to the ground story with some upper-story restrictions
25

1 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving
 2 commercial uses and regulate the more intensive commercial uses which can generate
 3 congestion and nuisance problems, special controls prohibit additional eating and drinking
 4 uses, restrict expansion and intensification of existing eating and drinking establishments, and
 5 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses
 6 protect the district's continuous retail frontage.

7 Housing development in new buildings is encouraged above the ground story. Existing
 8 residential units are protected by prohibition of upper-story conversions and limitations on
 9 demolitions.

11 SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

13 ZONING CONTROL TABLE

14 TABLE INSET:

			Haight Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
719.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
719.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §

1			121.1
2			Required at grade level
3	719.12	Rear Yard	§§ 130, 134, 136 and above § 134(a) (e)
4			
5	719.13	Street Frontage	Required § 145.1
6	719.14	Awning	§ 790.20 P § 136.1(a)
7	719.15	Canopy	§ 790.26 P § 136.1(b)
8	719.16	Marquee	§ 790.58 P § 136.1(c)
9	719.17	Street Trees	Required § 143
10	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
11			
12	719.20	Floor Area Ratio	§§ 102.9, 102.11, 1.8 to 1 § 124(a) (b)
13			
14	719.21	Use Size <i>[Non-Residential]</i>	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
15			
16	719.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5 Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
17			
18	719.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5 Generally, none required if gross floor area is less than 10,000 sq. ft. §§
19			
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22			
23			
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1			152, 161(b)
2			P if located in front; C if
3	719.24	Outdoor Activity Area	located elsewhere §
4			145.2(a)
5	719.25	Drive-Up Facility	
6			
7	719.26	Walk-Up Facility	P if recessed 3 ft.; C if
8			not recessed § 145.2(b)
9			
10	719.27	Hours of Operation	P 6 a.m.--2 a.m.; C 2
11			a.m.--6 a.m.
12	719.30	General Advertising Sign	
13			
14	719.31	Business Sign	
15			
16	719.32	Other Signs	
17			

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19 TABLE INSET:

20			Haight Street		
21	No.	Zoning Category	§ References	Controls by Story	
22					
23			§ 790.118	1st	2nd
24	719.38	Residential Conversion	§ 790.84	P	
25					

1	719.39	Residential Demolition	§ 790.86	P	C	C
2	Retail Sales and Services					
3		Other Retail Sales and				
4	719.40	Services <i>[Not Listed</i>	§ 790.102	P#	C#	#
5		<i>Below]</i>				
6	719.41	Bar	§ 790.22	#	#	#
7						
8	719.42	Full-Service Restaurant	§ 790.92	#	#	#
9						
10	719.43	Large Fast Food	§ 790.90	#	#	#
11		Restaurant				
12	719.44	Small Self-Service	§ 790.91	#	#	#
13		Restaurant				
14	719.45	Liquor Store	§ 790.55			
15	719.46	Movie Theater	§ 790.64	P		
16	719.47	Adult Entertainment	§ 790.36			
17	719.48	Other Entertainment	§ 790.38	C		
18	719.49	Financial Service	§ 790.110	P		
19	719.50	Limited Financial	§ 790.112	P		
20		Service				
21	719.51	Medical Service	§ 790.114		C	
22	719.52	Personal Service	§ 790.116	P	C	
23	719.53	Business or Professional	§ 790.108	P	C	
24						
25						

1		Service				
2	719.54	Massage Establishment	§ 790.60, § 1900	C		
3			Health Code			
4	719.55	Tourist Hotel	§ 790.46	C	C	
5	719.56	Automobile Parking	§§ 790.8, 156,	C	C	C
6			160			
7	719.57	Automotive Gas Station	§ 790.14			
8						
9	719.58	Automotive Service Station	§ 790.17			
10						
11	719.59	Automotive Repair	§ 790.15	C		
12	719.60	Automotive Wash	§ 790.18			
13	719.61	Automobile Sale or Rental	§ 790.12			
14	719.62	Animal Hospital	§ 790.6	C		
15	719.63	Ambulance Service	§ 790.2			
16	719.64	Mortuary	§ 790.62			
17	719.65	Trade Shop	§ 790.124	P		
18	719.66	Storage	§ 790.117			
19	719.67	Video Store	§ 790.135	C	C	
20	719.68	Fringe Financial Service	§ 790.111	#	#	#
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Institutions and Non-Retail Sales and Services					
719.70	Administrative Service	§ 790.106			
719.80	Hospital or Medical Center	§ 790.44			
719.81	Other Institutions, Large	§ 790.50	P	C	C
719.82	Other Institutions, Small	§ 790.51	P	P	P
719.83	Public Use	§ 790.80	C	C	C
719.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
719.90	Residential Use	§ 790.88	P	P	P
719.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area -- § 207.4		
719.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area -- § 208		
719.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
719.94	Off-Street Parking,	§§ 150, 153--157,	Generally, 1 space for each		

	Residential	159--160, 204.5	dwelling unit §§ 151, 161(a) (g)		
719.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 719.40 § 719.41 § 719.42 § 719.43 § 719.44	§ 781.9	Boundaries: The entire Haight Street Neighborhood Commercial District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.
§ 719.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District. Controls: Fringe financial services are NP pursuant to Section 249.35.

1 Section 13. The San Francisco Planning Code is hereby amended by amending
2 Section 720.1, to read as follows:

3 **SEC. 720.1. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The Hayes-Gough Neighborhood Commercial District is located within walking distance
5 of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
6 tip resting at Lily Street. This mixed-use commercial district contains a limited range of retail
7 commercial activity, which primarily caters to the immediate needs of the neighborhood. The
8 few comparison goods that it does provide attract clientele from a wider area outside its
9 neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a
10 number of restaurants and art galleries, but other types of retail activity are limited.

11 The Hayes-Gough District controls are designed to allow for growth and expansion that
12 is compatible with the existing building and use scales. Building standards protect the
13 moderate building and use size and require rear yards at residential levels. To maintain the
14 mixed-use character of the district, most commercial uses are permitted at the first and
15 second stories and housing is strongly encouraged at the third story and above. In order to
16 encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and
17 problematic uses, eating and drinking, and entertainment uses are directed to the ground
18 story. Retail sales activity, especially neighborhood-serving businesses, is further promoted
19 by restricting new ground-story medical, business and professional offices. To protect
20 continuous frontage, drive-up and most automobile uses are prohibited.

21
22 Housing development in new buildings is encouraged above the second story. Existing
23 residential units are protected by limitations on demolitions and upper-story conversions.

1 SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT

2
3 ZONING CONTROL TABLE

4 TABLE INSET:

5

			Hayes-Gough
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
720.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	50-X, 65-A See Zoning Map
720.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
720.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
720.13	Street Frontage		Required § 145.1
720.14	Awning	§ 790.20	P § 136.1(a)
720.15	Canopy	§ 790.26	P § 136.1(b)
720.16	Marquee	§ 790.58	P § 136.1(c)
720.17	Street Trees		Required § 143

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COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
720.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
720.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
720.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
720.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b)
720.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
720.25	Drive-Up Facility	§ 790.30	
720.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
720.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.

1	720.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
2				
3	720.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
4				
5	720.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)
6				
7				

8 TABLE INSET:

10 No.	11 Zoning Category	12 § References	13 Hayes-Gough		
			14 Controls by Story		
		15 § 790.118	1st	2nd	3rd+
16 720.38	17 Residential Conversion	18 § 790.84	P	C	
19 720.39	20 Residential Demolition	21 § 790.86	P	C	C
22 Retail Sales and Services					
23 720.40	24 Other Retail Sales and Services <i>[Not Listed Below]</i>	25 § 790.102	P	P	
720.41	Bar	§ 790.22	P		
720.42	Full-Service Restaurant	§ 790.92	P		
720.43	Large Fast Food Restaurant	§ 790.90	C		

1	720.44	Small Self-Service Restaurant	§ 790.91	P		
2						
3	720.45	Liquor Store	§ 790.55	C		
4	720.46	Movie Theater	§ 790.64	P		
5	720.47	Adult Entertainment	§ 790.36			
6	720.48	Other Entertainment	§ 790.38	C		
7	720.49	Financial Service	§ 790.110	P	C	
8	720.50	Limited Financial Service	§ 790.112	P		
9	720.51	Medical Service	§ 790.114	C	P	C
10	720.52	Personal Service	§ 790.116	P	P	C
11	720.53	Business or Professional Service	§ 790.108	C	P	C
12	720.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
13	720.55	Tourist Hotel	§ 790.46	C	C	C
14	720.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
15	720.57	Automotive Gas Station	§ 790.14			
16	720.58	Automotive Service Station	§ 790.17			

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1	720.59	Automotive Repair	§ 790.15			
2	720.60	Automotive Wash	§ 790.18			
3		Automobile Sale or				
4	720.61	Rental	§ 790.12			
5	720.62	Animal Hospital	§ 790.6	C		
6	720.63	Ambulance Service	§ 790.2			
7	720.64	Mortuary	§ 790.62			
8	720.65	Trade Shop	§ 790.124	P	C	
9	720.66	Storage	§ 790.117			
10	720.67	Video Store	§ 790.135	C	C	
11		Fringe Financial Service				
12	720.68		§ 790.111	P#		
13						
14						
15	Institutions and Non-Retail Sales and Services					
16	720.70	Administrative Service	§ 790.106			
17		Hospital or Medical				
18	720.80	Center	§ 790.44			
19		Other Institutions, Large				
20	720.81		§ 790.50	P	C	C
21		Other Institutions, Small				
22	720.82		§ 790.51	P	P	P
23		Public Use				
24	720.83		§ 790.80	C	C	C

25

1	720.84	Medical Cannabis Dispensary	§ 790.141	P		
2	RESIDENTIAL STANDARDS AND USES					
3	720.90	Residential Use	§ 790.88	P	P	P
4	720.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
5	720.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
6	720.93	Usable Open Space [<i>Per Residential Unit</i>]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
7	720.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
8	720.95	Community Residential Parking	§ 790.10	C	C	C

19 **SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT**

20 TABLE INSET:

21	Article 7	Other Code	Zoning Controls
22	Code Section	Section	

720.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

Section 14. The San Francisco Planning Code is hereby amended by amending Section 721.1, to read as follows:

SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Market Street Neighborhood Commercial District, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of

1 the district and its surrounding residential areas. Large-lot and use development is reviewed
 2 for consistency with existing development patterns. Rear yards are protected at residential
 3 levels. To promote mixed-use buildings, most commercial uses are permitted with some
 4 limitations above the second story. In order to maintain continuous retail frontage and
 5 preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are
 6 encouraged, and eating and drinking, entertainment, and financial service uses are limited.
 7 Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

8 Housing development in new buildings is encouraged above the second story. Existing
 9 upper-story residential units are protected by limitations on demolitions and upper-story
 10 conversions.

11
 12 SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

13
 14 ZONING CONTROL TABLE

15 TABLE INSET:

			Upper Market Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
721.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 50-X, 65-B, 80-B See Zoning Map
721.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft. C

1			10,000 sq. ft. & above §
2			121.1
3	721.12	Rear Yard	§§ 130, 134, 136
4			Required at residential
5			levels only § 134(a) (e)
6	721.13	Street Frontage	Required § 145.1
7	721.14	Awning	§ 790.20
8			P § 136.1(a)
9	721.15	Canopy	§ 790.26
			P § 136.1(b)
10	721.16	Marquee	§ 790.58
			P § 136.1(c)
11	721.17	Street Trees	Required § 143
12	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
13	721.20	Floor Area Ratio	§§ 102.9, 102.11,
14			123
			3.0 to 1 § 124(a) (b)
15	721.21	Use Size <i>[Non-Residential]</i>	§ 790.130
16			P up to 2,999 sq. ft.; C
17			3,000 sq. ft. & above §
18			121.2
19	721.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5
20			Generally, none required
21			if occupied floor area is
22			less than 5,000 sq. ft. §§
			151, 161(g)
23	721.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5
24			Generally, none required
25			if gross floor area is less

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			than 10,000 sq. ft. §§ 152, 161(b)
721.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
721.25	Drive-Up Facility	§ 790.30	
721.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
721.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
721.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
721.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)2
721.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	Upper Market Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+

1	721.38	Residential Conversion	§ 790.84	P	C	
2	721.39	Residential Demolition	§ 790.86	P	C	C
3	Retail Sales and Services					
4		Other Retail Sales and				
5	721.40	Services <i>[Not Listed</i>	§ 790.102	P	P	
6		<i>Below]</i>				
7						
8	721.41	Bar	§ 790.22	C		
9	721.42	Full-Service Restaurant	§ 790.92	C		
10						
11	721.43	Large Fast Food	§ 790.90			
12		Restaurant				
13	721.44	Small Self-Service	§ 790.91	C		
14		Restaurant				
15	721.45	Liquor Store	§ 790.55	C		
16	721.46	Movie Theater	§ 790.64	P		
17	721.47	Adult Entertainment	§ 790.36			
18	721.48	Other Entertainment	§ 790.38	C#		
19	721.49	Financial Service	§ 790.110	C	C	
20						
21	721.50	Limited Financial	§ 790.112	P		
22		Service				
23	721.51	Medical Service	§ 790.114	P	P	C
24	721.52	Personal Service	§ 790.116	P	P	C

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1	721.53	Business or Professional Service	§ 790.108	P	P	C
2						
3	721.54	Massage Establishment	§ 790.60, § 1900	C	C	
4			Health Code			
5	721.55	Tourist Hotel	§ 790.46	C	C	C
6						
7	721.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
8						
9	721.57	Automotive Gas Station	§ 790.14			
10	721.58	Automotive Service Station	§ 790.17			
11						
12	721.59	Automotive Repair	§ 790.15	C		
13	721.60	Automotive Wash	§ 790.18			
14						
15	721.61	Automobile Sale or Rental	§ 790.12			
16	721.62	Animal Hospital	§ 790.6	C		
17						
18	721.63	Ambulance Service	§ 790.2			
19	721.64	Mortuary	§ 790.62			
20	721.65	Trade Shop	§ 790.124	P	C	
21	721.66	Storage	§ 790.117			
22	721.67	Video Store	§ 790.135	C	C	
23						
24	721.68	Fringe Financial Service	§ 790.111			

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Institutions and Non-Retail Sales and Services					
721.70	Administrative Service	§ 790.106			
721.80	Hospital or Medical Center	§ 790.44			
721.81	Other Institutions, Large	§ 790.50	P	C	C
721.82	Other Institutions, Small	§ 790.51	P	P	P
721.83	Public Use	§ 790.80	C	C	C
721.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
721.90	Residential Use	§ 790.88	P	P	P
721.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
721.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
721.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d)		
721.94	Off-Street Parking,	§§ 150, 153--157,	Generally, 1 space for each		

1		Residential	159--160, 204.5	dwelling unit §§ 151, 161(a)		
2				(g)		
3	721.95	Community Residential	§ 790.10	C	C	C
4		Parking				

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6 SPECIFIC PROVISIONS FOR UPPER MARKET STREET

7 NEIGHBORHOOD COMMERCIAL DISTRICT

8 TABLE INSET:

9

10 Article 7	11 Other Code	12 Zoning Controls
11 Code	Section	
12 Section		
13 § 721.31 §	14 § 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
15 721.32		
16 § 721.48		Boundaries: Applicable for the Upper Market Street NCD. Controls: Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment

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		Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.
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Section 15. The San Francisco Planning Code is hereby amended by amending Section 723.1, to read as follows:

SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street Neighborhood Commercial District extends for a mile as a north-south linear strip, and includes a portion of Larkin Street between Post and California Streets. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has an active and continuous commercial frontage along Polk Street for almost all of its length. Larkin Street and side streets in the district have a greater proportion of residences than Polk Street itself. The district provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well as some automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

1 The Polk Street District controls are designed to encourage and promote development
 2 which is compatible with the surrounding neighborhood. The building standards monitor large-
 3 scale development and protect rear yards at residential levels. Consistent with Polk Street's
 4 existing mixed-use character, new buildings may contain most commercial uses at the first
 5 two stories. The controls encourage neighborhood-serving businesses, but limit new eating,
 6 drinking, other entertainment, and financial service uses, which can produce parking
 7 congestion, noise and other nuisances or displace other types of local-serving convenience
 8 goods and services. They also prohibit new adult entertainment uses. Restrictions on drive-up
 9 and most automobile uses protect the district's continuous retail frontage and prevent further
 10 traffic congestion.

11 Housing developed in new buildings is encouraged above the second story, especially
 12 in the less intensely developed portions of the district along Larkin Street. Existing housing
 13 units are protected by limitations on demolitions and upper-story conversions.

14
 15 SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

16
 17 ZONING CONTROL TABLE

18 TABLE INSET:

			Polk Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
723.10	Height and Bulk Limit	§§ 102.12, 105, 106,	65-A, 80-A, 130-E See

1		250--252, 260,	Zoning Map
2		<u>263.20</u> , 270, 271	
3	723.11	Lot Size <i>[Per Development]</i>	P up to 9,999 sq. ft. C
4		§§ 790.56, 121.1	10,000 sq. ft. & above §
5			121.1
6	723.12	Rear Yard	Required at residential
7		§§ 130, 134, 136	levels only § 134(a) (e)
8			
9	723.13	Street Frontage	Required § 145.1
10			
11	723.14	Awning	P § 136.1(a)
12	723.15	Canopy	P § 136.1(b)
13	723.16	Marquee	P § 136.1(c)
14	723.17	Street Trees	Required § 143
15	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
16	723.20	Floor Area Ratio	2.5 to 1 § 124(a) (b)
17		§§ 102.9, 102.11,	
18		123	
19	723.21	Use Size <i>[Non-Residential]</i>	P up to 1,999 sq. ft.; C
20		§ 790.130	2,000 sq. ft. & above §
21			121.2
22	723.22	Off-Street Parking,	Generally, none required
23		Commercial/Institutional	if occupied floor area is
24		§§ 150, 153--157,	less than 5,000 sq. ft. §§
25		159--160, 204.5	

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			151, 161(g)
723.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
723.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
723.25	Drive-Up Facility	§ 790.30	
723.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
723.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
723.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
723.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
723.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

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No.	Zoning Category	§ References	Polk Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
723.38	Residential Conversion	§ 790.84	P	C	
723.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
723.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
723.41	Bar	§ 790.22	C		
723.42	Full-Service Restaurant	§ 790.92	C		
723.43	Large Fast Food Restaurant	§ 790.90			
723.44	Small Self-Service Restaurant	§ 790.91	C		
723.45	Liquor Store	§ 790.55	C		
723.46	Movie Theater	§ 790.64	P		
723.47	Adult Entertainment	§ 790.36			
723.48	Other Entertainment	§ 790.38	C		
723.49	Financial Service	§ 790.110	C	C	
723.50	Limited Financial	§ 790.112	P		

1		Service				
2	723.51	Medical Service	§ 790.114	P	P	
3	723.52	Personal Service	§ 790.116	P	P	
4	723.53	Business or Professional Service	§ 790.108	P	P	
5						
6	723.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
7						
8	723.55	Tourist Hotel	§ 790.46	C	C	C
9						
10	723.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
11						
12	723.57	Automotive Gas Station	§ 790.14			
13						
14	723.58	Automotive Service Station	§ 790.17			
15						
16	723.59	Automotive Repair	§ 790.15	C		
17						
18	723.60	Automotive Wash	§ 790.18			
19						
20	723.61	Automobile Sale or Rental	§ 790.12			
21						
22	723.62	Animal Hospital	§ 790.6	C		
23						
24	723.63	Ambulance Service	§ 790.2			
25						
	723.64	Mortuary	§ 790.62			

1	723.65	Trade Shop	§ 790.124	P	C	
2	723.66	Storage	§ 790.117			
3	723.67	Video Store	§ 790.135	C	C	
4	723.68	Fringe Financial Service	§ 790.111	#	#	#
5						
6	Institutions and Non-Retail Sales and Services					
7						
8	723.70	Administrative Service	§ 790.106			
9	723.80	Hospital or Medical Center	§ 790.44			
10						
11	723.81	Other Institutions, Large	§ 790.50	P	C	C
12						
13	723.82	Other Institutions, Small	§ 790.51	P	P	P
14						
15	723.83	Public Use	§ 790.80	C	C	C
16						
17	723.84	Medical Cannabis Dispensary	§ 790.141	P		
18						
19	RESIDENTIAL STANDARDS AND USES					
20	723.90	Residential Use	§ 790.88	P	P	P
21	723.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
22						
23	723.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
24						
25						

1 2 3	723.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
4 5 6	723.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
7 8	723.95	Community Residential Parking	§ 790.10	C	C	C

10 **SPECIFIC PROVISIONS FOR THE POLK STREET DISTRICT**

11 TABLE INSET:

13 14 15 16	Article 7 Code Section	Other Code Section	Zoning Controls
17 18 19 20 21 22 23 24	723.68	§249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD

		and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
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Section 16. The San Francisco Planning Code is hereby amended by amending Section 724.1, to read as follows:

SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial District functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the City. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street District controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards monitor large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; general retail uses are permitted at the second story only if such use would not involve conversion of any existing housing units. Special controls are designed to protect existing neighborhood-serving ground-story retail uses. New medical service offices are prohibited at

1 all stories. Personal and business services are restricted at the ground story and prohibited on
 2 upper stories. Limits on new ground-story eating and drinking uses, as well as new
 3 entertainment and financial service uses, are intended to minimize the environmental impacts
 4 generated by the growth of such uses. The daytime orientation of the district is encouraged by
 5 prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities
 6 are limited in scale and operation to minimize disruption to the neighborhood. Most new
 7 automobile and drive-up uses are prohibited to promote continuous retail frontage.

8 Housing development in new buildings is encouraged above the second story. Existing
 9 residential units are protected by limitations on demolitions and prohibitions of upper-story
 10 conversions.

11
 12 SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
 13 ZONING CONTROL TABLE

14 TABLE INSET:

			Sacramento Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
724.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above §

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			121.1
724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
724.13	Street Frontage		Required § 145.1
724.14	Awning	§ 790.20	P § 136.1(a)
724.15	Canopy	§ 790.26	P § 136.1(b)
724.16	Marquee	§ 790.58	P § 136.1(c)
724.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
724.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
724.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
724.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)

1				P if located in front; C if
2	724.24	Outdoor Activity Area	§ 790.70	located elsewhere §
3				145.2(a)
4	724.25	Drive-Up Facility	§ 790.30	
5				P if recessed 3 ft.; C if
6	724.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
7				
8				
9	724.27	Hours of Operation	§ 790.48	P 6 a.m.--12 a.m.; C 12
10				a.m.--6 a.m.
11	724.30	General Advertising Sign	§§ 262, 602--604,	
12			608, 609	
13	724.31	Business Sign	§§ 262, 602--604,	P § 607.1(f) 2
14			608, 609	
15	724.32	Other Signs	§§ 262, 602--604,	P § 607.1(c) (d) (g)
16			608, 609	

17 TABLE INSET:

19				Sacramento Street		
20	No.	Zoning Category	§ References	Controls by Story		
21						
22			§ 790.118	1st	2nd	3rd+
23	724.38	Residential Conversion	§ 790.84	P		
24	724.39	Residential Demolition	§ 790.86	P	C	C
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Retail Sales and Services					
724.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
724.41	Bar	§ 790.22			
724.42	Full-Service Restaurant	§ 790.92	C		
724.43	Large Fast Food Restaurant	§ 790.90			
724.44	Small Self-Service Restaurant	§ 790.91	C		
724.45	Liquor Store	§ 790.55	P		
724.46	Movie Theater	§ 790.64	P		
724.47	Adult Entertainment	§ 790.36			
724.48	Other Entertainment	§ 790.38	C		
724.49	Financial Service	§ 790.110	C		
724.50	Limited Financial Service	§ 790.112	C		
724.51	Medical Service	§ 790.114			
724.52	Personal Service	§ 790.116	C		
724.53	Business or Professional Service	§ 790.108	C		

1	724.54	Massage Establishment	§ 790.60, § 1900			
2			Health Code			
3	724.55	Tourist Hotel	§ 790.46	C	C	
4	724.56	Automobile Parking	§§ 790.8, 156,	C	C	C
5			160			
6	724.57	Automotive Gas Station	§ 790.14			
7						
8	724.58	Automotive Service Station	§ 790.17			
9						
10	724.59	Automotive Repair	§ 790.15			
11						
12	724.60	Automotive Wash	§ 790.18			
13	724.61	Automobile Sale or Rental	§ 790.12			
14						
15	724.62	Animal Hospital	§ 790.6	C		
16	724.63	Ambulance Service	§ 790.2			
17	724.64	Mortuary	§ 790.62			
18	724.65	Trade Shop	§ 790.124	P	C	
19	724.66	Storage	§ 790.117			
20	724.67	Video Store	§ 790.135	C	C	
21	724.68	Fringe Financial Service	§ 790.111			
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Institutions and Non-Retail Sales and Services					
724.70	Administrative Service	§ 790.106			
724.80	Hospital or Medical Center	§ 790.44			
724.81	Other Institutions, Large	§ 790.50	P	C	C
724.82	Other Institutions, Small	§ 790.51	P	P	P
724.83	Public Use	§ 790.80	C	C	C
724.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
724.90	Residential Use	§ 790.88	P	P	P
724.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
724.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
724.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
724.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)		

			(g)		
724.95	Community Residential Parking	§ 790.10	C	C	C

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
724.38	790.84	Boundaries: Sacramento Street Neighborhood Commercial District Controls: A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:
		1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and
		2) No legally residing residential tenant will be displaced.

Section 17. The San Francisco Planning Code is hereby amended by amending Section 725.1, to read as follows:

SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

1 The Union Street Commercial District is located in northern San Francisco between the
2 Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van
3 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.
4 The shopping area provides limited convenience goods for the residents of sections of the
5 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately
6 surrounding the street. Important aspects of Union Street's business activity are eating and
7 drinking establishments and specialty shops whose clientele comes from a wide trade area.
8 There are also a significant number of professional, realty, and business offices. Many
9 restaurants and bars as well as the district's two movie theaters are open into the evening
10 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous
11 business.

12 The Union Street District controls are designed to provide sufficient growth
13 opportunities for commercial development that is in keeping with the existing scale and
14 character, promote continuous retail frontage, and protect adjacent residential livability. Small-
15 scale buildings and neighborhood-serving uses are promoted, and rear yards above the
16 ground story and at all residential levels are protected. Most commercial development is
17 permitted at the first two stories of new buildings, while retail service uses are monitored at
18 the third story and above. Controls are necessary to preserve the remaining convenience
19 businesses and to reduce the cumulative impacts which the growth of certain uses have on
20 neighborhood residents. Such controls prohibit additional eating and drinking establishments
21 and limit entertainment and financial service uses. Most automobile and drive-up uses are
22 prohibited in order to maintain continuous retail frontage and minimize further traffic
23 congestion.

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1 Housing development in new buildings is encouraged above the second story. Existing
 2 residential units are protected by limitations on demolitions and upper-story conversions.

3
 4 SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

5
 6 ZONING CONTROL TABLE

7 TABLE INSET:

8

			Union Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
725.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
725.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
725.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
725.13	Street Frontage		Required § 145.1
725.14	Awning	§ 790.20	P § 136.1(a)

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1	725.15	Canopy	§ 790.26	P § 136.1(b)
2	725.16	Marquee	§ 790.58	P § 136.1(c)
3	725.17	Street Trees		Required § 143
4	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
5				
6	725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
7				
8	725.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
9				
10				
11	725.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
12				
13				
14				
15	725.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
16				
17				
18				
19	725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
20				
21				
22	725.25	Drive-Up Facility	§ 790.30	
23				
24	725.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if

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1			not recessed § 145.2(b)
2			
3	725.27	Hours of Operation	§ 790.48
4			P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
5	725.30	General Advertising Sign	§§ 262, 602--604, 608, 609
6			
7	725.31	Business Sign	§§ 262, 602--604, 608, 609
8			P § 607.1(f) 2
9	725.32	Other Signs	§§ 262, 602--604, 608, 609
10			P § 607.1(c) (d) (g)
11			

12 TABLE INSET:

13				Union Street		
14	No.	Zoning Category	§ References	Controls by Story		
15						
16			§ 790.118	1st	2nd	3rd+
17	725.38	Residential Conversion	§ 790.84	P	C	C
18	725.39	Residential Demolition	§ 790.86	P	C	C
19						
20	Retail Sales and Services					
21	725.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
22						
23	725.41	Bar	§ 790.22			
24						
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1	725.42	Full-Service Restaurant	§ 790.92			
2						
3	725.43	Large Fast Food	§ 790.90			
4		Restaurant				
5	725.44	Small Self-Service	§ 790.91			
6		Restaurant				
7	725.45	Liquor Store	§ 790.55	C		
8						
9	725.46	Movie Theater	§ 790.64	P		
10	725.47	Adult Entertainment	§ 790.36			
11	725.48	Other Entertainment	§ 790.38	C		
12	725.49	Financial Service	§ 790.110	C	C	
13						
14	725.50	Limited Financial	§ 790.112	P		
15		Service				
16	725.51	Medical Service	§ 790.114	P	P	C
17	725.52	Personal Service	§ 790.116	P	P	C
18	725.53	Business or Professional	§ 790.108	P	P	C
19		Service				
20	725.54	Massage Establishment	§ 790.60, § 1900			
21			Health Code			
22	725.55	Tourist Hotel	§ 790.46	C	C	C
23						
24	725.56	Automobile Parking	§§ 790.8, 156,	C	C	C
25			160			

1	725.57	Automotive Gas Station	§ 790.14			
2						
3	725.58	Automotive Service Station	§ 790.17			
4						
5	725.59	Automotive Repair	§ 790.15			
6						
7	725.60	Automotive Wash	§ 790.18			
8						
9	725.61	Automobile Sale or Rental	§ 790.12			
10						
11	725.62	Animal Hospital	§ 790.6	C		
12						
13	725.63	Ambulance Service	§ 790.2			
14						
15	725.64	Mortuary	§ 790.62			
16						
17	725.65	Trade Shop	§ 790.124	P	C	
18						
19	725.66	Storage	§ 790.117			
20						
21	725.67	Video Store	§ 790.135	C	C	
22						
23	725.68	Fringe Financial Service	§ 790.111			
24						
25						
Institutions and Non-Retail Sales and Services						
	725.70	Administrative Service	§ 790.106			
	725.80	Hospital or Medical Center	§ 790.44			
	725.81	Other Institutions, Large	§ 790.50	P	C	C

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725.82	Other Institutions, Small	§ 790.51	P	P	P
725.83	Public Use	§ 790.80	C	C	C
725.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
725.90	Residential Use	§ 790.88	P	P	P
725.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
725.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
725.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
725.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
725.95	Community Residential Parking	§ 790.10	C	C	C

1 Section 18. The San Francisco Planning Code is hereby amended by amending
2 Section 726.1, to read as follows:

3 **SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The Valencia Street Commercial District is located near the center of San Francisco in
5 the Mission District. It lies along Valencia Street between 14th and Army Street, and includes
6 a portion of 16th Street extending west towards Dolores Street. The commercial area provides
7 a limited selection of convenience goods for the residents of sections of the Mission and
8 Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale
9 home furnishings and appliance outlets. The commercial district also has several automobile-
10 related businesses and large light manufacturing operations. Eating and drinking
11 establishments contribute to the street's mixed-use character and activity in the evening
12 hours. A number of upper-story professional and business offices are located in the district,
13 some in converted residential units.

14 The Valencia Street District has a pattern of large lots and businesses, as well as a
15 sizable number of upper-story residential units. Controls are designed to permit moderate-
16 scale buildings and uses, protecting rear yards above the ground story and at residential
17 levels. New neighborhood-serving commercial development is encouraged mainly at the
18 ground story. While offices and general retail sales uses may locate at the second story of
19 new buildings under certain circumstances, most commercial uses are prohibited above the
20 second story. In order to protect the balance and variety of retail uses and the livability of
21 adjacent uses and areas, most eating and drinking and entertainment uses at the ground
22 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some
23 automobile uses, and new nonretail commercial uses.

1 Housing development in new buildings is encouraged above the ground story. Existing
 2 residential units are protected by prohibitions on upper-story conversions and limitations on
 3 demolitions.

4
 5 SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

6
 7 ZONING CONTROL TABLE

8 TABLE INSET:

			Valencia Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, 263.20, 270, 271	40-X, 50-X See Zoning Map
726.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
726.13	Street Frontage		Required § 145.1

1	726.14	Awning	§ 790.20	P§ 136.1(a)
2	726.15	Canopy	§ 790.26	P § 136.1(b)
3	726.16	Marquee	§ 790.58	P § 136.1(c)
4	726.17	Street Trees		Required § 143
5	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
6				
7	726.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
8				
9	726.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
10				
11				
12	726.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
13				
14				
15				
16	726.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
17				
18				
19				
20	726.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
21				
22				
23	726.25	Drive-Up Facility	§ 790.30	
24				

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1				P if recessed 3 ft.; C if
2	726.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
3				
4	726.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2
5				a.m.--6 a.m.
6	726.30	General Advertising Sign	§§ 262, 602--604,	
7			608, 609	
8	726.31	Business Sign	§§ 262, 602--604,	P § 607.1(f) 2
9			608, 609	
10	726.32	Other Signs	§§ 262, 602--604,	P § 607.1(c) (d) (g)
11			608, 609	
12				

13 TABLE INSET:

14				Valencia Street		
15	No.	Zoning Category	§ References	Controls by Story		
16			§ 790.118	1st	2nd	3rd+
17						
18	726.38	Residential Conversion	§ 790.84	P		
19	726.39	Residential Demolition	§ 790.86	P	C	C
20						
21	Retail Sales and Services					
22		Other Retail Sales and				
23	726.40	Services <i>[Not Listed</i>	§ 790.102	P	C	
24		<i>Below]</i>				
25						

1	726.41	Bar	§ 790.22	C		
2	726.42	Full-Service Restaurant	§ 790.92	P		
3						
4	726.43	Large Fast Food Restaurant	§ 790.90	C		
5						
6	726.44	Small Self-Service Restaurant	§ 790.91	P		
7						
8	726.45	Liquor Store	§ 790.55			
9						
10	726.46	Movie Theater	§ 790.64	P		
11	726.47	Adult Entertainment	§ 790.36			
12	726.48	Other Entertainment	§ 790.38	C		
13	726.49	Financial Service	§ 790.110	P		
14						
15	726.50	Limited Financial Service	§ 790.112	P		
16						
17	726.51	Medical Service	§ 790.114	P	C	
18	726.52	Personal Service	§ 790.116	P	C	
19	726.53	Business or Professional Service	§ 790.108	P	C	
20						
21	726.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
22						
23	726.55	Tourist Hotel	§ 790.46	C	C	
24						
25						

1	726.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
2						
3	726.57	Automotive Gas Station	§ 790.14			
4						
5	726.58	Automotive Service Station	§ 790.17			
6						
7	726.59	Automotive Repair	§ 790.15	C		
8						
9	726.60	Automotive Wash	§ 790.18			
10						
11	726.61	Automobile Sale or Rental	§ 790.12			
12						
13	726.62	Animal Hospital	§ 790.6	C		
14						
15	726.63	Ambulance Service	§ 790.2			
16						
17	726.64	Mortuary	§ 790.62	C	C	
18						
19	726.65	Trade Shop	§ 790.124	P	C	
20						
21	726.66	Storage	§ 790.117			
22						
23	726.67	Video Store	§ 790.135	C	C	
24						
25	726.68	Fringe Financial Service	§ 790.111	#	#	#
	Institutions and Non-Retail Sales and Services					
	726.70	Administrative Service	§ 790.106			
	726.80	Hospital or Medical	§ 790.44			

1		Center				
2	726.81	Other Institutions, Large	§ 790.50	P	C	C
3						
4	726.82	Other Institutions, Small	§ 790.51	P	P	P
5						
6	726.83	Public Use	§ 790.80	C	C	C
7						
8	726.84	Medical Cannabis Dispensary	§ 790.141	P		
9						
10	RESIDENTIAL STANDARDS AND USES					
11	726.90	Residential Use	§ 790.88	P	P	P
12	726.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
13						
14	726.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
15						
16	726.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
17						
18	726.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19						
20	726.95	Community Residential Parking	§ 790.10	C	C	C
21						
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1 **SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT**

2 TABLE INSET:

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Article 7 Code Section	Other Code Section	Zoning Controls
§ 726.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

16
17 Section 19. The San Francisco Planning Code is hereby amended by amending
18 Section 727.1, to read as follows:

19 **SEC. 727.1. 24TH STREET -- MISSION NEIGHBORHOOD COMMERCIAL**
20 **DISTRICT.**

21 The 24th Street -- Mission Neighborhood Commercial District is situated in the Inner
22 Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-
23 use district provides convenience goods to its immediate neighborhood as well as comparison
24 shopping goods and services to a wider trade area. The street has a great number of Latin
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1 American restaurants, grocery stores, and bakeries as well as other gift and secondhand
2 stores. Most commercial businesses are open during the day while the district's bars,
3 restaurants, and movie theater are also active in the evening. Dwelling units are frequently
4 located above the ground-story commercial uses.

5 The 24th Street -- Mission District controls are designed to provide potential for new
6 development consistent with the existing scale and character. Small-scale buildings and
7 neighborhood-serving uses are encouraged, and rear yard corridors above the ground story
8 and at residential levels are protected. Most commercial uses are encouraged at the ground
9 story, while service uses are permitted with some limitations at the second story. Special
10 controls are necessary to preserve the unique mix of convenience and specialty commercial
11 uses. In order to maintain convenience stores and protect adjacent livability, new bars and
12 fast-food restaurants are prohibited, and limitations apply to the development and operation of
13 ground-story full-service restaurants, take-out food and entertainment uses. Continuous retail
14 frontage is maintained and encouraged by prohibiting most automobile and drive-up uses.

15 Housing development in new buildings is encouraged above the ground story. Existing
16 housing units are protected by prohibitions on upper-story conversions and limitations on
17 demolitions.

18
19 SEC. 727. 24TH STREET -- MISSION NEIGHBORHOOD COMMERCIAL DISTRICT

20
21 ZONING CONTROL TABLE

22 TABLE INSET:
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			24th Street -- Mission
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X, 50-X, 105-E See Zoning Map
727.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
727.13	Street Frontage		Required § 145.1
727.14	Awning	§ 790.20	P § 136.1(a)
727.15	Canopy	§ 790.26	P § 136.1(b)
727.16	Marquee	§ 790.58	P § 136.1(c)
727.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
727.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
727.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C

1			2,500 sq. ft. & above §
2			121.2
3	727.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5
4			Generally, none required
5			if occupied floor area is
6			less than 5,000 sq. ft. §§
7			151, 161(g)
8	727.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5
9			Generally, none required
10			if gross floor area is less
11			than 10,000 sq. ft. §§
12			152, 161(b)
13	727.24	Outdoor Activity Area	§ 790.70
14			P if located in front; C if
15			located elsewhere §
16			145.2(a)
17	727.25	Drive-Up Facility	§ 790.30
18	727.26	Walk-Up Facility	§ 790.140
19			P if recessed 3 ft.; C if
20			not recessed § 145.2
21			(b)
22	727.27	Hours of Operation	§ 790.48
23			P 6 a.m.--2 a.m. C 2
24			a.m.--6 a.m.
25	727.30	General Advertising Sign	§§ 262, 602--604, 608, 609
	727.31	Business Sign	§§ 262, 602--604, 608, 609
			P § 607.1(f)2

1 2	727.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
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3 TABLE INSET:
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5 6 7	No.	Zoning Category	§ References	24th Street-- Mission		
				Controls by Story		
8			§ 790.118	1st	2nd	3rd+
9	727.38	Residential Conversion	§ 790.84	P		
10	727.39	Residential Demolition	§ 790.86	P	C	C
11	Retail Sales and Services					
12	727.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
13	727.41	Bar	§ 790.22			
14	727.42	Full-Service Restaurant	§ 790.92	C		
15	727.43	Large Fast Food Restaurant	§ 790.90			
16	727.44	Small Self-Service Restaurant	§ 790.91	C		
17	727.45	Liquor Store	§ 790.55			

1	727.46	Movie Theater	§ 790.64	P		
2	727.47	Adult Entertainment	§ 790.36			
3	727.48	Other Entertainment	§ 790.38	C		
4	727.49	Financial Service	§ 790.110	P		
5	727.50	Limited Financial Service	§ 790.112	P		
6	727.51	Medical Service	§ 790.114	P	C	
7	727.52	Personal Service	§ 790.116	P	C	
8	727.53	Business or Professional Service	§ 790.108	P	C	
9	727.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
10	727.55	Tourist Hotel	§ 790.46	C	C	
11	727.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
12	727.57	Automotive Gas Station	§ 790.14			
13	727.58	Automotive Service Station	§ 790.17			
14	727.59	Automotive Repair	§ 790.15	C		
15	727.60	Automotive Wash	§ 790.18			

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1	727.61	Automobile Sale or Rental	§ 790.12			
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3	727.62	Animal Hospital	§ 790.6	C		
4	727.63	Ambulance Service	§ 790.2			
5	727.64	Mortuary	§ 790.62			
6	727.65	Trade Shop	§ 790.124	P		
7	727.66	Storage	§ 790.117			
8	727.67	Video Store	§ 790.135	C		
9	727.68	Fringe Financial Service	§ 790.111	#	#	#
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12	Institutions and Non-Retail Sales and Services					
13	727.70	Administrative Service	§ 790.106			
14	727.80	Hospital or Medical Center	§ 790.44			
15	727.81	Other Institutions, Large	§ 790.50	P	C	C
16	727.82	Other Institutions, Small	§ 790.51	P	P	P
17	727.83	Public Use	§ 790.80	C	C	C
18	727.84	Medical Cannabis Dispensary	§ 790.141	P		
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RESIDENTIAL STANDARDS AND USES					
727.90	Residential Use	§ 790.88	P	P	P
727.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
727.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
727.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
727.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
727.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 727.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4

		<p>1 mile buffer includes, but is not limited to, the 24th Street- 2 Mission Neighborhood Commercial District. Controls: Within 3 the FFSRUD and its 1/4 mile buffer, fringe financial services 4 are NP pursuant to Section 249.35. Outside the FFSRUD 5 and its 1/4 mile buffer, fringe financial services are P subject 6 to the restrictions set forth in Subsection 249.35(c)(3).</p>
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8 Section 20. The San Francisco Planning Code is hereby amended by amending
9 Section 728.1, to read as follows:

10 **SEC. 728.1. 24TH STREET -- NOE VALLEY NEIGHBORHOOD COMMERCIAL**
11 **DISTRICT.**

12 The 24th Street -- Noe Valley Neighborhood Commercial District is situated along 24th
13 Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San
14 Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of
15 convenience and comparison shopping goods and services to a predominantly local market
16 area. It contains primarily retail sales and personal services at the street level, some office
17 uses on the second story, and residential use almost exclusively on the third and upper
18 stories.

19 The 24th Street -- Noe Valley District controls are designed to allow for development
20 that is compatible with the existing small-scale, mixed-use neighborhood commercial
21 character and surrounding residential area. The small scale of new buildings and
22 neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are
23 protected. Most commercial uses are directed to the ground story and limited at the second
24

1 story of new buildings. In order to maintain the variety and mix of retail sales and services
 2 along the commercial strip and to control the problems of traffic, congestion, noise and late-
 3 night activity, certain potentially troublesome commercial uses are regulated. Additional eating
 4 and drinking establishments are prohibited, and ground-story entertainment and financial
 5 service uses are restricted to and at the ground story. Prohibitions on drive-up and most
 6 automobile uses help prevent additional traffic and parking congestion.

7 Housing development in new buildings is encouraged above the ground story. Existing
 8 housing units are protected by prohibitions on upper-story conversions and limitations on
 9 demolitions.

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

ZONING CONTROL TABLE

TABLE INSET:

			24th Street -- Noe Valley
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
728.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, 263.20, 270, 271	40-X
728.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C

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			5,000 sq. ft. & above § 121.1
728.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
728.13	Street Frontage		Required § 145.1
728.14	Awning	§ 790.20	P § 136.1(a)
728.15	Canopy	§ 790.26	P § 136.1(b)
728.16	Marquee	§ 790.58	P § 136.1(c)
728.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
728.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
728.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
728.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less

			than 10,000 sq. ft. §§ 152, 161(b)
728.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
728.25	Drive-Up Facility	§ 790.30	
728.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
728.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m. C 2 a.m.--6 a.m.
728.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
728.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
728.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

No.	Zoning Category	§ References	24th Street-- Noe Valley		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+

1	728.38	Residential Conversion	§ 790.84	P		
2	728.39	Residential Demolition	§ 790.86	P	C	C
3	Retail Sales and Services					
4		Other Retail Sales and				
5	728.40	Services <i>[Not Listed</i>	§ 790.102	P#	C#	
6		<i>Below]</i>				
7						
8	728.41	Bar	§ 790.22	C#		
9	728.42	Full-Service Restaurant	§ 790.92	C#		
10						
11	728.43	Large Fast Food	§ 790.90			
12		Restaurant				
13	728.44	Small Self-Service	§ 790.91			
14		Restaurant				
15	728.45	Liquor Store	§ 790.55	C		
16	728.46	Movie Theater	§ 790.64	P		
17						
18	728.47	Adult Entertainment	§ 790.36			
19	728.48	Other Entertainment	§ 790.38	C		
20	728.49	Financial Service	§ 790.110	C		
21	728.50	Limited Financial	§ 790.112	C		
22		Service				
23	728.51	Medical Service	§ 790.114	P	C	

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1	728.52	Personal Service	§ 790.116	P	C	
2	728.53	Business or Professional Service	§ 790.108	P	C	
3						
4	728.54	Massage Establishment	§ 790.60, § 1900	C		
5			Health Code			
6	728.55	Tourist Hotel	§ 790.46	C	C	
7						
8	728.56	Automobile Parking	§§ 790.8, 156,	C	C	C
9			160			
10	728.57	Automotive Gas Station	§ 790.14			
11						
12	728.58	Automotive Service Station	§ 790.17			
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14	728.59	Automotive Repair	§ 790.15			
15	728.60	Automotive Wash	§ 790.18			
16						
17	728.61	Automobile Sale or Rental	§ 790.12			
18						
19	728.62	Animal Hospital	§ 790.6	C		
20	728.63	Ambulance Service	§ 790.2			
21	728.64	Mortuary	§ 790.62			
22	728.65	Trade Shop	§ 790.124	P	C	
23	728.66	Storage	§ 790.117			
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1	728.67	Video Store	§ 790.135	C	C	
2	728.68	Fringe Financial Service	§ 790.111	#	#	#
3						
4	Institutions and Non-Retail Sales and Services					
5	728.70	Administrative Service	§ 790.106			
6						
7	728.80	Hospital or Medical Center	§ 790.44			
8						
9	728.81	Other Institutions, Large	§ 790.50	P	C	C
10						
11	728.82	Other Institutions, Small	§ 790.51	P	P	P
12						
13	728.83	Public Use	§ 790.80	C	C	C
14						
15	728.84	Medical Cannabis Dispensary	§ 790.141	P		
16						
17	RESIDENTIAL STANDARDS AND USES					
18	728.90	Residential Use	§ 790.88	P	P	P
19	728.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
20						
21	728.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
22						
23	728.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if		
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			common § 135(d)		
728.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
728.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE 24TH STREET--NOE VALLEY

NEIGHBORHOOD COMMERCIAL DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 728.40	§ 790.102(b) and (n) § 703.2(b)(1)(C)	24TH STREET -- NOE VALLEY SPECIALTY RETAIL USES Boundaries: Only the area within the 24th Street -- Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within 1/4 mile of this District asset forth in Code §§ 710.10 and 186. Controls: Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty

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		groceries, defined in Code § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).
§ 728.41	§ 790.22	<p>24th STREET--NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS</p> <p>Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District</p> <p>Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and</p> <p>(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section.</p>

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		<p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 728.42	§ 790.92	<p>24th STREET - NOE VALLEY FULL-SERVICE RESTAURANTS</p> <p>Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District</p> <p>Controls: (a) A full-service restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The full-service restaurant does not occupy space that has been occupied by a basic neighborhood service since the effective date of this Section. For the purposes of this Section, a 'basic neighborhood service' shall be considered to include, but not necessarily be limited to, the following: hardware stores, shoe repair facilities, bookstores, and grocery stores that sell a wide variety of staple goods and collect less than 50% of gross receipts from the sale of alcoholic beverages;</p>

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		<p>(2) Should the full-service restaurant seek the use of public sidewalk space through the Department of Public Works or another City agency, such use is conducted in a manner consistent with: (A) nearby commercial and residential uses and structures, and (B) the width of the sidewalk along the subject property and adjacent properties. New, expanded, or intensified use of public sidewalk space for a full-service restaurant authorized under this Section shall require a new conditional use authorization pursuant to Section 303;</p> <p>(3) The Planning Commission has approved no more than a total of three (3) full-service restaurants in accordance with this Section. Should a full-service restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant in accordance with the terms of this Section; and</p> <p>(4) No more than 60 months have elapsed from the effective date of this Section.</p>
§ 728.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD

		<p>and its 1/4 mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
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Section 21. The San Francisco Planning Code is hereby amended by amending Section 729.1, to read as follows:

SEC. 729.1. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the southwestern part of the City, the West Portal Avenue Neighborhood Commercial District stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. More than half of the number of medical, professional and business offices are located at the ground level. Except for one three-movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented.

1 The West Portal Avenue District controls are designed to preserve the existing family-
2 oriented, village character of West Portal Avenue. The building standards limit building heights
3 to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level
4 and above. The height, bulk and design of new development, especially on large lots, should
5 respect the small-scale character of the district and its surrounding residential neighborhoods.
6 Lot mergers creating large lots are discouraged. Individual nonresidential uses require
7 conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an
8 absolute limit to conform with the existing small use sizes in the district.

9 Special controls on commercial uses are designed to protect the existing mix of
10 ground-story retail uses and prevent further intensification and congestion in the district. No
11 new financial services are permitted. Because the district and surrounding neighborhoods are
12 well served by the existing number of eating and drinking establishments, new bars,
13 restaurants and take-out food generally are discouraged: any proposed new establishment
14 should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented,
15 and will not involve high-volume take-out food or generate traffic, parking, or litter problems.
16 Large fast-food restaurants and small self-service restaurants are prohibited. Medical,
17 business or professional services are permitted at the first two stories, but additional ground-
18 story locations are to be closely monitored to ensure that the current balance between retail
19 and office uses is maintained. Existing service stations are encouraged to continue operating,
20 but changes in their size, operation, or location are subject to review. Other automotive uses
21 are prohibited. The neighborhood-oriented, retail character of the district is further protected
22 by prohibiting hotels and nonretail uses. The daytime orientation of the district is maintained
23 by prohibitions of entertainment uses and late-night commercial operating hours.

1 Housing development is limited. Existing residential units are protected by limitations
 2 on demolition and prohibition of upper-story conversions; new construction is to be carefully
 3 reviewed to ensure appropriate scale, design and compatibility with adjacent development.

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 5 SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

6
 7 ZONING CONTROL TABLE

8 TABLE INSET:

9

			West Portal Avenue
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	26-X
729.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
729.13	Street Frontage		Required § 145.1
729.14	Awning	§ 790.20	P § 136.1(a)

1	729.15	Canopy	§ 790.26	P § 136.1(b)
2	729.16	Marquee	§ 790.58	P § 136.1(c)
3	729.17	Street Trees		Required § 143
4	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
5				
6	729.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
7				
8	729.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
9				
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11				
12	729.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
13				
14				
15				
16	729.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
17				
18				
19				
20	729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
21				
22				
23	729.25	Drive-Up Facility	§ 790.30	
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1				P if recessed 3 ft.; C if
2	729.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
3				
4	729.27	Hours of Operation	§ 790.48	P 6 a.m.--2 a.m.
5				
6	729.30	General Advertising Sign	§§ 262, 602--604, 608, 609	
7				
8	729.31	Business Sign	§§ 262, 602--604, 608, 609	P § 607.1(f)2
9				
10	729.32	Other Signs	§§ 262, 602--604, 608, 609	P § 607.1(c) (d) (g)
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12 TABLE INSET:

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14 No.	15 Zoning Category	16 § References	West Portal Avenue		
			17 Controls by Story		
		§ 790.118	1st	2nd	3rd+
18 729.38	Residential Conversion	§ 790.84	P		
19 729.39	Residential Demolition	§ 790.86	P	C	C
20 Retail Sales and Services					
21 729.40	Other Retail Sales and 22 Services [Not Listed 23 Below]	§ 790.102	P#	P	
24 729.41	Bar	§ 790.22	C		
25					

1	729.42	Full-Service Restaurant	§ 790.92	C		
2						
3	729.43	Large Fast Food Restaurant	§ 790.90			
4						
5	729.44	Small Self-Service Restaurant	§ 790.91			
6						
7	729.45	Liquor Store	§ 790.55	P		
8						
9	729.46	Movie Theater	§ 790.64			
10	729.47	Adult Entertainment	§ 790.36			
11	729.48	Other Entertainment	§ 790.38			
12	729.49	Financial Service	§ 790.110			
13	729.50	Limited Financial Service	§ 790.112	C		
14						
15	729.51	Medical Service	§ 790.114	C	P	
16	729.52	Personal Service	§ 790.116	P	P	
17	729.53	Business or Professional Service	§ 790.108	C #	P	
18						
19	729.54	Massage Establishment	§ 790.60, § 1900 Health Code			
20						
21	729.55	Tourist Hotel	§ 790.46			
22	729.56	Automobile Parking	§§ 790.8, 156, 160			
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1	729.57	Automotive Gas Station	§ 790.14			
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3	729.58	Automotive Service Station	§ 790.17	C		
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5	729.59	Automotive Repair	§ 790.15			
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7	729.60	Automotive Wash	§ 790.18			
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9	729.61	Automobile Sale or Rental	§ 790.12			
10						
11	729.62	Animal Hospital	§ 790.6	C		
12						
13	729.63	Ambulance Service	§ 790.2			
14						
15	729.64	Mortuary	§ 790.62			
16						
17	729.65	Trade Shop	§ 790.124	P		
18						
19	729.66	Storage	§ 790.117			
20						
21	729.67	Video Store	§ 790.135	C	C	
22						
23	729.68	Fringe Financial Service	§ 790.111			
24						
25	Institutions and Non-Retail Sales and Services					
	729.70	Administrative Service	§ 790.106			
	729.80	Hospital or Medical Center	§ 790.44			
	729.81	Other Institutions, Large	§ 790.50	C	C	

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2	729.82	Other Institutions, Small	§ 790.51	P	P
3					
4	729.83	Public Use	§ 790.80	C	C
5					
6	729.84	Medical Cannabis Dispensary	§ 790.141	C	
7	RESIDENTIAL STANDARDS AND USES				
8					
9	729.90	Residential Use	§ 790.88	P	P
10	729.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4	
11					
12	729.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208	
13					
14	729.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)	
15					
16	729.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
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18	729.95	Community Residential Parking	§ 790.10	C	C
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SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE

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NEIGHBORHOOD COMMERCIAL DISTRICT

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 729.40	§ 790.102	Boundaries: The entire West Portal Neighborhood Commercial District Controls: A retail coffee store or other non-alcoholic beverage store as defined by Subsection 790.102(n) may be granted a conditional use to be exempt from the prohibition described in that subsection of cooking devices and on-site food preparation not connected with beverage preparation, provided that the cooking device allowed shall be limited to one small device for warming sandwich ingredients and provided that all other provisions of Subsection 790.102(n) are met.
§ 729.53		Boundaries: The entire West Portal Neighborhood Commercial District Controls: Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial services and/or stock

		brokerages in the district, stock brokerages shall not be permitted.
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Section 22. The San Francisco Planning Code is hereby amended by amending Section 730.1, to read as follows:

SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset neighborhood, consisting of the NC-2 district bounded by Lincoln Way on the north, Fifth Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.

The Inner Sunset District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls prohibit additional eating and drinking uses, restrict expansion and intensification of existing eating and drinking establishments, and

1 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses
 2 protect the district's continuous retail frontage.

3 Housing development in new buildings is encouraged above the ground story. Existing
 4 residential units are protected by prohibition of upper-story conversions and limitations on
 5 demolitions.

7 SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT

9 ZONING CONTROL TABLE

10 TABLE INSET:

			Inner Sunset
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
730.1	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, <u>263.20</u> , 270, 271	40-X
730.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)

1	730.13	Street Frontage		Required § 145.1
2	730.14	Awning	§ 790.20	P § 136.1(a)
3	730.15	Canopy	§ 790.26	P § 136.1(b)
4	730.16	Marquee	§ 790.58	P § 136.1(c)
5	730.17	Street Trees		Required § 143
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	730.2	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
8	730.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
9	730.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159--160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	730.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	730.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
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1	730.25	Drive-Up Facility	§ 790.30	
2				P if recessed 3 ft.; C if
3	730.26	Walk-Up Facility	§ 790.140	not recessed § 145.2(b)
4				
5				P 6 a.m.--2 a.m. C 2
6	730.27	Hours of Operation	§ 790.48	a.m.--6 a.m.
7				
8	730.30	General Advertising Sign	§§ 262, 602, 604, 608, 609	
9				
10	730.31	Business Sign	§§ 262, 602, 604, 608, 609	P § 607.1(f)2
11				
12	730.32	Other Signs	§§ 262, 602, 604, 608, 609	P § 607.1(c) (d) (g)
13				

14 TABLE INSET:

16 No.	Zoning Category	§ References	Inner Sunset		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
17 730.38	Residential Conversion	§ 790.84	P		
18 730.39	Residential Demolition	§ 790.86	P	C	C
19 Retail Sales and Services					
20 730.40	Other Retail Sales and Services <i>[Not Listed]</i>	§ 790.102	P	C	

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1		<i>Below]</i>				
2	730.41	Bar	§ 790.22	C #		
3		Full-Service Restaurant				
4	730.42		§ 790.92	C #		
5		Large Fast Food				
6	730.43	Restaurant	§ 790.90			
7		Small Self-Service				
8	730.44	Restaurant	§ 790.91	C		
9		Liquor Store				
10	730.45		§ 790.55			
11	730.46	Movie Theater	§ 790.64	P		
12	730.47	Adult Entertainment	§ 790.36			
13	730.48	Other Entertainment	§ 790.38	C		
14	730.49	Financial Service	§ 790.110	P		
15		Limited Financial				
16	730.50	Service	§ 790.112	P		
17		Medical Service				
18	730.51		§ 790.114	C	C	
19	730.52	Personal Service	§ 790.116	P	C	
20		Business or Professional				
21	730.53	Service	§ 790.108	P	C	
22		Massage Establishment				
23	730.54		§ 790.60, § 1900	C		
24			Health Code			

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1	730.55	Tourist Hotel	§ 790.46	C	C	
2	730.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
4	730.57	Automotive Gas Station	§ 790.14			
6	730.58	Automotive Service Station	§ 790.17			
8	730.59	Automotive Repair	§ 790.15	C		
9	730.60	Automotive Wash	§ 790.18			
10	730.61	Automobile Sale or Rental	§ 790.12			
11	730.62	Animal Hospital	§ 790.6	C		
12	730.63	Ambulance Service	§ 790.2			
13	730.64	Mortuary	§ 790.62			
14	730.65	Trade Shop	§ 790.124	P		
15	730.66	Storage	§ 790.117			
16	730.67	Video Store	§ 790.135	C		
17	730.68	Fringe Financial Service	§ 790.111	P#		
18	Institutions and Non-Retail Sales and Services					
19	730.7	Administrative Service	§ 790.106			

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1	730.8	Hospital or Medical Center	§ 790.44			
2						
3	730.81	Other Institutions, Large	§ 790.50	P	C	C
4						
5	730.82	Other Institutions, Small	§ 790.51	P	P	P
6						
7	730.83	Public Use	§ 790.80	C	C	
8						
9	730.84	Medical Cannabis Dispensary	§ 790.141	P		
10						
11	RESIDENTIAL STANDARDS AND USES					
12	730.9	Residential Use	§ 790.88	P	P	P
13	730.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
14						
15	730.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
16						
17	730.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
18						
19	730.94	Off-Street Parking, Residential	§§ 150, 153--157, 159--160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
20						
21	730.95	Community Residential	§ 790.10	C	C	C
22						
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	Parking				
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**SPECIFIC PROVISIONS FOR THE INNER SUNSET
NEIGHBORHOOD COMMERCIAL DISTRICT**

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 730.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

Section 23. The San Francisco Planning Code is hereby amended by amending Section 731.1, to read as follows:

SEC. 731.1. NCT-3 -- MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or

1 broader areas where transit services criss-cross the neighborhood. Housing density is limited
2 not by lot area, but by the regulations on the built envelope of buildings, including height, bulk,
3 setbacks, and lot coverage, and standards for residential uses, including open space and
4 exposure, and urban design guidelines. Residential parking is not required and generally
5 limited. Commercial establishments are discouraged or prohibited from building accessory off-
6 street parking in order to preserve the pedestrian-oriented character of the district and prevent
7 attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
8 street parking and loading on critical stretches of NC and transit streets to preserve and
9 enhance the pedestrian-oriented character and transit function.

10 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and
11 specialty goods and services to a population greater than the immediate neighborhood,
12 additionally providing convenience goods and services to the surrounding neighborhoods.
13 NCT-3 Districts include some of the longest linear commercial streets in the City, some of
14 which have continuous retail development for many blocks. Large-scale lots and buildings and
15 wide streets distinguish the districts from smaller-scaled commercial streets, although the
16 districts may include small as well as moderately scaled lots. Buildings may range in height,
17 with height limits varying from four to eight stories.

18 NCT-3 building standards permit moderately large commercial uses and buildings.
19 Rear yards are protected at residential levels.

20 A diversified commercial environment is encouraged for the NCT-3 District, and a wide
21 variety of uses are permitted with special emphasis on neighborhood-serving businesses.
22 Eating and drinking, entertainment, and financial service uses generally are permitted with
23 certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted.
24 Other retail businesses, personal services and offices are permitted at all stories of new
25

1 buildings. Limited storage and administrative service activities are permitted with some
 2 restrictions.

3 Housing development in new buildings is encouraged above the second story. Existing
 4 residential units are protected by limitations on demolitions and upper-story conversions.

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 6 SEC. 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
 7 NCT-3 ZONING CONTROL TABLE

8 TABLE INSET:

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			NC-3
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
731.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, 261.1, 263.18, <u>263.20</u> , 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
731.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1

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731.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
731.13	Street Frontage		Required § 145.1
731.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
731.13b	Street Frontage, Required Ground Floor Commercial		Market Street, Church Street § 145.1(d)
731.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
731.14	Awning	§ 790.20	P § 136.1(a)
731.15	Canopy	§ 790.26	P § 136.1(b)
731.16	Marquee	§ 790.58	P § 136.1(c)
731.17	Street Trees	-	Required § 143

1 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
2	731.20	Floor Area Ratio	3.6 to 1
3			§§ 102.9, 102.11, 123 § 124 (a) (b)
4	731.21	Use Size [Non-Residential]	P up to 5,999 sq. ft.; C
5		§ 790.130	6,000 sq. ft. & above
6			§ 121.2
7	731.22	Off-Street Parking, Commercial/Institutional	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P
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15		§§ 150, 153--	
16		157, 159--160,	
17		204.5	
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			up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
731.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
731.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
731.25	Drive-Up Facility	§ 790.30	
731.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
731.27	Hours of Operation	§ 790.48	No Limit
731.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P # § 607.1(e)2
731.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)3
731.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)

1 TABLE INSET:

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No.	Zoning Category	§ References	NCT-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
731.38	Residential Conversion	§ 790.84, 207.7	C	C	C
731.39	Residential Demolition	§ 790.86, 207.7	C	C	C
731.39a	Residential Division	§ 207.6	P	P	P
Retail Sales and Services					
731.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	P #
731.41	Bar	§ 790.22	P	P	-
731.42	Full-Service Restaurant	§ 790.92	P	P	-
731.43	Large Fast Food Restaurant	§ 790.90	C #	C #	-
731.44	Small Self-Service Restaurant	§ 790.91	P #	P #	-

1	731.45	Liquor Store	§ 790.55	-	-	-
2	731.46	Movie Theater	§ 790.64	P	P	-
3	731.47	Adult Entertainment	§ 790.36	C	C	-
4	731.48	Other Entertainment	§ 790.38	P	P	-
5	731.49	Financial Service	§ 790.110	P	P	-
6	731.50	Limited Financial Service	§ 790.112	P	P	-
7	731.51	Medical Service	§ 790.114	P	P	P
8	731.52	Personal Service	§ 790.116	P	P	P
9	731.53	Business or Professional Service	§ 790.108	P	P	P
10	731.54	Massage Establishment	§ 790.60, § 2700 Police Code	C	C	-
11	731.55	Tourist Hotel	§ 790.46	C	C	C
12	731.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	C	C	C

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1	731.57	Automobile Gas Station	§ 790.14	C	-	-
2						
3	731.58	Automotive Service Station	§ 790.17	C	-	-
4						
5	731.59	Automotive Repair	§ 790.15	C	C	-
6						
7	731.60	Automotive Wash	§ 790.18	C	-	-
8						
9	731.61	Automobile Sale or Rental	§ 790.12	C	-	-
10						
11	731.62	Animal Hospital	§ 790.6	C	C	-
12						
13	731.63	Ambulance Service	§ 790.2	C	-	-
14						
15	731.64	Mortuary	§ 790.62	C	C	C
16						
17	731.65	Trade Shop	§ 790.124	P	C	C
18						
19	731.66	Storage	§ 790.117	C	C	C
20						
21	731.67	Video Store	§ 790.135	C	C	C
22						
23	Institutions and Non-Retail Sales and Services					
24	731.70	Administrative Service	§ 790.106	C	C	C
25						
	731.80	Hospital or Medical Center	§ 790.44	C	C	C

1	731.81	Other Institutions, Large	§ 790.50	P	P	P
2						
3	731.82	Other Institutions, Small	§ 790.51	P	P	P
4						
5	731.83	Public Use	§ 790.80	C	C	C
6						
7	731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
8						
9	RESIDENTIAL STANDARDS AND USES					
10	731.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
11						
12						
13	731.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
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23	731.92	Residential Density, Group	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical		
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	Housing		envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
731.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
731.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. § 151.1, 166, 167, 145.1		
731.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 731.30	§ 608.10	UPPER MARKET STREET SPECIAL SIGN

1	§ 731.31		DISTRICT
2			
3	§ 731.32		
4			Boundaries: Applicable only for the portion of the
5			Market Street NCT-3 District from Octavia to Church
6			Streets as mapped on Sectional Map SSD
7			Controls: Special restrictions and limitations for signs
8	§ 731.84 §	Health Code §	Medical cannabis dispensaries in NCT-3 District may
9	790.141	3308	only operate between the hours of 8 am and 10 pm.

11 Section 24. The San Francisco Planning Code is hereby amended by amending
12 Section 732.1, to read as follows:

13
14 **SEC. 732.1. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

15
16 The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just
17 east of Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the
18 north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is
19 a multi-purpose, small-scale mixed-use neighborhood shopping district on a narrow street that
20 provides limited convenience goods to the adjacent neighborhoods.

21 The Pacific Avenue Neighborhood Commercial District controls are designed to
22 promote a small, neighborhood serving mixed-use commercial street that preserves the
23 surrounding neighborhood residential character. These controls are intended to preserve
24

1 livability in a largely low-rise development residential neighborhood, enhance solar access on
 2 a narrow street right-of-way and protect residential rear yard patterns at the ground floor.

3 (Added by Ord. 167-07, File. No. 070681, App. 7/20/2007)

4

5 SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
 6 ZONING CONTROL TABLE

7 TABLE INSET:

8

			Pacific Avenue NCD
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
732.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, <u>263.20</u> , 270, 271	40-X See Zoning Map
732.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
732.12	Rear Yard	§§ 130, 134, 136	45% required at the first story and above and at all residential levels § 134(c)
732.13	Street Frontage		Required

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1			§ 145.1
2	732.14	Awning	§ 790.20
3			P
4			§ 136.1(a)
5	732.15	Canopy	§ 790.26
6			P
7			§ 136.1(b)
8	732.16	Marquee	§ 790.58
9			P
10			§ 136.1(c)
11	732.17	Street Trees	Required
12			§ 143
13	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
14	732.20	Floor Area Ratio	§§ 102.9, 102.11, 123
15			1.5 to 1
16			§ 124(a) (b)
17	732.21	Use Size [Non-Residential]	§ 790.130
18			P up to 1,999 sq. ft.;
19			C 2,000 sq. ft. & above
20			§ 121.2
21	732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5
22			Generally, none required if occupied floor area is less than 2,000 sq. ft.
23			§§ 151, 161(g)

23 TABLE INSET:

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			Pacific Avenue NCD
No.	Zoning Category	§ References	Controls
732.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
732.25	Drive-Up Facility	§ 790.30	
732.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
732.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
732.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)

TABLE INSET:

			Pacific Avenue NCD
No.	Zoning Category	§ References	Controls by Story

1			§ 790.118	1st	2nd	3rd+
2	732.38	Residential Conversion	§ 790.84	C		
3						
4	732.39	Residential Demolition	§ 790.86	C		
5						
6	Retail Sales and Services					
7						
8	732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
9						
10	732.41	Bar	§ 790.22			
11						
12	732.42	Full-Service Restaurant	§ 790.92	C		
13						
14	732.43	Large Fast Food Restaurant	§ 790.90			
15						
16	732.44	Small Self-Service Restaurant	§ 790.91			
17						
18	732.45	Liquor Store	§ 790.55			
19						
20	732.46	Movie Theater	§ 790.64			
21						
22	732.47	Adult Entertainment	§ 790.36			
23						
24	732.48	Other Entertainment	§ 790.38			
25						
	732.49	Financial Service	§ 790.110	C		
	732.50	Limited Financial	§ 790.112	P		

1		Service				
2	732.51	Medical Service	§ 790.114	C	C	
3	732.52	Personal Service	§ 790.116	P	C	
4	732.53	Business or Professional Service	§ 790.108	P	C	
5	732.54	Massage Establishment	§ 790.60, § 2700 Police Code			
6	732.55	Tourist Hotel	§ 790.46			
7	732.56	Automobile Parking	§§ 790.8, 156, 160	C		
8	732.57	Automotive Gas Station	§ 790.14			
9	732.58	Automotive Service Station	§ 790.17			
10	732.59	Automotive Repair	§ 790.15	C		
11	732.60	Automotive Wash	§ 790.18			
12	732.61	Automobile Sale or Rental	§ 790.12			
13	732.62	Animal Hospital	§ 790.6			
14	732.63	Ambulance Service	§ 790.2			
15	732.64	Mortuary	§ 790.62			

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1	732.65	Trade Shop	§ 790.124	C		
2	732.66	Storage	§ 790.117			
3	732.67	Video Store	§ 790.135	C		
4	Institutions and Non-Retail Sales and Services					
5						
6	732.70	Administrative Service	§ 790.106			
7						
8	732.80	Hospital or Medical Center	§ 790.44			
9						
10	732.81	Other Institutions, Large	§ 790.50			
11						
12	732.82	Other Institutions, Small	§ 790.51	C		
13						
14	732.83	Public Use	§ 790.80	C		
15	RESIDENTIAL STANDARDS AND USES					
16						
17	732.90	Residential Use	§ 790.88	P	P	P
18	732.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 1,000 sq. ft. lot area § 207.4		
19						
20	732.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
21						
22	732.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
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732.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
732.95	Community Residential Parking	§ 790.10	C		

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

By: ANDREA RUIZ-ESQUIDE
Deputy City Attorney