

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

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

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

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

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

12 Section 1. Findings.

13 (a) The Planning Department has determined that the actions contemplated in this
14 ordinance comply with the California Environmental Quality Act (California Public Resources
15 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
16 Supervisors in File No. 191260 and is incorporated herein by reference. The Board affirms
17 this determination.

18 (b) On January 9, 2020, the Planning Commission, in Resolution No. 20611, adopted
19 findings that the actions contemplated in this ordinance are consistent, on balance, with the
20 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
21 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
22 Board of Supervisors in File No. 191260, and is incorporated herein by reference

23 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
24 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
25 in Planning Commission Resolution No. 20611, and the Board incorporates such reasons
herein by reference.

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

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

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

7 * * * *

8 Named Neighborhood Commercial Districts (Defined in Sec. 702(a)(1))
9 * * * *
10 <i>Lakeside Village NCD (Defined in Sec. 727)</i>
11 * * * *
12 <i>Inner Balboa Street Neighborhood Commercial District (Defined in Sec. 735)</i>
13 <i>Outer Balboa Street Neighborhood Commercial District (Defined in Sec. 736)</i>
14 <i>Bayview Neighborhood Commercial District (Defined in Sec. 737)</i>
15 <i>Cortland Avenue Neighborhood Commercial District (Defined in Sec. 738)</i>
16 <i>Geary Boulevard Neighborhood Commercial District (Defined in Sec. 739)</i>
17 <i>Mission Bernal Neighborhood Commercial District (Defined in Sec. 740)</i>
18 <i>San Bruno Avenue Neighborhood Commercial District (Defined in Sec. 741)</i>
19 <i>Cole Valley Neighborhood Commercial District (Defined in Sec. 742)</i>
20 <i>Lower Haight Street Neighborhood Commercial District (Defined in Sec. 743)</i>
21 <i>Lower Polk Street Neighborhood Commercial District (Defined in Sec. 744)</i>
22 <i>Inner Taraval Street Neighborhood Commercial District (Defined in Sec. 745)</i>

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

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

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

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

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

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

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

17 **Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

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

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

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

		<i>202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>C</i>	<i>C</i>	<i>C</i>

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

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

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

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

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

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

19 * Not listed below

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

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

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

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

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

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

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

21 **ZONING CONTROL TABLE**

22

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

23

24

25

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses Zoned 40-X or 50-X</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>

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

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

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

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

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

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

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

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

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

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

* Not listed below

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

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

SEC 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

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

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

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

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

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

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

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

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

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

13 * Not listed below

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

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

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

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

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

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

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

Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

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

1	<u>Front Setback and Side Yard</u>	<u>§§ 131, 132, 133</u>	<u>Not Required.</u>
2	<u>Street Frontage and Public Realm</u>		
3	<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
4			
5	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.</u>
6			
7			
8			
9	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific districts.</u>
10	<u>Vehicular Access Restrictions</u>	<u>§ 155(r)</u>	<u>Restricted on some streets, see § 155(r) for specific districts</u>
11			
12	<u>Miscellaneous</u>		
13	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Awning</u>	<u>§§ 102, 136</u>	<u>P</u>
16	<u>Canopy or Marquee</u>	<u>§§ 102, 136</u>	<u>P</u>
17	<u>Signs</u>	<u>§§ 262, 602-604, 607, 608, 609</u>	<u>As permitted by § 607.1</u>
18	<u>General Advertising Signs</u>	<u>§§ 262, 602,604, 608, 609, 610, 611</u>	<u>NP</u>
19	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
20			
21			
22			
23	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
24	<u>RESIDENTIAL STANDARDS AND USES</u>		
25			

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

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

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

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

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

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

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

1 * Not listed below

2 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

3 Boundaries: Applicable to the Bayview NCD

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

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

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

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

11 (2) THIRD STREET SPECIAL USE DISTRICT

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

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

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

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

21 SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

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

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

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

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

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

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

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

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

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

18 * Not listed below

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

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

SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

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

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

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

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

1	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
2					
3	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
4					
5					
6					
7	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
10					
11	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					

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

1	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C</u>		
2	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No limit</u>		
3	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§ 102, 703(b)</u>	<u>See § 703(b)</u>		
5	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2(a)</u>	<u>P if located in front; C if located elsewhere</u>		
6	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
7	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Agricultural Use Category</u>				
10	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Automotive Use Category</u>				
14	<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22					
23					
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1	<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Entertainment, Arts and Recreation Use Category</u>				
4	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5					
6	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8					
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12					
13	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Industrial Use Category</u>				
15	<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Institutional Use Category</u>				
17	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Job Training</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
21	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Sales and Service Use Category</u>				
23	<u>Retail Sales and Service Uses*</u>	<u>§§ 102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>Adult Business</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	<u>Animal Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

1	<u>Bar</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP(6)</u>	<u>NP</u>	<u>NP</u>
4	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Kennel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Liquor Store</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Massage Establishment</u>	<u>§ 102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
9	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Restaurant</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Restaurant, Limited</u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Retail Sales and Service, General</u>	<u>§ 102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P</u>
14	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
16	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Tobacco Paraphernalia Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
20	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	<u>Service, Non-Retail Professional</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23					
24					
25					

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

7
8 * Not listed below

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

11 (2) THIRD FLOOR RESIDENTIAL CONVERSION:

12 Boundaries: Applicable to the Geary Boulevard NCD

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21 **ZONING CONTROL TABLE**

22

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

23
24
25

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

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

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

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9			<u>Controls by Story</u>		
10	<u>Loss of Dwelling Units</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(1)</u>
12					
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					

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

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

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

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

1 **Utility and Infrastructure Use Category**

2

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

3
4

5 ** Not listed below*

6
7 **(1) THIRD FLOOR RESIDENTIAL CONVERSION:**

8 **Boundaries:** *Applicable to the Mission Bernal NCD*

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

- 10 *(a) The structure in which the Residential Use is to be converted has been found eligible for listing on the National Register of Historic Places;*
- 11 *(b) The proposed use is to be operated by a nonprofit public benefit corporation; and*
- 12 *(c) No legally residing residential tenants will be displaced.*

13 **(2) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT**

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

15 **Controls:** *Formula Retail Restaurants and Limited Restaurants are NP.*

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

17
18 *(4) C if a Macro WTS Facility; P if a Micro WTS Facility.*

19
20 **SEC. 741. SAN BRUNO AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

21 *The San Bruno Avenue Neighborhood Commercial District is located along San Bruno Avenue*

22 *between Hale and Olmstead Streets. The District is a small-scale linear shopping street which provides*

23 *convenience goods and services to the surrounding neighborhood as well as limited comparison*

24 *shopping goods for a wider market.*

25

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

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

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

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

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

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

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

		<i>Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<i>Residential Demolition and Merger</i>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

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

1	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P</u>		
2	<u>NON-RESIDENTIAL USES</u>		<u>Controls by Story</u>		
3			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Agricultural Use Category</u>				
5	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Automotive Use Category</u>				
9	<u>Automotive Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Automotive Service Station</u>	<u>§§ 102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Gas Station</u>	<u>§§ 102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Entertainment, Arts and Recreation Use Category</u>				
18	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24					
25					

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

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

17 * Not listed below

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

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

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

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

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

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

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

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

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

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

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

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

		<i>202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<i>Residential Conversion</i>	<i>§ 317</i>	<i>C</i>	<i>NP</i>	<i>NP</i>
<i>Residential Demolition and Merger</i>	<i>§ 317</i>	<i>C</i>	<i>C</i>	<i>C</i>

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

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

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

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

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

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

19 * Not listed below

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

SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

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

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

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

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

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

1	<u>Group Housing Density</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</u>		
2					
3	<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
4					
5	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
6					
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10					
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
14					
15					

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

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

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

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

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

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

** Not listed below*

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

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

SEC. 744. LOWER POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

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

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

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

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

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

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

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

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<u>Automotive Uses*</u>	<u>§§ 102, 187.1, 202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Service, Motor Vehicle Tow</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Service, Parcel Delivery</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Garage</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Vehicle Storage Lot</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts and Recreation Use Category</u>				
<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Arts Activities</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Industrial Use Category</u>				
<u>Industrial Uses</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use Category</u>				

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

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

14 * Not listed below

15 (1) THIRD FLOOR RESIDENTIAL CONVERSION:

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

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

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

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

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

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

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

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

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

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

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

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

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

23 **ZONING CONTROL TABLE**

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

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

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

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

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

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

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

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

1	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Private</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Entertainment, Arts and Recreation Use Category</u>				
6	<u>Entertainment, Arts and Recreation Uses*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Arts Activities</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>Industrial Use Category</u>				
14	<u>Industrial Uses</u>	<u>§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Institutional Use Category</u>				
16	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
17	<u>Child Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Medical Cannabis Dispensary**</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
20	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Residential Care Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
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<u><i>Sales and Service Use Category</i></u>				
<u><i>Retail Sales and Service Uses*</i></u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u><i>Adult Business</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Animal Hospital</i></u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Bar</i></u>	<u>§§ 102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Cannabis Retail</i></u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u><i>Flexible Retail</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Hotel</i></u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><i>Kennel</i></u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Liquor Store</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Massage Establishment</i></u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Massage, Foot/Chair</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Mortuary</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Motel</i></u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Restaurant</i></u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u><i>Restaurant, Limited</i></u>	<u>§§ 102, 202.2(a)</u>	<u>P(1)</u>	<u>NP</u>	<u>NP</u>
<u><i>Services, Financial</i></u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u><i>Services, Fringe Financial</i></u>	<u>§ 102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
<u><i>Services, Limited Financial</i></u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u><i>Storage, Self</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u><i>Tobacco Paraphernalia Establishment</i></u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u><i>Trade Shop</i></u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u><i>Non-Retail Sales and Service*</i></u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

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

** Not listed below*

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

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

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

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

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

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

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

1 (2) The provisions of Sections 180 through 186.1 of this Code
 2 shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the
 3 effective date of this Code in this Subdistrict.
 4

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

7 8 Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
0715010	NC-3	Lower Polk Street NCD	ZN02
0717013	NC-3	Lower Polk Street NCD	ZN02
0718002	NC-3	Lower Polk Street NCD	ZN02
0739002	NC-3	Lower Polk Street NCD	ZN02
0742002	NC-3	Lower Polk Street NCD	ZN02
0715001	NC-3	Lower Polk Street NCD	ZN02
0718003	NC-3	Lower Polk Street NCD	ZN02
0763016	NC-3	Lower Polk Street NCD	ZN02
0717014	NC-3	Lower Polk Street NCD	ZN02
0718001	NC-3	Lower Polk Street NCD	ZN02
0763007	NC-3	Lower Polk Street NCD	ZN02
0717015	NC-3	Lower Polk Street NCD	ZN02
0763001	NC-3	Lower Polk Street NCD	ZN02
0715010A	NC-3	Lower Polk Street NCD	ZN02
0715011	NC-3	Lower Polk Street NCD	ZN02
0718005	NC-3	Lower Polk Street NCD	ZN02
0717018	NC-3	Lower Polk Street NCD	ZN02
0739015	NC-3	Lower Polk Street NCD	ZN02
0716280	NC-3	Lower Polk Street NCD	ZN02
0718004	NC-3	Lower Polk Street NCD	ZN02
0740018	NC-3	Lower Polk Street NCD	ZN02
0763002	NC-3	Lower Polk Street NCD	ZN02
0739001	NC-3	Lower Polk Street NCD	ZN02
0763006	NC-3	Lower Polk Street NCD	ZN02
0763005	NC-3	Lower Polk Street NCD	ZN02

22
 23
 24 Section 4. Sectional Map ZN03 of the Zoning Map of the City and County of San
 25 Francisco is hereby amended, as follows:

	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
1	1545027	NC-2	Inner Balboa Street NCD	ZN03
2	1546017	NC-2	Inner Balboa Street NCD	ZN03
3	1546018	NC-2	Inner Balboa Street NCD	ZN03
	1546018A	NC-2	Inner Balboa Street NCD	ZN03
4	1546018B	NC-2	Inner Balboa Street NCD	ZN03
	1546018C	NC-2	Inner Balboa Street NCD	ZN03
5	1546019	NC-2	Inner Balboa Street NCD	ZN03
	1546020	NC-2	Inner Balboa Street NCD	ZN03
6	1547024	NC-2	Inner Balboa Street NCD	ZN03
	1547025	NC-2	Inner Balboa Street NCD	ZN03
7	1547026	NC-2	Inner Balboa Street NCD	ZN03
	1547027	NC-2	Inner Balboa Street NCD	ZN03
8	1548023	NC-2	Inner Balboa Street NCD	ZN03
	1548025	NC-2	Inner Balboa Street NCD	ZN03
9	1548026	NC-2	Inner Balboa Street NCD	ZN03
	1548027	NC-2	Inner Balboa Street NCD	ZN03
10	1549018	NC-2	Inner Balboa Street NCD	ZN03
	1549019	NC-2	Inner Balboa Street NCD	ZN03
11	1549020	NC-2	Inner Balboa Street NCD	ZN03
	1549022	NC-2	Inner Balboa Street NCD	ZN03
12	1549023	NC-2	Inner Balboa Street NCD	ZN03
	1549024	NC-2	Inner Balboa Street NCD	ZN03
13	1549025	NC-2	Inner Balboa Street NCD	ZN03
	1549026	NC-2	Inner Balboa Street NCD	ZN03
14	1549026A	NC-2	Inner Balboa Street NCD	ZN03
15	1549054	NC-2	Inner Balboa Street NCD	ZN03
	1549055	NC-2	Inner Balboa Street NCD	ZN03
16	1549056	NC-2	Inner Balboa Street NCD	ZN03
	1549057	NC-2	Inner Balboa Street NCD	ZN03
17	1549071	NC-2	Inner Balboa Street NCD	ZN03
	1549072	NC-2	Inner Balboa Street NCD	ZN03
18	1549073	NC-2	Inner Balboa Street NCD	ZN03
	1637001	NC-2	Inner Balboa Street NCD	ZN03
19	1638001	NC-2	Inner Balboa Street NCD	ZN03
	1638030	NC-2	Inner Balboa Street NCD	ZN03
20	1638031	NC-2	Inner Balboa Street NCD	ZN03
	1638032	NC-2	Inner Balboa Street NCD	ZN03
21	1639001	NC-2	Inner Balboa Street NCD	ZN03
	1639046	NC-2	Inner Balboa Street NCD	ZN03
22	1639047	NC-2	Inner Balboa Street NCD	ZN03
	1639048	NC-2	Inner Balboa Street NCD	ZN03
23	1640001	NC-2	Inner Balboa Street NCD	ZN03
	1640051	NC-2	Inner Balboa Street NCD	ZN03
24	1640054	NC-2	Inner Balboa Street NCD	ZN03
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1	1640055	NC-2	Inner Balboa Street NCD	ZN03
	1641001	NC-2	Inner Balboa Street NCD	ZN03
2	1641049	NC-2	Inner Balboa Street NCD	ZN03
	1641050	NC-2	Inner Balboa Street NCD	ZN03
3	1641051	NC-2	Inner Balboa Street NCD	ZN03
	1061048	NC-3	Geary Boulevard NCD	ZN03
4	1061018	NC-3	Geary Boulevard NCD	ZN03
	1061023	NC-3	Geary Boulevard NCD	ZN03
5	1062022	NC-3	Geary Boulevard NCD	ZN03
	1062023	NC-3	Geary Boulevard NCD	ZN03
6	1062024	NC-3	Geary Boulevard NCD	ZN03
	1062025	NC-3	Geary Boulevard NCD	ZN03
7	1062026	NC-3	Geary Boulevard NCD	ZN03
	1062027	NC-3	Geary Boulevard NCD	ZN03
8	1063019	NC-3	Geary Boulevard NCD	ZN03
	1063023	NC-3	Geary Boulevard NCD	ZN03
9	1063026	NC-3	Geary Boulevard NCD	ZN03
	1064023	NC-3	Geary Boulevard NCD	ZN03
10	1064024	NC-3	Geary Boulevard NCD	ZN03
	1064031	NC-3	Geary Boulevard NCD	ZN03
11	1064032	NC-3	Geary Boulevard NCD	ZN03
	1064060	NC-3	Geary Boulevard NCD	ZN03
12	1065023	NC-3	Geary Boulevard NCD	ZN03
	1065026A	NC-3	Geary Boulevard NCD	ZN03
13	1065053	NC-3	Geary Boulevard NCD	ZN03
	1066021	NC-3	Geary Boulevard NCD	ZN03
14	1066022	NC-3	Geary Boulevard NCD	ZN03
	1066023	NC-3	Geary Boulevard NCD	ZN03
15	1066026	NC-3	Geary Boulevard NCD	ZN03
	1066027	NC-3	Geary Boulevard NCD	ZN03
16	1067021	NC-3	Geary Boulevard NCD	ZN03
	1066057	NC-3	Geary Boulevard NCD	ZN03
17	1066060	NC-3	Geary Boulevard NCD	ZN03
	1066061	NC-3	Geary Boulevard NCD	ZN03
18	1066062	NC-3	Geary Boulevard NCD	ZN03
	1066063	NC-3	Geary Boulevard NCD	ZN03
19	1066064	NC-3	Geary Boulevard NCD	ZN03
	1066065	NC-3	Geary Boulevard NCD	ZN03
20	1066066	NC-3	Geary Boulevard NCD	ZN03
	1066067	NC-3	Geary Boulevard NCD	ZN03
21	1067019	NC-3	Geary Boulevard NCD	ZN03
	1067020	NC-3	Geary Boulevard NCD	ZN03
22	1067023	NC-3	Geary Boulevard NCD	ZN03
	1067052	NC-3	Geary Boulevard NCD	ZN03
23	1067054	NC-3	Geary Boulevard NCD	ZN03
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1	1067055	NC-3	Geary Boulevard NCD	ZN03
	1067056	NC-3	Geary Boulevard NCD	ZN03
2	1067057	NC-3	Geary Boulevard NCD	ZN03
	1067058	NC-3	Geary Boulevard NCD	ZN03
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	1532042	NC-3	Geary Boulevard NCD	ZN03
21	1532043	NC-3	Geary Boulevard NCD	ZN03
	1532044	NC-3	Geary Boulevard NCD	ZN03
22	1532045	NC-3	Geary Boulevard NCD	ZN03
	1532046	NC-3	Geary Boulevard NCD	ZN03
23	1532047	NC-3	Geary Boulevard NCD	ZN03
	1532048	NC-3	Geary Boulevard NCD	ZN03
24				
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1	1532049	NC-3	Geary Boulevard NCD	ZN03
	1532050	NC-3	Geary Boulevard NCD	ZN03
2	1532051	NC-3	Geary Boulevard NCD	ZN03
	1532052	NC-3	Geary Boulevard NCD	ZN03
3	1532053	NC-3	Geary Boulevard NCD	ZN03
	1532054	NC-3	Geary Boulevard NCD	ZN03
4	1532055	NC-3	Geary Boulevard NCD	ZN03
	1532056	NC-3	Geary Boulevard NCD	ZN03
5	1532057	NC-3	Geary Boulevard NCD	ZN03
	1532058	NC-3	Geary Boulevard NCD	ZN03
6	1533001	NC-3	Geary Boulevard NCD	ZN03
	1533040	NC-3	Geary Boulevard NCD	ZN03
7	1533041	NC-3	Geary Boulevard NCD	ZN03
	1533042	NC-3	Geary Boulevard NCD	ZN03
8	1533042A	NC-3	Geary Boulevard NCD	ZN03
	1533043	NC-3	Geary Boulevard NCD	ZN03
9	1533044	NC-3	Geary Boulevard NCD	ZN03
	1534001	NC-3	Geary Boulevard NCD	ZN03
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	1534039	NC-3	Geary Boulevard NCD	ZN03
11	1534040	NC-3	Geary Boulevard NCD	ZN03
	1534041	NC-3	Geary Boulevard NCD	ZN03
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	1535046	NC-3	Geary Boulevard NCD	ZN03
14	1536001	NC-3	Geary Boulevard NCD	ZN03
	1536041	NC-3	Geary Boulevard NCD	ZN03
15	1536043	NC-3	Geary Boulevard NCD	ZN03
	1536048	NC-3	Geary Boulevard NCD	ZN03
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	1537044	NC-3	Geary Boulevard NCD	ZN03
17	1537049	NC-3	Geary Boulevard NCD	ZN03
	1537050	NC-3	Geary Boulevard NCD	ZN03
18	1537051	NC-3	Geary Boulevard NCD	ZN03
	1537052	NC-3	Geary Boulevard NCD	ZN03
19	1537053	NC-3	Geary Boulevard NCD	ZN03
	1537054	NC-3	Geary Boulevard NCD	ZN03
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	1537058	NC-3	Geary Boulevard NCD	ZN03
22	1537059	NC-3	Geary Boulevard NCD	ZN03
	1537060	NC-3	Geary Boulevard NCD	ZN03
23	1537061	NC-3	Geary Boulevard NCD	ZN03

1	1537062	NC-3	Geary Boulevard NCD	ZN03
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	1537065	NC-3	Geary Boulevard NCD	ZN03
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	1538035	NC-3	Geary Boulevard NCD	ZN03
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	1538037	NC-3	Geary Boulevard NCD	ZN03
10	1539003	NC-3/RM-1	Geary Boulevard NCD/RM-1	ZN03
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	1540050	NC-3	Geary Boulevard NCD	ZN03
12	1540051	NC-3	Geary Boulevard NCD	ZN03
	1541001	NC-3	Geary Boulevard NCD	ZN03
13	1541002	NC-3	Geary Boulevard NCD	ZN03
	1541040	NC-3	Geary Boulevard NCD	ZN03
14	1541042	NC-3	Geary Boulevard NCD	ZN03
	1541045	NC-3	Geary Boulevard NCD	ZN03
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	1543043	NC-3	Geary Boulevard NCD	ZN03
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	1543045	NC-3	Geary Boulevard NCD	ZN03
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	1543047	NC-3	Geary Boulevard NCD	ZN03
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22	1543052	NC-3	Geary Boulevard NCD	ZN03
	1543053	NC-3	Geary Boulevard NCD	ZN03
23	1543054	NC-3	Geary Boulevard NCD	ZN03
	1543055	NC-3	Geary Boulevard NCD	ZN03

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

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

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

1	1579021	NC-2	Outer Balboa Street NCD	ZN04
	1579022	NC-2	Outer Balboa Street NCD	ZN04
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	1579024	NC-2	Outer Balboa Street NCD	ZN04
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	1579034	NC-2	Outer Balboa Street NCD	ZN04
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	1606052	NC-2	Outer Balboa Street NCD	ZN04
23	1606053	NC-2	Outer Balboa Street NCD	ZN04
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15	1611001A	NC-2	Outer Balboa Street NCD	ZN04
	1611001C	NC-2	Outer Balboa Street NCD	ZN04
16	1611001E	NC-2	Outer Balboa Street NCD	ZN04
	1611001F	NC-2	Outer Balboa Street NCD	ZN04
17	1611001G	NC-2	Outer Balboa Street NCD	ZN04
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21	1451023	NC-3	Geary Boulevard NCD	ZN04
	1451024	NC-3	Geary Boulevard NCD	ZN04
22	1451026	NC-3	Geary Boulevard NCD	ZN04
	1451047	NC-3	Geary Boulevard NCD	ZN04
23	1452019	NC-3	Geary Boulevard NCD	ZN04
	1452020	NC-3	Geary Boulevard NCD	ZN04
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	1452022	NC-3	Geary Boulevard NCD	ZN04
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	1453019	NC-3	Geary Boulevard NCD	ZN04
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5	1453023	NC-3	Geary Boulevard NCD	ZN04
	1453024	NC-3	Geary Boulevard NCD	ZN04
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	1454019	NC-3	Geary Boulevard NCD	ZN04
7	1454021	NC-3	Geary Boulevard NCD	ZN04
	1454022	NC-3	Geary Boulevard NCD	ZN04
8	1454022A	NC-3	Geary Boulevard NCD	ZN04
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	1459006	NC-3	Geary Boulevard NCD	ZN04
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	1459009	NC-3	Geary Boulevard NCD	ZN04
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	1522036	NC-3	Geary Boulevard NCD	ZN04
23	1522037	NC-3	Geary Boulevard NCD	ZN04
	1522038	NC-3	Geary Boulevard NCD	ZN04
24				
25				

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	1524037	NC-3	Geary Boulevard NCD	ZN04
6	1524039	NC-3	Geary Boulevard NCD	ZN04
	1524040	NC-3	Geary Boulevard NCD	ZN04
7	1525001	NC-3	Geary Boulevard NCD	ZN04
	1525040B	NC-3	Geary Boulevard NCD	ZN04
8	1525040C	NC-3	Geary Boulevard NCD	ZN04
	1525040D	NC-3	Geary Boulevard NCD	ZN04
9	1525041	NC-3	Geary Boulevard NCD	ZN04
10	1525042	NC-3	Geary Boulevard NCD	ZN04
11	1525043	NC-3	Geary Boulevard NCD	ZN04

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

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

1	2341017	NC-2	Inner Taraval NCD	ZN06
	2341018	NC-2	Inner Taraval NCD	ZN06
2	2341040	NC-2	Inner Taraval NCD	ZN06
	2341041	NC-2	Inner Taraval NCD	ZN06
3	2341042	NC-2	Inner Taraval NCD	ZN06
	2341043	NC-2	Inner Taraval NCD	ZN06
4	2342016A	NC-2	Inner Taraval NCD	ZN06
	2342017	NC-2	Inner Taraval NCD	ZN06
5	2342018	NC-2	Inner Taraval NCD	ZN06
	2342019	NC-2	Inner Taraval NCD	ZN06
6	2342020	NC-2	Inner Taraval NCD	ZN06
	2342021	NC-2	Inner Taraval NCD	ZN06
7	2342022	NC-2	Inner Taraval NCD	ZN06
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	2343019	NC-2	Inner Taraval NCD	ZN06
9	2343019A	NC-2	Inner Taraval NCD	ZN06
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	2343021	NC-2	Inner Taraval NCD	ZN06
11	2343040	NC-2	Inner Taraval NCD	ZN06
	2343041	NC-2	Inner Taraval NCD	ZN06
12	2343042	NC-2	Inner Taraval NCD	ZN06
	2344A018	NC-2	Inner Taraval NCD	ZN06
13	2344A018A	NC-2	Inner Taraval NCD	ZN06
	2344A018B	NC-2	Inner Taraval NCD	ZN06
14	2344A018C	NC-2	Inner Taraval NCD	ZN06
	2344A018D	NC-2	Inner Taraval NCD	ZN06
15	2344A019A	NC-2	Inner Taraval NCD	ZN06
	2344A019B	NC-2	Inner Taraval NCD	ZN06
16	2344A019C	NC-2	Inner Taraval NCD	ZN06
	2344A019D	NC-2	Inner Taraval NCD	ZN06
17	2344A038	NC-2	Inner Taraval NCD	ZN06
	2345A018	NC-2	Inner Taraval NCD	ZN06
18	2345A019	NC-2	Inner Taraval NCD	ZN06
	2345A020	NC-2	Inner Taraval NCD	ZN06
19	2345A021	NC-2	Inner Taraval NCD	ZN06
	2345A022	NC-2	Inner Taraval NCD	ZN06
20	2345A023	NC-2	Inner Taraval NCD	ZN06
	2345A024	NC-2	Inner Taraval NCD	ZN06
21	2345A025	NC-2	Inner Taraval NCD	ZN06
	2345A026	NC-2	Inner Taraval NCD	ZN06
22	2346009	NC-2	Inner Taraval NCD	ZN06
	2346010	NC-2	Inner Taraval NCD	ZN06
23	2346014	NC-2	Inner Taraval NCD	ZN06
	2347009A	NC-2	Inner Taraval NCD	ZN06
24				
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1	2347010	NC-2	Inner Taraval NCD	ZN06
	2347011	NC-2	Inner Taraval NCD	ZN06
2	2347028	NC-2	Inner Taraval NCD	ZN06
	2347029	NC-2	Inner Taraval NCD	ZN06
3	2347030	NC-2	Inner Taraval NCD	ZN06
	2347031	NC-2	Inner Taraval NCD	ZN06
4	2407001	NC-2	Inner Taraval NCD	ZN06
	2407028A	NC-2	Inner Taraval NCD	ZN06
5	2407029	NC-2	Inner Taraval NCD	ZN06
	2407033	NC-2	Inner Taraval NCD	ZN06
6	2407040	NC-2	Inner Taraval NCD	ZN06
	2407041	NC-2	Inner Taraval NCD	ZN06
7	2407042	NC-2	Inner Taraval NCD	ZN06
	2407043	NC-2	Inner Taraval NCD	ZN06
8	2407044	NC-2	Inner Taraval NCD	ZN06
	2407045	NC-2	Inner Taraval NCD	ZN06
9	2407046	NC-2	Inner Taraval NCD	ZN06
10	2408001	NC-2	Inner Taraval NCD	ZN06
	2408041	NC-2	Inner Taraval NCD	ZN06
11	2408044	NC-2	Inner Taraval NCD	ZN06
	2408047	NC-2	Inner Taraval NCD	ZN06
12	2408048	NC-2	Inner Taraval NCD	ZN06
	2408051	NC-2	Inner Taraval NCD	ZN06
13	2408052	NC-2	Inner Taraval NCD	ZN06
	2408053	NC-2	Inner Taraval NCD	ZN06
14	2408054	NC-2	Inner Taraval NCD	ZN06
	2408055	NC-2	Inner Taraval NCD	ZN06
15	2408056	NC-2	Inner Taraval NCD	ZN06
	2408057	NC-2	Inner Taraval NCD	ZN06
16	2408058	NC-2	Inner Taraval NCD	ZN06
	2409001	NC-2	Inner Taraval NCD	ZN06
17	2409036	NC-2	Inner Taraval NCD	ZN06
	2409037	NC-2	Inner Taraval NCD	ZN06
18	2409038	NC-2	Inner Taraval NCD	ZN06
	2409041	NC-2	Inner Taraval NCD	ZN06
19	2409042	NC-2	Inner Taraval NCD	ZN06
	2409043	NC-2	Inner Taraval NCD	ZN06
20	2409061	NC-2	Inner Taraval NCD	ZN06
	2410027	NC-2	Inner Taraval NCD	ZN06
21	2410029	NC-2	Inner Taraval NCD	ZN06
	2410029A	NC-2	Inner Taraval NCD	ZN06
22	2410029B	NC-2	Inner Taraval NCD	ZN06
	2410029C	NC-2	Inner Taraval NCD	ZN06
23	2410031	NC-2	Inner Taraval NCD	ZN06
	2410041	NC-2	Inner Taraval NCD	ZN06
24				
25				

1	2410042	NC-2	Inner Taraval NCD	ZN06
	2411001	NC-2	Inner Taraval NCD	ZN06
2	2411021M	NC-2	Inner Taraval NCD	ZN06
	2411022	NC-2	Inner Taraval NCD	ZN06
3	2411023	NC-2	Inner Taraval NCD	ZN06
	2412034	NC-2	Inner Taraval NCD	ZN06
4	2412036	NC-2	Inner Taraval NCD	ZN06
	2412037	NC-2	Inner Taraval NCD	ZN06
5	2412038	NC-2	Inner Taraval NCD	ZN06
	2412039	NC-2	Inner Taraval NCD	ZN06
6	2413014	NC-2	Inner Taraval NCD	ZN06
7	2413038	NC-2	Inner Taraval NCD	ZN06

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

	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
11	5501034	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
12	5501044	NC-3	Mission Bernal NCD	ZN07
	5501044A	NC-3	Mission Bernal NCD	ZN07
13	5501045	NC-3	Mission Bernal NCD	ZN07
	5501046	NC-3	Mission Bernal NCD	ZN07
14	5501047	NC-3	Mission Bernal NCD	ZN07
	5501048	NC-3	Mission Bernal NCD	ZN07
15	5501050	NC-3	Mission Bernal NCD	ZN07
	5501051	NC-3	Mission Bernal NCD	ZN07
16	5501079	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5501082	NC-3	Mission Bernal NCD	ZN07
17	5501083	NC-3	Mission Bernal NCD	ZN07
	5501084	NC-3	Mission Bernal NCD	ZN07
18	5518016	NC-3	Mission Bernal NCD	ZN07
	5518017	NC-3	Mission Bernal NCD	ZN07
19	5518018	NC-3	Mission Bernal NCD	ZN07
	5518019	NC-3	Mission Bernal NCD	ZN07
20	5518031	NC-3	Mission Bernal NCD	ZN07
	5518032	NC-3	Mission Bernal NCD	ZN07
21	5518033	NC-3	Mission Bernal NCD	ZN07
	5518034	NC-3	Mission Bernal NCD	ZN07
22	5518035	NC-3	Mission Bernal NCD	ZN07
	5518036	NC-3	Mission Bernal NCD	ZN07
23	5518037	NC-3	Mission Bernal NCD	ZN07
	5518038	NC-3	Mission Bernal NCD	ZN07
24	5518039	NC-3	Mission Bernal NCD	ZN07
25				

1	5518040	NC-3	Mission Bernal NCD	ZN07
	5518041	NC-3	Mission Bernal NCD	ZN07
2	5518042	NC-3	Mission Bernal NCD	ZN07
	5518043	NC-3	Mission Bernal NCD	ZN07
3	5518044	NC-3	Mission Bernal NCD	ZN07
	5518045	NC-3	Mission Bernal NCD	ZN07
4	5518046	NC-3	Mission Bernal NCD	ZN07
	5609012	NC-3	Mission Bernal NCD	ZN07
5	5609015	NC-3	Mission Bernal NCD	ZN07
	5609016	NC-3	Mission Bernal NCD	ZN07
6	5609017	NC-3	Mission Bernal NCD	ZN07
	5609028	NC-3	Mission Bernal NCD	ZN07
7	5609029	NC-3	Mission Bernal NCD	ZN07
	5615028	NC-3	Mission Bernal NCD	ZN07
8	5615033	NC-3	Mission Bernal NCD	ZN07
	5615034	NC-3	Mission Bernal NCD	ZN07
9	5615035	NC-3	Mission Bernal NCD	ZN07
	5615036	NC-3	Mission Bernal NCD	ZN07
10	5615036A	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
11	5615037	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615038	NC-3	Mission Bernal NCD	ZN07
12	5615039	NC-3	Mission Bernal NCD	ZN07
	5615040	NC-3	Mission Bernal NCD	ZN07
13	5615041	NC-3	Mission Bernal NCD	ZN07
	5615042	NC-3	Mission Bernal NCD	ZN07
14	5615045	NC-3	Mission Bernal NCD	ZN07
	5615049	NC-3	Mission Bernal NCD	ZN07
15	5615050	NC-3	Mission Bernal NCD	ZN07
	5615051	NC-3	Mission Bernal NCD	ZN07
16	5615052	NC-3	Mission Bernal NCD	ZN07
	5615070	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
17	5615071	NC-3	Mission Bernal NCD	ZN07
	5615073	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
18	5615078	NC-3	Mission Bernal NCD	ZN07
	5615079	NC-3	Mission Bernal NCD	ZN07
19	5615080	NC-3	Mission Bernal NCD	ZN07
	5615082	NC-3	Mission Bernal NCD	ZN07
20	5615083	NC-3	Mission Bernal NCD	ZN07
	5615084	NC-3	Mission Bernal NCD	ZN07
21	5615085	NC-3	Mission Bernal NCD	ZN07
	5615086	NC-3	Mission Bernal NCD	ZN07
22	5615087	NC-3	Mission Bernal NCD	ZN07
	5615088	NC-3	Mission Bernal NCD	ZN07
23	5615089	NC-3	Mission Bernal NCD	ZN07
	5615090	NC-3	Mission Bernal NCD	ZN07

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2	5615093	NC-3	Mission Bernal NCD	ZN07
	5615094	NC-3	Mission Bernal NCD	ZN07
3	5615095	NC-3	Mission Bernal NCD	ZN07
	5615096	NC-3	Mission Bernal NCD	ZN07
4	5615097	NC-3	Mission Bernal NCD	ZN07
	5615098	NC-3	Mission Bernal NCD	ZN07
5	5615099	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615100	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
6	5615101	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN07
	5615102	NC-3	Mission Bernal NCD	ZN07
7	5615103	NC-3	Mission Bernal NCD	ZN07
	5615104	NC-3	Mission Bernal NCD	ZN07
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	5615106	NC-3	Mission Bernal NCD	ZN07
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	5615108	NC-3	Mission Bernal NCD	ZN07
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	5615110	NC-3	Mission Bernal NCD	ZN07
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	5615113	NC-3	Mission Bernal NCD	ZN07
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	5615115	NC-3	Mission Bernal NCD	ZN07
13	5615116	NC-3	Mission Bernal NCD	ZN07
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	6574017	NC-3	Mission Bernal NCD	ZN07
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	6574019	NC-3	Mission Bernal NCD	ZN07
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	6574021	NC-3	Mission Bernal NCD	ZN07
20	6574022	NC-3	Mission Bernal NCD	ZN07
	6574023	NC-3	Mission Bernal NCD	ZN07
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	6574032	NC-3	Mission Bernal NCD	ZN07
22	6574033	NC-3	Mission Bernal NCD	ZN07
	6574034	NC-3	Mission Bernal NCD	ZN07
23	6574035	NC-3	Mission Bernal NCD	ZN07
24				
25				

1	6574036	NC-3	Mission Bernal NCD	ZN07
	6574037	NC-3	Mission Bernal NCD	ZN07
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3	6574040	NC-3	Mission Bernal NCD	ZN07
	6574041	NC-3	Mission Bernal NCD	ZN07
4	6574042	NC-3	Mission Bernal NCD	ZN07
	6574043	NC-3	Mission Bernal NCD	ZN07
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	6574045	NC-3	Mission Bernal NCD	ZN07
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	6574048	NC-3	Mission Bernal NCD	ZN07
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	6574050	NC-3	Mission Bernal NCD	ZN07
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	6574052	NC-3	Mission Bernal NCD	ZN07
9	6574053	NC-3	Mission Bernal NCD	ZN07
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	6574059	NC-3	Mission Bernal NCD	ZN07
13	6574060	NC-3	Mission Bernal NCD	ZN07
	6574061	NC-3	Mission Bernal NCD	ZN07
14	6574062	NC-3	Mission Bernal NCD	ZN07
	6574063	NC-3	Mission Bernal NCD	ZN07
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	6574065	NC-3	Mission Bernal NCD	ZN07
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	6574069	NC-3	Mission Bernal NCD	ZN07
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19	6596001B	NC-3	Mission Bernal NCD	ZN07
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23	6596007A	NC-3	Mission Bernal NCD	ZN07
	6596010	NC-3	Mission Bernal NCD	ZN07
24				
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	6596037	NC-3	Mission Bernal NCD	ZN07
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	6596049	NC-3	Mission Bernal NCD	ZN07
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23	6596062	NC-3	Mission Bernal NCD	ZN07
	6596063	NC-3	Mission Bernal NCD	ZN07
24				
25				

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2	6597047	NC-3	Mission Bernal NCD	ZN07
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	6635058	NC-3	Mission Bernal NCD	ZN07
14	6635059	NC-3	Mission Bernal NCD	ZN07
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16	0848005	NC-2	Lower Haight Street NCD	ZN07
	0848006	NC-2	Lower Haight Street NCD	ZN07
17	0848006B	NC-2	Lower Haight Street NCD	ZN07
	0848007	NC-2	Lower Haight Street NCD	ZN07
18	0848008	NC-2	Lower Haight Street NCD	ZN07
	0848009	NC-2	Lower Haight Street NCD	ZN07
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	0848027	NC-2	Lower Haight Street NCD	ZN07
22	0848028	NC-2	Lower Haight Street NCD	ZN07
	0848029	NC-2	Lower Haight Street NCD	ZN07
23	0848030	NC-2	Lower Haight Street NCD	ZN07
24				
25				

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	0848036	NC-2	Lower Haight Street NCD	ZN07
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	0848038	NC-2	Lower Haight Street NCD	ZN07
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	0848040	NC-2	Lower Haight Street NCD	ZN07
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7	0849009	NC-2	Lower Haight Street NCD	ZN07
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9	0849013	NC-2	Lower Haight Street NCD	ZN07
	0849014	NC-2	Lower Haight Street NCD	ZN07
10	0849015	NC-2	Lower Haight Street NCD	ZN07
	0849016	NC-2	Lower Haight Street NCD	ZN07
11	0849017	NC-2	Lower Haight Street NCD	ZN07
	0849018	NC-2	Lower Haight Street NCD	ZN07
12	0849019	NC-2	Lower Haight Street NCD	ZN07
	0849020	NC-2	Lower Haight Street NCD	ZN07
13	0859001	NC-2	Lower Haight Street NCD	ZN07
	0859025	NC-2	Lower Haight Street NCD	ZN07
14				
15	0859027	NC-2/RH-3	Lower Haight Street NCD/RH-3	ZN07
	0859028	NC-2	Lower Haight Street NCD	ZN07
16	0859028A	NC-2	Lower Haight Street NCD	ZN07
	0859028B	NC-2	Lower Haight Street NCD	ZN07
17	0859029	NC-2	Lower Haight Street NCD	ZN07
	0859030	NC-2	Lower Haight Street NCD	ZN07
18	0859031	NC-2	Lower Haight Street NCD	ZN07
	0859038	NC-2	Lower Haight Street NCD	ZN07
19	0859039	NC-2	Lower Haight Street NCD	ZN07
	0860002	NC-2	Lower Haight Street NCD	ZN07
20	0860024	NC-2	Lower Haight Street NCD	ZN07
	0860025	NC-2	Lower Haight Street NCD	ZN07
21	0860026	NC-2	Lower Haight Street NCD	ZN07
	0860027	NC-2	Lower Haight Street NCD	ZN07
22	0860028	NC-2	Lower Haight Street NCD	ZN07
	0860029	NC-2	Lower Haight Street NCD	ZN07
23	0860037	NC-2	Lower Haight Street NCD	ZN07
	0860038	NC-2	Lower Haight Street NCD	ZN07
24	0860041	NC-2	Lower Haight Street NCD	ZN07
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3	0860062	NC-2	Lower Haight Street NCD	ZN07
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	0860099	NC-2	Lower Haight Street NCD	ZN07
8	0860100	NC-2	Lower Haight Street NCD	ZN07
	0860101	NC-2	Lower Haight Street NCD	ZN07
9	0860103	NC-2	Lower Haight Street NCD	ZN07
	0860104	NC-2	Lower Haight Street NCD	ZN07
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	0860106	NC-2	Lower Haight Street NCD	ZN07
11	0861001	NC-2	Lower Haight Street NCD	ZN07
	0861035	NC-2	Lower Haight Street NCD	ZN07

13
14 Section 8. Sectional Map ZN10 of the Zoning Map of the City and County of San
15 Francisco is hereby amended, as follows:

16	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
17	5273013A	NC-3	Bayview NCD	ZN10
	5273014	NC-3	Bayview NCD	ZN10
18	5278015	NC-3	Bayview NCD	ZN10
	5278016	NC-3	Bayview NCD	ZN10
19	5278027	NC-3	Bayview NCD	ZN10
	5278028	NC-3	Bayview NCD	ZN10
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21	5278031	NC-3	Bayview NCD	ZN10
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22	5278033	NC-3	Bayview NCD	ZN10
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	5278038	NC-3	Bayview NCD	ZN10

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	5339008	NC-3	Bayview NCD	ZN10
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	5981005	NC-2	San Bruno Avenue NCD	ZN10
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7	6121026	NC-2	San Bruno Avenue NCD	ZN10
	6122001	NC-2	San Bruno Avenue NCD	ZN10
8	6122022	NC-2	San Bruno Avenue NCD	ZN10

9
10
11 Section 9. Sectional Map ZN11 of the Zoning Map of the City and County of San
12 Francisco is hereby amended, as follows:

13	Block and Lot Number	Use District To Be Superseded	Use District Hereby Approved	Zoning Map Sheet
14	5659017A	NC-2	Cortland Avenue NCD	ZN11
	5660016	NC-2	Cortland Avenue NCD	ZN11
15	5660017	NC-2	Cortland Avenue NCD	ZN11
	5660018	NC-2	Cortland Avenue NCD	ZN11
16	5660019	NC-2	Cortland Avenue NCD	ZN11
	5660020	NC-2	Cortland Avenue NCD	ZN11
17	5660038	NC-2	Cortland Avenue NCD	ZN11
	5660039	NC-2	Cortland Avenue NCD	ZN11
18	5660040	NC-2	Cortland Avenue NCD	ZN11
	5661017	NC-2	Cortland Avenue NCD	ZN11
19	5661018	NC-2	Cortland Avenue NCD	ZN11
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	5662017	NC-2	Cortland Avenue NCD	ZN11
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	5662017B	NC-2	Cortland Avenue NCD	ZN11
23	5663017	NC-2	Cortland Avenue NCD	ZN11
	5663017A	NC-2	Cortland Avenue NCD	ZN11
24	5663019	NC-2	Cortland Avenue NCD	ZN11

1	5663019A	NC-2	Cortland Avenue NCD	ZN11
	5663038	NC-2	Cortland Avenue NCD	ZN11
2	5664016	NC-2	Cortland Avenue NCD	ZN11
	5664017	NC-2	Cortland Avenue NCD	ZN11
3	5664018	NC-2	Cortland Avenue NCD	ZN11
	5664019	NC-2	Cortland Avenue NCD	ZN11
4	5665016	NC-2	Cortland Avenue NCD	ZN11
	5665017	NC-2	Cortland Avenue NCD	ZN11
5	5665018	NC-2	Cortland Avenue NCD	ZN11
	5665019	NC-2	Cortland Avenue NCD	ZN11
6	5665020	NC-2	Cortland Avenue NCD	ZN11
	5665021	NC-2	Cortland Avenue NCD	ZN11
7	5666016	NC-2	Cortland Avenue NCD	ZN11
	5666017	NC-2	Cortland Avenue NCD	ZN11
8	5666018	NC-2	Cortland Avenue NCD	ZN11
	5666033	NC-2	Cortland Avenue NCD	ZN11
9	5666034	NC-2	Cortland Avenue NCD	ZN11
10	5667013	NC-2	Cortland Avenue NCD	ZN11
	5667014	NC-2	Cortland Avenue NCD	ZN11
11	5667015	NC-2	Cortland Avenue NCD	ZN11
	5667016	NC-2	Cortland Avenue NCD	ZN11
12	5667017	NC-2	Cortland Avenue NCD	ZN11
	5667018	NC-2	Cortland Avenue NCD	ZN11
13	5668017	NC-2	Cortland Avenue NCD	ZN11
	5668018	NC-2	Cortland Avenue NCD	ZN11
14	5668019	NC-2	Cortland Avenue NCD	ZN11
	5668020	NC-2	Cortland Avenue NCD	ZN11
15	5669014	NC-2	Cortland Avenue NCD	ZN11
16	5677001	NC-2	Cortland Avenue NCD	ZN11
	5677031	NC-2	Cortland Avenue NCD	ZN11
17	5677032	NC-2	Cortland Avenue NCD	ZN11
	5677033	NC-2	Cortland Avenue NCD	ZN11
18	5678001	NC-2	Cortland Avenue NCD	ZN11
	5678022	NC-2	Cortland Avenue NCD	ZN11
19	5678023	NC-2	Cortland Avenue NCD	ZN11
	5678024	NC-2	Cortland Avenue NCD	ZN11
20	5678025	NC-2	Cortland Avenue NCD	ZN11
21	5678026	NC-2	Cortland Avenue NCD	ZN11
	5678027	NC-2	Cortland Avenue NCD	ZN11
22	5678028	NC-2	Cortland Avenue NCD	ZN11
	5678029	NC-2	Cortland Avenue NCD	ZN11
23	5678030	NC-2	Cortland Avenue NCD	ZN11
	5678031	NC-2	Cortland Avenue NCD	ZN11
24	5680001	NC-2	Cortland Avenue NCD	ZN11
25	5680006A	NC-2	Cortland Avenue NCD	ZN11

1	5680008	NC-2	Cortland Avenue NCD	ZN11
	5680009	NC-2	Cortland Avenue NCD	ZN11
2	5680010	NC-2	Cortland Avenue NCD	ZN11
	5682001	NC-2	Cortland Avenue NCD	ZN11
3	5682002	NC-2	Cortland Avenue NCD	ZN11
	5682009	NC-2	Cortland Avenue NCD	ZN11
4	5682011	NC-2	Cortland Avenue NCD	ZN11
	5683001	NC-2	Cortland Avenue NCD	ZN11
5	5683001A	NC-2	Cortland Avenue NCD	ZN11
	5683010	NC-2	Cortland Avenue NCD	ZN11
6	5683011	NC-2	Cortland Avenue NCD	ZN11
	5683021	NC-2	Cortland Avenue NCD	ZN11
7	5683022	NC-2	Cortland Avenue NCD	ZN11
	5684018	NC-2	Cortland Avenue NCD	ZN11
8	5642020	NC-3	Mission Bernal NCD	ZN11
	5642027	NC-3	Mission Bernal NCD	ZN11
9	5642028	NC-3	Mission Bernal NCD	ZN11
	5642049	NC-3	Mission Bernal NCD	ZN11
10	5642050	NC-3	Mission Bernal NCD	ZN11
	5642063	NC-3	Mission Bernal NCD	ZN11
11	5642064	NC-3	Mission Bernal NCD	ZN11
	5642065	NC-3	Mission Bernal NCD	ZN11
12	5673018	NC-3	Mission Bernal NCD	ZN11
	5673019	NC-3	Mission Bernal NCD	ZN11
13	5673020	NC-3	Mission Bernal NCD	ZN11
	5673021	NC-3	Mission Bernal NCD	ZN11
14	5673022	NC-3	Mission Bernal NCD	ZN11
	5673023	NC-3/RH-2	Mission Bernal NCD/RH-2	ZN11
15	5673024	NC-3	Mission Bernal NCD	ZN11
	5673025	NC-3	Mission Bernal NCD	ZN11
16	5673039	NC-3	Mission Bernal NCD	ZN11
	5673040	NC-3	Mission Bernal NCD	ZN11
17	5673041	NC-3	Mission Bernal NCD	ZN11
	5673051	NC-3	Mission Bernal NCD	ZN11
18	5673052	NC-3	Mission Bernal NCD	ZN11
	5673053	NC-3	Mission Bernal NCD	ZN11
19	5673054	NC-3	Mission Bernal NCD	ZN11
	5673055	NC-3	Mission Bernal NCD	ZN11
20	5674020	NC-3	Mission Bernal NCD	ZN11
	5674021	NC-3	Mission Bernal NCD	ZN11
21	5674022	NC-3	Mission Bernal NCD	ZN11
	5674023	NC-3	Mission Bernal NCD	ZN11
22	5712045	NC-3	Mission Bernal NCD	ZN11
	6660011	NC-3	Mission Bernal NCD	ZN11
23	6660005	NC-3	Mission Bernal NCD	ZN11
24				
25				

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

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

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

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

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

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

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

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney

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