

File No. 170204 Committee Item No. 4  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date May 22, 2017

Board of Supervisors Meeting Date \_\_\_\_\_

#### Cmte Board

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|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                                     |                          |                             |
|-------------------------------------|--------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planning Ltr 02/28/17       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planning Reso No. 19847     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Executive Summary           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral CEQA 03/07/17      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral PC 03/07/17        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral SBC 03/07/17       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Referral FYI 03/07/17       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CEQA Determination 03/09/17 |
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Completed by: Erica Major Date May 19, 2017  
Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control  
2 Tables]

3 **Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are**  
4 **superseded by new Zoning Control Tables in a companion ordinance and to delete**  
5 **duplicate definitions previously relocated to Article 2 and related outdated text;**  
6 **affirming the Planning Department's determination under the California Environmental**  
7 **Quality Act; and making findings of consistency with the General Plan, and the eight**  
8 **priority policies of Planning Code, Section 101.1.**

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

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

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this  
19 ordinance comply with the California Environmental Quality Act (California Public Resources  
20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
21 Supervisors in File No. 170204 and is incorporated herein by reference. The Board affirms  
22 this determination.

23 (b) On February 2, 2017, the Planning Commission, in Resolution No. 19847,  
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
25 with the City's General Plan and eight priorityF policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
2 the Board of Supervisors in File No. 170204, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning  
4 Code amendments will serve the public necessity, convenience, and welfare for the reasons  
5 set forth in Planning Commission Resolution No. 19847 and the Board incorporates such  
6 reasons herein by reference.

7  
8 Section 2. The Planning Code is hereby amended by deleting Sections 701.3, 703.1,  
9 703.3, 703.5, 709, 790, 790.2, 790.4, 790.6, 790.8, 790.8, 790.10, 790.12, 790.14, 790.15,  
10 790.16, 790.17, 790.18, 790.22, 790.30, 790.34, 790.34, 790.38, 790.44, 790.46, 790.47,  
11 790.48, 790.50, 790.51, 790.54, 790.55, 790.56, 790.60, 790.62, 790.64, 790.68, 790.69,  
12 790.70, 790.80, 790.88, 790.90, 790.91, 790.100, 790.102, 790.104, 790.106, 790.107,  
13 790.108, 790.110, 790.111, 790.112, 790.114, 790.116, 790.117, 790.118, 790.122, 790.123,  
14 790.124, 790.130, 790.140, 790.141, 790.141, and 799, to read as follows:

15  
16 **~~SEC. 701.3. REFERENCES TO ARTICLES 1 AND 2 (TEMPORARY).~~**

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

20 ~~102.8 shall refer to Section 102, Family~~

21 ~~102.9 shall refer to Section 102, Gross Floor Area Ratio~~

22 ~~102.10 shall refer to Section 102, Occupied Floor Area~~

23 ~~102.11 shall refer to Section 102, Floor Area Ratio~~

24 ~~102.12 shall refer to Section 102, Height (of a building)~~

25 ~~102.18 shall refer to Section 102, One Ownership~~

102.35(a) shall refer to Section 102, Neighborhood Agriculture

102.35(b) shall refer to Section 102, Large Scale Urban Agriculture.

Any other discrepancy between an Article 1 or 2 references in this Section of the Code and the actual or intended reference shall be arbitrated by the Zoning Administrator on a case-by-case basis.

**SEC. 703.1. BUILDING STANDARDS:**

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

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

No.	Zoning Control Categories for Building Standards	Section Number of Standard	Section Number of Definition
10	Height and Bulk	Zoning Map	§§ 102.11, 102.18, 263.20, 270
11	Lot Size [Per Development]	§ 121.1	§§ 121(e), 790.56
12	Rear Yard	§ 134(a)(e)	§ 134
13	Street Frontage	§ 145.1	
14	Awning	§ 136.1(a)	§ 790.20
15	Canopy	§ 136.1(b)	§ 790.26
16	Marquee	§ 136.1(c)	§ 790.58
17	Street Trees	§ 143	

1	<del>.20</del>	<del>Floor Area Ratio</del>	<del>§§ 123-124</del>	<del>§§ 102.8, 102.10</del>
2	<del>.21</del>	<del>Use Size [Nonresidential]</del>	<del>§ 121.2</del>	<del>§ 790.130</del>
3	<del>.22</del>	<del>Off-Street Parking, Commercial and Institutional</del>	<del>§ 151</del>	<del>§ 150</del>
4				
5	<del>.23</del>	<del>Off-Street Freight Loading</del>	<del>§ 152</del>	<del>§ 150</del>
6				
7	<del>.30</del>	<del>General Advertising Sign</del>	<del>§ 607.1(e)</del>	<del>§ 602.7</del>
8	<del>.31</del>	<del>Business Sign</del>	<del>§ 607.1(f)</del>	<del>§ 602.3</del>
9	<del>.32</del>	<del>Other Signs</del>	<del>§ 607.1(e), (d)-(g)</del>	<del>§§ 602.9, 602.17, 602.20</del>
10				
11	<del>.91</del>	<del>Residential Density, Dwelling Units</del>	<del>§ 207.4</del>	<del>§ 207.1</del>
12	<del>.92</del>	<del>Residential Density, Group Housing</del>	<del>§ 208</del>	<del>§ 208</del>
13	<del>.93</del>	<del>Usable Open Space</del>	<del>§ 135(d)</del>	<del>§ 135</del>
14	<del>.94</del>	<del>Off-Street Parking, Residential</del>	<del>§ 151</del>	<del>§ 150</del>
15				

16 ***SEC. 703.3. FORMULA RETAIL USES.***

17 (a) *— The Formula Retail controls set forth in Section 303.1 of this Code apply to all*  
 18 *Neighborhood Commercial Districts in Article 7 of this Code.*

19 (b) *— Formula Retail Uses Permitted. Any use permitted in a Neighborhood Commercial*  
 20 *District that is a "Formula Retail use" as defined in Section 303.1 of this Code is hereby permitted.*

21 ***SEC. 703.5. OPERATING CONDITIONS.***

22 (a) *— Eating and Drinking Uses. Such businesses shall operate in accordance with the*  
 23 *following conditions:*

24 (1) *— The business operator shall maintain the main entrance to the building and all*  
 25 *sidewalks abutting the subject property in a clean and sanitary condition in compliance with the*

1 ~~Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator~~  
2 ~~shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject~~  
3 ~~business to maintain the sidewalk free of paper or other litter associated with the business during~~  
4 ~~business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.~~

5 ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~  
6 ~~of Public Works.~~

7 ~~(2) — When located within an enclosed space, the premises shall be adequately~~  
8 ~~soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond~~  
9 ~~the premises or in other sections of the building, and fixed source equipment noise shall not exceed the~~  
10 ~~decibel levels specified in the San Francisco Noise Control Ordinance.~~

11 ~~For information about compliance of fixed mechanical objects such as rooftop air conditioning,~~  
12 ~~restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the~~  
13 ~~Environmental Health Section, Department of Public Health.~~

14 ~~For information about compliance with construction noise requirements, contact the~~  
15 ~~Department of Building Inspection.~~

16 ~~For information about compliance with the requirements for amplified sound, including music~~  
17 ~~and television, contact the Police Department.~~

18 ~~(3) — While it is inevitable that some low level of odor may be detectable to nearby~~  
19 ~~residents and passers by, appropriate odor control equipment shall be installed in conformance with~~  
20 ~~the approved plans and maintained to prevent any significant noxious or offensive odors from escaping~~  
21 ~~the premises.~~

22 ~~For information about compliance with odor or other chemical air pollutant standards, contact~~  
23 ~~the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning~~  
24 ~~Department.~~

1                   (4) — ~~Garbage, recycling, and compost containers shall be kept within the premises~~  
2 ~~and hidden from public view, and placed outside only when being serviced by the disposal company.~~  
3 ~~Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set~~  
4 ~~forth by the Department of Public Works.~~

5                   ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~  
6 ~~of Public Works.~~

7 **~~SEC. 709. GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT~~**  
8 **~~ZONING CONTROLS.~~**

9                   ~~Neighborhood Commercial District controls are set forth in the Zoning Control Tables in~~  
10 ~~Sections 710.10 through 729.95, or referenced in Section 799 of this Code.~~

11                   ~~(a) — The first column in the Zoning Control Table, titled "No." provides a category number~~  
12 ~~for each zoning control category.~~

13                   ~~(b) — The second column in the table, titled "Zoning Control Category," lists each zoning~~  
14 ~~control category which is regulated in Article 7 of this Code.~~

15                   ~~(c) — The third column, titled "§ References," contains numbers of other sections in the~~  
16 ~~Planning Code and other City Codes, in which additional control provisions, including exceptions and~~  
17 ~~definitions, where pertinent, are contained.~~

18                   ~~(d) — In the fourth column, the controls applicable to the various Neighborhood Commercial~~  
19 ~~Districts are indicated either directly or by reference to other Code Sections which contain the~~  
20 ~~controls.~~

21                   ~~The following symbols are used in this table: — Neighborhood Commercial District controls are~~  
22 ~~set forth in the Zoning Control Tables in Sections 710.10 through 729.95, or referenced in Section 799~~  
23 ~~of this Code.~~

24 

<del>P</del> — Permitted as a principal use.
--

1 ~~C~~ Permitted as a conditional use, subject to the provisions set forth in Sections 178, 179,  
2 and 316 through 316.8 of this Code.

3 A blank space on the table or the symbol "NP" indicate that the use or feature is not  
4 permitted. Unless a use or feature is permitted or required as set forth in the Zoning  
5 Control Tables or in those sections referenced in Section 799 of this Code, such use or  
6 feature is prohibited, unless determined by the Zoning Administrator to be a permitted use  
7 pursuant to Section 307(a) of this Code.

8 See specific provisions listed by section and zoning category number at the end of the  
9 ~~#~~ table.

10  
11 ~~1st~~ 1st story and below

12 ~~2nd~~ 2nd story

13 ~~3rd~~ 3rd story and above  
14

15 (e) ~~At the end of each table, footnotes to zoning control categories marked with the symbol~~  
16 ~~"#" provide additional controls and/or references for additional controls applicable to certain portions~~  
17 ~~of districts as identified and/or referenced therein.~~

18 (f) ~~All uses, buildings and features in NC Districts shall comply with all controls set forth~~  
19 ~~for the district in which they are located. Where different controls conflict or overlap within the same~~  
20 ~~NC District, the use, building or feature shall abide by the most restrictive of all controls. For example,~~  
21 ~~in an NC-2 District, a residential unit on the second story is proposed for conversion into a business~~  
22 ~~service. Residential conversions at the second story in an NC-2 District require conditional use~~  
23 ~~authorization under Section 711.38, while business services at the second story in an NC-2 District are~~  
24 ~~permitted as principal uses under Section 711.53. Following the most restrictive control, the applicant~~  
25



1 ~~must obtain conditional use authorization and all other necessary permits in order to legally convert~~  
2 ~~the residential unit to a business service.~~

3 **~~SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.~~**

4 ~~This and the following Sections provide the definitions for Neighborhood Commercial Districts.~~  
5 ~~In case of conflict between the following definitions and those set forth in Sections 102 through 102.28~~  
6 ~~of this Code, the following definitions shall prevail for Neighborhood Commercial Districts.~~

7 **~~SEC. 790.2. AMBULANCE SERVICE.~~**

8 ~~A retail use which provides medically related transportation services.~~

9 **~~SEC. 790.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).~~**

10 ~~A retail use which provides eleven or more amusement game devices such as video games, pinball~~  
11 ~~machines, or other such similar mechanical and electronic amusement devices, in a quantity which~~  
12 ~~exceeds that specified in Section 1036.23 of the Police Code as an Ancillary Use. Mechanical amusement~~  
13 ~~devices are further regulated in Sections 1036 through 1036.24 of the Police Code.~~

14 **~~SEC. 790.6. ANIMAL HOSPITAL.~~**

15 ~~A retail use which provides medical care and accessory boarding services for animals, not~~  
16 ~~including a commercial kennel as specified in Section 224(c) of this Code.~~

17 **~~SEC. 790.8. AUTOMOBILE PARKING.~~**

18 ~~A use which provides temporary parking accommodations for private vehicles whether conducted~~  
19 ~~within a garage or on an open lot, excluding accessory parking, as defined in Section 204.5 of this Code,~~  
20 ~~and community residential parking, as defined in Section 790.10 of this Code. Provisions regulating~~  
21 ~~automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article 1.5 of this~~  
22 ~~Code. Parking of commercial vehicles or trucks shall be limited to commercial passenger vehicles and~~  
23 ~~light delivery trucks only and must be conducted within a garage.~~

1 **~~SEC. 790.10. AUTOMOBILE PARKING, COMMUNITY RESIDENTIAL.~~**

2 ~~A use which provides parking accommodations, including a garage or lot, for the storage of~~  
3 ~~private passenger automobiles for residents of the vicinity and meeting the requirements of Section 159~~  
4 ~~and other Sections in Article 1.5 of this Code, and for off-street car-share parking spaces, as defined in~~  
5 ~~Section 166, when permitted by this Code, and excluding accessory parking, as defined in Section 204.5~~  
6 ~~of this Code.~~

7 **~~SEC. 790.12. AUTOMOBILE SALE OR RENTAL.~~**

8 ~~A retail use which provides vehicle sales or rentals whether conducted within a building or on an~~  
9 ~~open lot.~~

10 **~~SEC. 790.14. AUTOMOTIVE GAS STATION.~~**

11 ~~A retail automotive service use which provides motor fuels, lubricating oils, air, and water~~  
12 ~~directly into motor vehicles and without providing automotive repair services, including self-service~~  
13 ~~operations which sell motor fuel only.~~

14 **~~SEC. 790.15. AUTOMOTIVE REPAIR.~~**

15 ~~A retail automotive service use which provides any of the following automotive repair services~~  
16 ~~when conducted within an enclosed building having no openings, other than fixed windows or exits~~  
17 ~~required by law, located within 50 feet of any R District: minor auto repair, engine repair, rebuilding,~~  
18 ~~or installation of power train components, reconditioning of badly worn or damaged motor vehicle,~~  
19 ~~collision service, or full body paint spraying. It may include other services for automobiles including, but~~  
20 ~~not limited to, accessory towing, if all towed vehicles stored on the premises are limited to those vehicles~~  
21 ~~which are to be repaired on the premises.~~

22 **~~SEC. 790.16. AUTOMOTIVE SERVICE.~~**

23 ~~A retail use which provides services for motor vehicles including automotive gas station,~~  
24 ~~automotive service station, automotive repair, and automotive wash.~~

1 ~~SEC. 790.17. AUTOMOTIVE SERVICE STATION.~~

2 ~~A retail automotive service use which provides motor fuels and lubricating oils directly into motor~~  
3 ~~vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train~~  
4 ~~components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body~~  
5 ~~paint spraying) and services which remain incidental to the principal sale of motor fuel. Repairs shall be~~  
6 ~~conducted within no more than three enclosed service bays in buildings having no openings, other than~~  
7 ~~fixed windows or exits required by law, located within 40 feet of any R District. It may include other~~  
8 ~~incidental services for automobiles including, but not limited to, accessory towing, if the number of~~  
9 ~~towing vehicles does not exceed one, and all towed vehicles stored on the premises are limited to those~~  
10 ~~vehicles which are to be repaired on the premises.~~

11 ~~SEC. 790.18. AUTOMOTIVE WASH.~~

12 ~~A retail automotive service use which provides cleaning and polishing of motor vehicles,~~  
13 ~~including self-service operations, when such cleaning and polishing are conducted within an enclosed~~  
14 ~~building having no openings, other than fixed windows or exits required by law located within 50 feet of~~  
15 ~~any R District, and which has an off-street waiting and storage area outside the building which~~  
16 ~~accommodates at least 1/4 the hourly capacity in vehicles of the enclosed operations.~~

17 ~~SEC. 790.22. BAR.~~

18 ~~A retail use which provides on-site alcoholic beverage sales for drinking on the premises,~~  
19 ~~including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age~~  
20 ~~is admitted (with Alcoholic Beverage Control [ABC] license types 42, 48, or 61) and drinking~~  
21 ~~establishments serving beer where minors are present (with ABC license types 42 or 60) in conjunction~~  
22 ~~with other uses such as movie theaters and other entertainment. This use must comply with the controls~~  
23 ~~set forth in Section 703.5.~~

1 **~~SEC. 790.30. DRIVE-UP FACILITY.~~**

2 ~~A structure designed for drive-to or drive-through trade which provides service to patrons while~~  
3 ~~in private motor vehicles; excluding gas stations, service stations, auto repair garages and automotive~~  
4 ~~wash, as defined in Sections 790.14, 790.15, 790.17 and 790.18 of this Code.~~

5 **~~SEC. 790.34. EATING AND DRINKING USE.~~**

6 ~~A retail use which provides food and/or beverages for either on or off-site food consumption~~  
7 ~~including Bars, Restaurants, Limited Restaurants, and Take-out Food.~~

8 **~~SEC. 790.36. ENTERTAINMENT, ADULT.~~**

9 ~~A retail use which includes the following: adult bookstore, as defined by Section 791 of the~~  
10 ~~Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as defined~~  
11 ~~by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from another adult~~  
12 ~~entertainment use.~~

13 **~~SEC. 790.38. ENTERTAINMENT, OTHER.~~**

14 ~~A retail use, other than adult entertainment, as defined in Section 790.36 of this Code, which~~  
15 ~~provides live entertainment, including dramatic and musical performances, and/or provides amplified~~  
16 ~~taped music for dancing on the premises, including but not limited to Places of Entertainment and Limited~~  
17 ~~Live Performance Locales, as defined in Section 1060 of the Police Code, and which is adequately~~  
18 ~~soundproofed or insulated so as to confine incidental noise to the premises. Other entertainment also~~  
19 ~~includes a bowling alley, billiard parlor, shooting gallery, skating rink and other commercial~~  
20 ~~recreational activity, but it excludes amusement game arcades, as defined in Section 790.4 of this Code~~  
21 ~~and regulated in Section 1036 of the Police Code.~~

22 **~~SEC. 790.44. HOSPITAL OR MEDICAL CENTER.~~**

23 ~~A public or private institutional use which provides medical facilities for inpatient or outpatient~~  
24 ~~medical care, medical offices, clinics, and laboratories. It may also include employee or student~~  
25 ~~dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a~~

1 ~~medical institution. The institution must have met the applicable provisions of Section 304.5 of this Code~~  
2 ~~concerning institutional master plans.~~

3 **~~SEC. 790.46. HOTEL, TOURIST.~~**

4 ~~A retail use which provides tourist accommodations, including guest rooms or suites, which are~~  
5 ~~intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the~~  
6 ~~room for less than 32 consecutive days. This definition also applies to buildings containing six or more~~  
7 ~~guest rooms designated and certified as tourist units, under Chapter 41 of the San Francisco~~  
8 ~~Administrative Code. For purposes of this Code, a tourist hotel does not include (except within the~~  
9 ~~Bayshore Hester Special Use District as provided for in Sections 713 and 780.2 of this Code) a tourist~~  
10 ~~motel, which contains guest rooms or suites which are independently accessible from the outside, with~~  
11 ~~garage or parking space located on the lot, and designed for, or occupied by, automobile traveling~~  
12 ~~transient visitors. Tourist hotels shall be designed to include all lobbies, offices and internal circulation~~  
13 ~~to guest rooms and suites within and integral to the same enclosed building or buildings as the guest~~  
14 ~~rooms or suites.~~

15 **~~SEC. 790.47. HOTEL, RESIDENTIAL.~~**

16 ~~A hotel, as defined in Chapter 41 of the San Francisco Administrative Code, which contains one~~  
17 ~~or more residential hotel units. A residential hotel unit is a guest room, as defined in Section 203.7 of~~  
18 ~~Chapter XII, Part II of the San Francisco Municipal Code (Housing Code), which had been occupied by~~  
19 ~~a permanent resident on September 23, 1979, or any guest room designated as a residential unit pursuant~~  
20 ~~to Sections 41.6 or 41.7 of Chapter 41 of the San Francisco Administrative Code. Residential hotels are~~  
21 ~~further defined and regulated in the Residential Hotel Unit Conversion and Demolition Ordinance,~~  
22 ~~Chapter 41 of the San Francisco Administrative Code.~~

23 **~~SEC. 790.48. HOURS OF OPERATION.~~**

24 ~~The permitted hours during which any commercial establishment, not including automated teller~~  
25 ~~machines, may be open for business.~~

1           ~~(a) — Other restrictions on the hours of operation of movie theaters, adult entertainment, and~~  
2 ~~other entertainment uses, as defined in Sections 790.64, 790.36, and 790.38 of this Code, respectively,~~  
3 ~~shall apply pursuant to provisions in Section 303(e)(5), when such uses are permitted as conditional uses.~~

4           ~~(b) — Exception for Pharmacies. For purposes of this Section, "pharmacy" shall mean a retail~~  
5 ~~enterprise in which the profession of pharmacy is practiced and where prescriptions are compounded~~  
6 ~~and offered for sale. This Section shall not be construed to limit any qualifying pharmacy from offering~~  
7 ~~other retail goods in addition to prescription pharmaceuticals. Notwithstanding anything to the contrary~~  
8 ~~in this Code, a pharmacy may operate on a 24-hour basis as a permitted use provided that the following~~  
9 ~~conditions are met during any period between 11:00 p.m. and 6:00 a.m. in which the pharmacy is open~~  
10 ~~for business:~~

11                     ~~(1) — A pharmacist licensed by the State of California in accordance with the California~~  
12 ~~Business and Professions Code is on duty on the premises;~~

13                     ~~(2) — The pharmacy provides prescription drugs for retail sale; and~~

14                     ~~(3) — The pharmacy provides adequate lighting and security for the safety of customers,~~  
15 ~~residents and the adjoining property, including adequate lighting and security for any parking facilities~~  
16 ~~provided. Such lighting and security may not negatively impact neighborhood character.~~

17 **~~SEC. 790.50. INSTITUTIONS, OTHER LARGE.~~**

18           ~~A public or private, nonprofit or profit-making use, excluding hospitals and medical centers,~~  
19 ~~which provides services to the community and meets the applicable provisions of Section 304.5 of this~~  
20 ~~Code concerning institutional master plans, including but not limited to the following:~~

21           ~~(a) — Assembly and Social Service. A use which provides social, fraternal, counseling or~~  
22 ~~recreational gathering services to the community. It includes a private noncommercial club house, lodge,~~  
23 ~~meeting hall, recreation building, or community facility not publicly owned. It also includes an~~  
24 ~~unenclosed recreation area.~~

1           ~~(b) — **Child Care.** A use which provides less than 24-hour care for 13 or more children by~~  
2 ~~licensed personnel and which meets the requirements of the State of California and other authorities.~~

3           ~~(c) — **Educational Service.** A use certified by the Western Association of Schools and Colleges~~  
4 ~~which provides educational services, such as a school, college or university. It may include, on the same~~  
5 ~~premises, employee or student dormitories and other housing operated by and affiliated with the~~  
6 ~~institution.~~

7           ~~(d) — **Religious Facility.** A use which provides religious services to the community, such as a~~  
8 ~~church, temple or synagogue. It may include on the same lot, the housing of persons who engage in~~  
9 ~~supportive activity for the institution.~~

10           ~~(e) — **Residential Care.** A medical use which provides lodging, board, and care 24 hours or~~  
11 ~~more to seven or more persons in need of specialized aid by personnel licensed by the State of California~~  
12 ~~and which provides no outpatient services; including but not limited to, a board and care home, rest~~  
13 ~~home, or home for the treatment of the addictive, contagious, or other diseases or physiological~~  
14 ~~disorders.~~

15 ~~**SEC. 790.51. INSTITUTIONS, OTHER SMALL.**~~

16           ~~A public or private, nonprofit or profit-making use which provides services to the community and~~  
17 ~~limited to the following:~~

18           ~~(a) — **Child Care.** A use which provides less than 24-hour care for 12 or fewer children by~~  
19 ~~licensed personnel and which meets the requirements of the State of California and other authorities.~~

20           ~~(b) — **Residential Care.** A medical use which provides lodging, board and care 24 hours or~~  
21 ~~more to six or fewer persons in need of specialized aid by personnel licensed by the State of California~~  
22 ~~and which provides no outpatient services, including but not limited to, a board and care home, rest~~  
23 ~~home, or home for the treatment of the addictive, contagious, or other diseases or physiological~~  
24 ~~disorders.~~

1 ~~SEC. 790.54. LIGHT MANUFACTURING, WHOLESALE SALES.~~

2 ~~A commercial use, including light manufacturing or wholesale sales, as defined in Subsections~~  
3 ~~(a) and (b) below.~~

4 ~~(a) — **Light Manufacturing.** A nonretail use which provides for the fabrication or production~~  
5 ~~of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises,~~  
6 ~~primarily involving the assembly, packaging, repairing, or processing of previously prepared materials,~~  
7 ~~when conducted in an enclosed building having no openings other than fixed windows or exits required~~  
8 ~~by law located within 50 feet of any R-District. Light manufacturing uses include production and custom~~  
9 ~~activities, usually involving individual or special design, or handiwork, such as the following fabrication~~  
10 ~~or production activities defined by the Standard Industrial Classification Code Manual as light~~  
11 ~~manufacturing uses:~~

12 ~~(1) — Food processing, not including mechanized assembly line production of canned~~  
13 ~~or bottled goods;~~

14 ~~(2) — Apparel and other garment products;~~

15 ~~(3) — Furniture and fixtures;~~

16 ~~(4) — Printing and publishing of books or newspapers;~~

17 ~~(5) — Leather products;~~

18 ~~(6) — Pottery;~~

19 ~~(7) — Glass blowing;~~

20 ~~(8) — Measuring, analyzing, and controlling instruments; photographic, medical and~~  
21 ~~optical goods; watches and clocks.~~

22 ~~It shall not involve the chemical processing of materials or the use of any machine that has more~~  
23 ~~than five horsepower capacity, nor shall the mechanical equipment required for the use, together with~~  
24 ~~related floor space used primarily by the operators of such equipment, in aggregate occupy more than~~  
25 ~~¼ of the total gross floor area of the use.~~



1           It shall be distinct and separate from a trade shop, as defined in Section 790.124 of this Code. It  
2 shall not include other general or heavy manufacturing uses, not described in this Subsection (a).

3           ~~(b) — Wholesale Sales. A nonretail use which exclusively provides goods or commodities for~~  
4 ~~resale or business use, including accessory storage. It shall not include a nonaccessory storage~~  
5 ~~warehouse.~~

6 **SEC. 790.55. LIQUOR STORE.**

7           ~~A retail use which sells beer, wine, or distilled spirits to a customer in an open or closed container~~  
8 ~~for consumption off the premises and which needs a State of California Alcoholic Beverage Control~~  
9 ~~Board License type 20 (off-sale beer and wine) or type 21 (off-sale general). This classification shall not~~  
10 ~~include retail uses that:~~

11           ~~(a) — are (1) classified as a general grocery store use as set forth in Section 790.102(a), or a~~  
12 ~~specialty grocery store use as set forth in Section 790.102(b), and (2) have a gross floor area devoted to~~  
13 ~~alcoholic beverages that is within the accessory use limits set forth in Section 703.2(b)(1)(C)(vi); or~~

14           ~~(b) — have (1) a use size as defined in Section 790.130 of this Code of greater than 10,000 gross~~  
15 ~~square feet and (2) a gross floor area devoted to alcoholic beverages that is within accessory use limits~~  
16 ~~as set forth in Section 204.2 or 703.2(b)(1)(C) of this Code, depending on the zoning district in which the~~  
17 ~~use is located.~~

18           ~~(c) — For purposes of Planning Code Sections 249.5, 781.9, 782, and 784, the retail uses~~  
19 ~~explicitly exempted from this definition as set forth above shall only apply to general grocery and~~  
20 ~~specialty grocery stores that exceed 5,000 s/f in size, that do not:~~

21           ~~(1) — sell any malt beverage with an alcohol content greater than 5.7% by volume; any~~  
22 ~~wine with an alcohol content of greater than 15% by volume, except for "dinner wines" that have been~~  
23 ~~aged two years or more and maintained in a corked bottle; or any distilled spirits in container sizes~~  
24 ~~smaller than 600 ml;~~

1                   ~~(2) — devote more than 15% of the gross square footage of the establishment to the~~  
2 ~~display and sale of alcoholic beverages; and~~

3                   ~~(3) — sell single servings of beer in container sizes 24 oz. or smaller.~~

4 **~~SEC. 790.56. LOT SIZE (PER DEVELOPMENT).~~**

5                   ~~The permitted gross lot area for new construction or expansion of existing development. "Lot" is~~  
6 ~~defined in Section 102.14.~~

7 **~~SEC. 790.60. MASSAGE ESTABLISHMENT.~~**

8                   ~~(a) — **Definition.** Massage establishments are defined by Section 1900 of the San Francisco~~  
9 ~~Health Code. The massage establishment shall first obtain a permit from the Department of Public Health~~  
10 ~~pursuant to Section 1908 of the San Francisco Health Code.~~

11                   ~~(b) — **Controls.** Massage establishments shall generally be subject to Conditional Use~~  
12 ~~authorization. Certain exceptions to the Conditional Use requirement for accessory use massage are~~  
13 ~~described in subsection (c) below. When considering an application for a conditional use permit pursuant~~  
14 ~~to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section~~  
15 ~~303(e), the additional criteria described in Section 303(n).~~

16                   ~~(c) — **Exceptions.** Certain exceptions would allow a massage use to be "permitted" without a~~  
17 ~~Conditional Use authorization including:~~

18                   ~~(1) — Certain Accessory Use Massage, provided that the massage use is accessory to a~~  
19 ~~principal use; the massage use is accessed by the principal use; and~~

20                   ~~(A) — the principal use is a dwelling unit and the massage use conforms to the~~  
21 ~~requirements of Section 204.1, for accessory uses for dwelling units in R or NC districts; or~~

22                   ~~(B) — the principal use is a tourist hotel as defined in Section 790.46 of this Code,~~  
23 ~~that contains 100 or more rooms,~~

24                   ~~(C) — the principal use is a large institution as defined in Section 790.50 of this~~  
25 ~~Code, or~~

1 ~~(D) the principal use is a hospital or medical center, as defined in Section~~  
2 ~~790.44 of this Code.~~

3 ~~(2) Chair Massage. The only massage service provided is chair massage, such service~~  
4 ~~is visible to the public, and customers are fully clothed at all times.~~

5 ~~(3) Sole Practitioner Massage Establishments, as defined in Section 29.5 of the Health~~  
6 ~~Code.~~

7 ~~SEC. 790.62. MORTUARY.~~

8 ~~A retail use which provides funeral services, funeral preparation, or burial arrangements,~~  
9 ~~including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other~~  
10 ~~funerary goods.~~

11 ~~SEC. 790.64. MOVIE THEATER.~~

12 ~~A retail use other than an adult theater, regulated as adult entertainment, defined in Section~~  
13 ~~790.36 of this Code, which displays motion pictures, slides, or closed-circuit television pictures.~~

14 ~~SEC. 790.68. NEIGHBORHOOD-SERVING BUSINESS.~~

15 ~~A neighborhood-serving business cannot be defined by the type of use, but rather by the~~  
16 ~~characteristics of its customers, types of merchandise or service, its size, trade area, and the number of~~  
17 ~~similar establishments in other neighborhoods. The primary clientele of a "neighborhood-serving~~  
18 ~~business," by definition, is comprised of customers who live and/or work nearby.~~

19 ~~While a neighborhood-serving business may derive revenue from customers outside the~~  
20 ~~immediately surrounding neighborhood, it is not dependent on out-of-neighborhood clientele.~~

21 ~~A neighborhood-serving use provides goods and/or services which are needed by residents and~~  
22 ~~workers in the immediate neighborhood to satisfy basic personal and household needs on a frequent and~~  
23 ~~recurring basis, and which if not available require trips outside of the neighborhood.~~

24 ~~A use may be more or less neighborhood-serving depending upon its trade area. Uses which, due~~  
25 ~~to the nature of their products and service, tend to be more neighborhood-serving, are those which sell~~

1 ~~convenience items such as groceries, personal toiletries, magazines, and personal services such as~~  
2 ~~cleaners, laundromats, and film processing. Uses which tend to be less neighborhood-oriented are those~~  
3 ~~which sell more specialized, more expensive, less frequently purchased comparison goods such as~~  
4 ~~automobiles and furniture.~~

5 ~~For many uses (such as stores selling apparel, household goods, and variety merchandise),~~  
6 ~~whether a business is neighborhood-serving depends on the size of the establishment: the larger the use,~~  
7 ~~the larger the trade area, hence the less neighborhood-oriented.~~

8 ~~Whether a business is neighborhood-serving or not also depends in part on the number and~~  
9 ~~availability of other similar establishments in other neighborhoods: the more widespread the use, the~~  
10 ~~more likely that it is neighborhood-oriented.~~

11 **~~SEC. 790.69. OFFICE.~~**

12 ~~A building, or portion thereof, containing a service as defined in Sections 790.106 through~~  
13 ~~790.116 of this Code.~~

14 **~~SEC. 790.70. OUTDOOR ACTIVITY AREA.~~**

15 ~~An area, not including primary circulation space or any public street, located outside of a~~  
16 ~~building or in a courtyard which is provided for the use or convenience of patrons of a commercial~~  
17 ~~establishment including, but not limited to, sitting, eating, drinking, dancing, and food-service activities.~~

18 **~~SEC. 790.80. PUBLIC USE.~~**

19 ~~A publicly or privately owned use which provides public services to the community, whether~~  
20 ~~conducted within a building or on an open lot, and which has operating requirements which necessitate~~  
21 ~~location within the district, including civic structures (such as museums, post offices, administrative~~  
22 ~~offices of government agencies), public libraries, police stations, transportation facilities, utility~~  
23 ~~installations, including Internet Services Exchange, and wireless transmission facilities. Such use shall~~  
24 ~~not include service yards, machine shops, garages, incinerators and publicly operated parking in a~~  
25

1 ~~garage or lot. "Publicly operated parking" is defined in Sections 790.8 and 790.10 of this Code. Public~~  
2 ~~uses shall also include a community recycling collection center, as defined in Subsection (a) below.~~

3 ~~(a) — **Community Recycling Collection Center.** A public use, which collects, stores or handles~~  
4 ~~recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper products,~~  
5 ~~plastic and other materials which may be processed and recovered, if within a completely enclosed~~  
6 ~~container or building, having no openings other than fixed windows or exits required by law, provided~~  
7 ~~that: (1) flammable materials are collected and stored in metal containers and (2) collection hours are~~  
8 ~~limited to 9:00 a.m. to 7:00 p.m. daily. It does not include the storage, exchange, packing, disassembling~~  
9 ~~or handling of junk, waste, used furniture and household equipment, used cars in operable condition,~~  
10 ~~used or salvaged machinery, or salvaged house wrecking and structural steel materials and equipment.~~

11 ~~**SEC. 790.88. RESIDENTIAL USE.**~~

12 ~~A use which provides housing for San Francisco residents, rather than visitors, including a~~  
13 ~~dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as~~  
14 ~~defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.~~  
15 ~~Notwithstanding the foregoing, use of a dwelling unit as a Short-Term Residential Rental in compliance~~  
16 ~~with Administrative Code Section 41A.5 shall not alter the use type as a residential use.~~

17 ~~(a) — **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and~~  
18 ~~includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.~~

19 ~~(b) — **Group Housing.** A residential use which provides lodging or both meals and lodging~~  
20 ~~without individual cooking facilities for a week or more at a time in a space not defined as a dwelling~~  
21 ~~unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house,~~  
22 ~~lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent,~~  
23 ~~and ashram. It also includes group housing operated by a medical or educational institution when not~~  
24 ~~located on the same lot as such institution.~~

1           ~~(e) — B A residential use which consists of living and/or sleeping accommodations without any~~  
2 ~~fee to individuals and families who are homeless, as defined in the Federal Homeless Emergency~~  
3 ~~Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, as amended from time to time, as~~  
4 ~~defined in and subject to the physical and operation standards in Section 102 of this Code.~~

5 **~~SEC. 790.90. LIMITED RESTAURANT.~~**

6           ~~(a) — A retail eating and/or drinking use which serves foods and/or drinks to customers for~~  
7 ~~consumption on or off the premises, that may or may not have seating. It may include wholesaling,~~  
8 ~~manufacturing, or processing of foods, goods, or commodities on the premises as an accessory use as set~~  
9 ~~forth in Section 703.2(b)(1)(C)(v).~~

10           ~~(b) — It includes, but is not limited to, specialty foods provided by bakeries, delicatessens, and~~  
11 ~~confectioneries meeting the above characteristics, but it is distinct from a Restaurant, as defined in~~  
12 ~~Section 790.91, and a Bar, as defined in Section 790.22. It may also operate as a Take-Out Food use as~~  
13 ~~defined in Section 790.122.~~

14           ~~(c) — It shall not provide on-site beer and/or wine sales for consumption on the premises, but~~  
15 ~~may provide off-site beer and/or wine sales for consumption off the premises with a California Alcoholic~~  
16 ~~Beverage Control Board License type 20 (off-sale beer and wine) within the accessory use limits as set~~  
17 ~~forth in Section 703.2(b)(1)(C)(vi). This use must comply with the controls set forth in Section 703.5.~~

18 **~~SEC. 790.91. RESTAURANT.~~**

19           ~~A retail eating or eating and drinking use which serves foods to customers for consumption on or~~  
20 ~~off the premises and which has seating. It may have a Take-Out Food use as defined by Planning Code~~  
21 ~~Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor sales for~~  
22 ~~drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so it shall be~~  
23 ~~required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct and separate~~  
24 ~~from a Limited Restaurant as defined in Section 790.90. This use must comply with the controls set forth~~  
25 ~~in Section 703.5.~~

1           ~~It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1) so~~  
2 ~~long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor seating~~  
3 ~~and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this~~  
4 ~~Code.~~

5 ~~**SEC. 790.100. SALES AND SERVICES, NONRETAIL.**~~

6           ~~A commercial use which provides goods and/or services, including light manufacturing,~~  
7 ~~wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106 of this Code,~~  
8 ~~respectively, exclusively to the business community and not to the general public.~~

9 ~~**SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.**~~

10           ~~A retail use which provides goods and/or services but is not listed as a separate zoning category~~  
11 ~~in zoning category numbers .41 through .63 listed in Article 7 of this Code, including but not limited to,~~  
12 ~~sale or provision of the following goods and services:~~

13           ~~(a) — **General groceries.** As used herein, general groceries means:~~

14                   ~~(1) — An individual retail food establishment that:~~

15                           ~~(A) — Offers a diverse variety of unrelated, non-complementary food and non-~~  
16 ~~food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen~~  
17 ~~foods, household products, and paper goods;~~

18                           ~~(B) — May provide beer, wine, and/or liquor sales for consumption off the~~  
19 ~~premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)~~  
20 ~~or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

21                           ~~(C) — Prepares minor amounts or no food on site for immediate consumption;~~  
22 ~~and~~

23                           ~~(D) — Markets the majority of its merchandise at retail prices.~~

24           ~~(b) — **Specialty groceries.** As used herein, specialty groceries means:~~

25                   ~~(1) — An individual retail food establishment that:~~

1                   (A) ~~Offers specialty food products, such as baked goods, pasta, cheese,~~  
2 ~~confections, coffee, meat, seafood, produce, artisanal goods and other specialty food products, and may~~  
3 ~~also offer additional food and non-food commodities related or complementary to the specialty food~~  
4 ~~products;~~

5                   (B) ~~May provide beer, wine, and/or liquor sales for consumption off the premises~~  
6 ~~with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21~~  
7 ~~(off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

8                   (C) ~~Prepares minor amounts or no food on-site for immediate consumption;~~  
9 ~~and~~

10                  (D) ~~Markets the majority of its merchandise at retail prices.~~

11                  (e) ~~Pharmaceutical drugs and personal toiletries;~~

12                  (d) ~~Personal items such as tobacco and magazines;~~

13                  (e) ~~Self-service laundromats and dry cleaning, where no portion of a building occupied by~~  
14 ~~such use shall have any opening other than fixed windows and exits required by law within 50 feet of any~~  
15 ~~R-District;~~

16                  (f) ~~Household goods and service (including paint, fixtures and hardware, but excluding other~~  
17 ~~building materials);~~

18                  (g) ~~Variety merchandise, pet supply stores and pet grooming services;~~

19                  (h) ~~Florists and plant stores;~~

20                  (i) ~~Apparel and accessories;~~

21                  (j) ~~Antiques, art galleries, art supplies and framing service;~~

22                  (k) ~~Home furnishings, furniture and appliances;~~

23                  (l) ~~Books, stationery, greeting cards, office supplies, copying service, music and sporting~~  
24 ~~goods; and~~

25                  (m) ~~Toys, gifts, and photographic goods and services.~~



1           ~~This Section excludes tourist motels, as distinguished from tourist hotels in Section 790.46 of this~~  
2 ~~Code, amusement game arcades as defined in Section 790.4 of this Code and household goods self-~~  
3 ~~storage facilities, which are included in storage as defined in Section 790.117 of this Code. It also~~  
4 ~~excludes the sale of heating fuel and the sale or rental of commercial equipment (excluding office~~  
5 ~~equipment) and construction materials, other than paint, fixtures and hardware.~~

6 **~~SEC. 790.104. SALES AND SERVICES, RETAIL.~~**

7           ~~A commercial use which provides goods and/or services directly to the consumer. It may~~  
8 ~~provide goods and/or services to the business community, provided that it also serves the general public.~~  
9 ~~It does not include a nonretail use which is inaccessible to the general public, as defined in Sections~~  
10 ~~790.54, 790.100, and 790.106 of this Code.~~

11 **~~SEC. 790.106. SERVICE, ADMINISTRATIVE.~~**

12           ~~A nonretail use which provides executive, management, administrative, clerical and other~~  
13 ~~services exclusively to the business community and not to the general public.~~

14           ~~Administrative services may include accessory storage, but not the storage of items, other than~~  
15 ~~samples, for wholesale sale.~~

16           ~~It does not include services which are available to the general public.~~

17 **~~SEC. 790.107. SERVICE, PHILANTHROPIC ADMINISTRATIVE.~~**

18           ~~A nonretail use which provides executive, management, administrative, and clerical services and~~  
19 ~~support related to philanthropic activities that serve non-profit institutions and organizations; such~~  
20 ~~philanthropic activities may include funding and support of educational, medical, environmental,~~  
21 ~~cultural, and social services institutions and organization. Such uses:~~

22           ~~(a) — May not be located on the first story of buildings, where the most recent prior use of which~~  
23 ~~was any use other than residential or office; and~~

24           ~~(b) — May be located in a single undivided space not physically separated from a residential~~  
25 ~~use; provided that:~~

1           ~~(1) Any Residential Conversion above the first story, associated with, or following,~~  
2 ~~commencement of such use shall be considered a conditional use requiring approval pursuant to Section~~  
3 ~~703.2(b)(1)(B); and~~

4           ~~(2) Any loss of dwelling units described in Section 317 shall require approval as~~  
5 ~~provided in Section 317.~~

6 **~~SEC. 790.108. SERVICE, BUSINESS OR PROFESSIONAL.~~**

7           ~~A retail use which provides to the general public, general business or professional services,~~  
8 ~~including but not limited to, architectural, management, clerical, accounting, legal, consulting,~~  
9 ~~insurance, real estate brokerage, and travel services.~~

10           ~~It also includes business offices of building, plumbing, electrical, painting, roofing, furnace or~~  
11 ~~pest control contractors, if no storage of equipment or items for wholesale use are located on-site. It may~~  
12 ~~also include incidental accessory storage of office supplies and samples. Parking, loading and unloading~~  
13 ~~of all vehicles shall be located entirely within the building containing the use.~~

14           ~~It may provide services to the business community, provided that it also provides services to the~~  
15 ~~general public. Otherwise, it shall be considered a nonretail service, as defined in Section 790.100 of~~  
16 ~~this Code.~~

17           ~~It does not include research service of an industrial or scientific nature in a commercial or~~  
18 ~~medical laboratory, other than routine medical testing and analysis by a health-care professional or~~  
19 ~~hospital.~~

20 **~~SEC. 790.110. SERVICE, FINANCIAL.~~**

21           ~~A retail use which provides banking services and products to the public, such as banks, savings~~  
22 ~~and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of~~  
23 ~~gross floor area. Any applicant for a financial service use shall provide the Planning Department with a~~  
24 ~~true copy of the license issued to it by the State of California.~~

1 ~~SEC. 790.111. SERVICE, FRINGE FINANCIAL.~~

2 ~~A retail use that provides banking services and products to the public and is owned or operated~~  
3 ~~by a "check casher" as defined in California Civil Code Section 1789.31, as amended from time to time,~~  
4 ~~or by a "licensee" as defined in California Financial Code Section 23001(d), as amended from time to~~  
5 ~~time. Any applicant for a fringe financial service use shall provide the Planning Department with a true~~  
6 ~~copy of the license issued to it by the State of California.~~

7 ~~SEC. 790.112. SERVICE, LIMITED FINANCIAL.~~

8 ~~A retail use which provides banking services, when not occupying more than 15 feet of linear~~  
9 ~~frontage or 200 square feet of gross floor area. Automated teller machines, if installed within such a~~  
10 ~~facility or on an exterior wall as a walk-up facility, are included in this category; however, these~~  
11 ~~machines are not subject to the hours of operation, as defined in Section 790.48 of this Code and set forth~~  
12 ~~in zoning category number .27 listed in Article 7 of this Code for each district. Any applicant for a limited~~  
13 ~~financial service use shall provide the Planning Department with a true copy of the license issued to it~~  
14 ~~by the State of California.~~

15 ~~SEC. 790.114. SERVICE, MEDICAL.~~

16 ~~A retail use which provides medical and allied health services to the individual by physicians,~~  
17 ~~surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other~~  
18 ~~health-care professionals when licensed by a State-sanctioned Board overseeing the provision of~~  
19 ~~medically oriented services. It includes a clinic, primarily providing outpatient care in medical,~~  
20 ~~psychiatric or other health services, and not part of a hospital or medical center, as defined in Section~~  
21 ~~790.44 of this Code.~~

22 ~~SEC. 790.116. SERVICE, PERSONAL.~~

23 ~~A retail use which provides grooming services to the individual, including salons, cosmetic~~  
24 ~~services, tattoo parlors, and health spas, or instructional services not certified by the State Educational~~  
25 ~~Agency, such as art, dance, exercise, martial arts, and music classes.~~

1 **~~SEC. 790.117. STORAGE.~~**

2 ~~A retail use which stores within an enclosed building household goods or goods and materials~~  
3 ~~used by other businesses at other locations, but which does not store junk, waste, salvaged materials,~~  
4 ~~automobiles, inflammable or highly combustible materials, or wholesale goods or commodities. It shall~~  
5 ~~include self-storage facilities for household goods.~~

6 **~~SEC. 790.118. STORY.~~**

7 ~~That portion of a building included between the upper surface of any floor and the upper surface~~  
8 ~~of the floor next above, except that the topmost story shall be that portion of a building included between~~  
9 ~~the upper surface of the topmost floor and the ceiling or roof above.~~

10 ~~Any mezzanine, or intermediate level, shall be considered part of a story constituted by another~~  
11 ~~floor provided it is an open and integral part of the story or room of which it is a portion. There shall be~~  
12 ~~only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50% on~~  
13 ~~the interior side of the room or story and an area not exceeding 1/3 of the floor area of the story or room~~  
14 ~~in which it is located. Any mezzanine not meeting these criteria shall be considered a separate story.~~

15 ~~(a) — **First Story.** The highest building story with a floor level which is not more than six feet~~  
16 ~~above grade at the centerline of the frontage of the lot where grade is defined.~~

17 ~~(1) — **Grade.** For purposes of this definition, "grade" is the point of elevation of the~~  
18 ~~finished surface of the ground, paving or sidewalk at the property line located along primary frontage,~~  
19 ~~i.e., any street frontage between two consecutive streets or alleys where the total street frontage is entirely~~  
20 ~~within an NC District. If the lot has more than one property line or no property line located along primary~~  
21 ~~frontage, the Zoning Administrator shall choose the property line facing a street or alley where the grade~~  
22 ~~is defined. In such situations, the Zoning Administrator shall favor streets which serve as major~~  
23 ~~transportation routes, major or secondary thoroughfares, and streets along which other commercial~~  
24 ~~districts are located. When the property line is five feet or more from the building frontage, grade shall~~  
25 ~~be taken at the surface of the ground, paving or sidewalk along the building frontage.~~

1                   ~~(2) — Provisions in Section 102.11 of this Code shall apply in defining the point of~~  
2 ~~measurement at grade, where the building steps laterally in relation to the street used to define grade.~~

3                   ~~(b) — Second Story. The story above the first story.~~

4                   ~~(c) — Third Story and Above. The story or stories above the second story and below the ceiling~~  
5 ~~of the topmost story of a building.~~

6                   ~~(d) — Basement. The story or stories below the first story.~~

7 **~~SEC. 790.122. TAKE-OUT FOOD.~~**

8                   ~~A retail eating or eating and drinking use without seating which provides ready-to-eat food to a~~  
9 ~~high volume of customers, who carry out the food for off-premises consumption. It sells in disposable~~  
10 ~~wrappers or containers ready-to-eat food which is prepared on the premises and generally intended for~~  
11 ~~immediate consumption off the premises.~~

12                   ~~It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.~~  
13 ~~It does not include retail grocery stores with accessory take-out food activity, as described in Section~~  
14 ~~703.2(b)(1)(C) of this Code, or retail uses which sell prepackaged or bulk ready-to-eat foods with no on-~~  
15 ~~site food preparation area, such as confectionery or produce stores.~~

16                   ~~It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with ABC~~  
17 ~~license 20 or 21).~~

18 **~~SEC. 790.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.~~**

19                   ~~A Tobacco Paraphernalia Establishment shall be, as established in Section 227(v) of this code, a~~  
20 ~~retail use where more than 10% of the square footage of occupied floor area, as defined in Section~~  
21 ~~102.10, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated~~  
22 ~~to the sale, distribution, delivery, furnishing or marketing of Tobacco Paraphernalia from one person to~~  
23 ~~another. For purposes of Sections 719, 719.1, 786, 723 and 723.1 of this Code, Tobacco Paraphernalia~~  
24 ~~Establishments shall mean retail uses where Tobacco Paraphernalia is sold, distributed, delivered,~~  
25 ~~furnished or marketed from one person to another. "Tobacco Paraphernalia" means paraphernalia,~~

1 ~~devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or~~  
2 ~~otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled~~  
3 ~~substances as defined in California Health and Safety Code Sections 11054 et seq. "Tobacco~~  
4 ~~Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or preserve~~  
5 ~~tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is~~  
6 ~~permitted by existing law. Medical Cannabis Dispensaries, as defined in Section 3301(f) of the San~~  
7 ~~Francisco Health Code, are not Tobacco Paraphernalia Establishments.~~

8 **~~SEC. 790.124. TRADE SHOP.~~**

9 (a) ~~Definition. A retail use which provides custom-crafted goods and/or services for sale~~  
10 ~~directly to the consumer, reserving some storefront space for display and retail service for the goods~~  
11 ~~being produced on site; if conducted within an enclosed building having no openings other than fixed~~  
12 ~~windows or exits required by law located within 50 feet of any R-District. A trade shop includes, but is~~  
13 ~~not limited to:~~

14 (1) ~~Repair of personal apparel, accessories, household goods, appliances, furniture~~  
15 ~~and similar items, but excluding repair of motor vehicles and structures;~~

16 (2) ~~Upholstery services;~~

17 (3) ~~Carpentry;~~

18 (4) ~~Building, plumbing, electrical, painting, roofing, furnace or pest control~~  
19 ~~contractors and storage of incidental equipment and supplies used by them, if no processing of building~~  
20 ~~materials, such as mixing of concrete or heating of asphalt, is conducted on the premises, and if parking,~~  
21 ~~loading and unloading of all vehicles used by the contractor is located entirely within the building~~  
22 ~~containing the use;~~

23 (5) ~~Printing of a minor processing nature, including multicopy and blueprinting~~  
24 ~~services and local newspaper printing;~~

25 (6) ~~Tailoring; and~~

1                   ~~(7) — Other artisan craft uses, including fine arts uses.~~

2                   ~~A trade shop is distinct from light manufacturing, as defined in Section 790.54(a) of this Code.~~

3                   ~~(b) — Operating Conditions.~~

4                   ~~(1) — When located within an enclosed space, the premises shall be adequately~~  
5 ~~soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond~~  
6 ~~the premises or in other sections of the building, and fixed source equipment noise shall not exceed the~~  
7 ~~decibel levels specified in the San Francisco Noise Control Ordinance.~~

8                   ~~For information about compliance of fixed mechanical objects such as rooftop air conditioning,~~  
9 ~~restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the~~  
10 ~~Environmental Health Section, Department of Public Health.~~

11                   ~~For information about compliance with construction noise requirements, contact the Department~~  
12 ~~of Building Inspection.~~

13                   ~~For information about compliance with the requirements for amplified sound, including music~~  
14 ~~and television, contact the Police Department.~~

15                   ~~(2) — While it is inevitable that some low level of odor may be detectable to nearby~~  
16 ~~residents and passers by, appropriate odor control equipment shall be installed in conformance with the~~  
17 ~~approved plans and maintained to prevent any significant noxious or offensive odors from escaping the~~  
18 ~~premises.~~

19                   ~~For information about compliance with odor or other chemical air pollutant standards, contact~~  
20 ~~the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning~~  
21 ~~Department.~~

22                   ~~(3) — Garbage, recycling, and compost containers shall be kept within the premises and~~  
23 ~~hidden from public view, and placed outside only when being serviced by the disposal company. Trash~~  
24 ~~shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by~~  
25 ~~the Department of Public Works.~~

1           ~~For information about compliance, contact the Bureau of Street Use and Mapping, Department~~  
2 ~~of Public Works.~~

3 **~~SEC. 790.130. USE SIZE (NONRESIDENTIAL).~~**

4           ~~The permitted gross floor area allowed each individual nonresidential use. "Gross floor area" is~~  
5 ~~defined in Section 102.9 of this Code.~~

6 **~~SEC. 790.140. WALK-UP FACILITY.~~**

7           ~~A structure designed for provision of pedestrian-oriented services when located on an exterior~~  
8 ~~building wall, including window service, self-service operations, and automated bank teller machines~~  
9 ~~(ATMs).~~

10 **~~SEC. 790.141. MEDICAL CANNABIS DISPENSARY.~~**

11           ~~Medical cannabis dispensary ("MCD") as defined by Section 3301(f) of the San Francisco Health~~  
12 ~~Code.~~

13           ~~(a) — Requirements. MCDs must meet all of the following requirements:~~

14           ~~(1) — The parcel containing the MCD cannot be located within 1,000 feet from a parcel~~  
15 ~~containing:~~

16                   ~~(A) — a public or private elementary or secondary school; or~~

17                   ~~(B) — a community facility and/or a recreation center that primarily serves~~  
18 ~~persons under 18 years of age;~~

19           ~~(2) — The MCD is not located on the same parcel as a facility providing substance abuse~~  
20 ~~services that is licensed or certified by the State of California or funded by the Department of Public~~  
21 ~~Health;~~

22                   ~~(3) — No alcohol is sold or distributed on the premises for on or off site consumption;~~

23                   ~~(4) — If medical cannabis is smoked on the premises, the dispensary shall provide~~  
24 ~~adequate ventilation within the structure such that the doors and windows are not left open for such~~  
25 ~~purposes, resulting in odor emission from the premises;~~



1           (5) — ~~In addition to these requirements, an MCD must meet all of the requirements in~~  
2 ~~Article 33 of the San Francisco Health Code.~~

3           (b) — ~~**Application and Referral Process.** The Department of Public Health is the lead agency~~  
4 ~~for regulating MCDs. Final City permits are issued by the Department of Public Health. No dispensary~~  
5 ~~may open without final authorization from the Department of Public Health. The Planning Department~~  
6 ~~will review an application for a Medical Cannabis Dispensary only upon receipt of~~

7           (1) — ~~a valid referral from the Department of Public Health pursuant to Health Code~~  
8 ~~Section 3304 and 3305;~~

9           (2) — ~~supplemental application materials, if any, designated by the Planning~~  
10 ~~Department, and~~

11           (3) — ~~a building permit application.~~

12           (e) — ~~**Notice.** Once the Department has determined that the application is complete, a 30-day~~  
13 ~~notice of application shall be mailed to owners and occupants within a 300 foot radius of the subject~~  
14 ~~property. Notice shall be posted on the project site for no less than 30 days.~~

15           (d) — ~~**Hearing.** A Mandatory Discretionary Review hearing will be scheduled at the Planning~~  
16 ~~Commission, which may choose to exercise its discretionary review powers and disapprove, modify, or~~  
17 ~~approve the dispensary.~~

18           (e) — ~~**Signage.** Signage for the medical cannabis dispensary shall be limited to one wall sign~~  
19 ~~not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area; such~~  
20 ~~signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical cannabis~~  
21 ~~dispensary has no exterior wall sign, shall include the following language: "Only individuals with legally~~  
22 ~~recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a~~  
23 ~~physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required~~  
24 ~~text shall be a minimum of two inches in height.~~

1           ~~(f) — **Abandonment.** If an MCD closes for a duration longer than 18 months or if the MCD's~~  
2 ~~license is revoked by DPH pursuant to Health Code Section 3315, the MCD will be considered~~  
3 ~~abandoned and any Planning Commission authorization for the parcel shall be null and void.~~

4           ~~(g) — **Permit Statement.** Any permit issued for a medical cannabis dispensary shall contain the~~  
5 ~~following statement in bold-face type: "Issuance of this permit by the City and County of San Francisco~~  
6 ~~is not intended to and does not authorize the violation of State or Federal law."~~

7 **~~SEC. 790.142. BONA FIDE EATING PLACE.~~**

8           ~~A place which is regularly and in a bona fide manner used and kept open for the service of meals~~  
9 ~~to guests for compensation and which has suitable kitchen facilities connected therewith, containing~~  
10 ~~conveniences for cooking of an assortment of foods which may be required for ordinary meals:~~

11           ~~(a) — "Meals" shall mean an assortment of foods commonly ordered at various hours of the day~~  
12 ~~for breakfast, lunch or dinner. Incidental food service, comprised only of appetizers to accompany drinks~~  
13 ~~is not considered a meal. Incidental, sporadic or infrequent sales of meals or a mere offering of meals~~  
14 ~~without actual sales is not compliance.~~

15           ~~(b) — "Guests" shall mean persons who, during the hours when meals are regularly served~~  
16 ~~therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and~~  
17 ~~obtain at such time, in good faith, a meal therein. Nothing in this section, however, shall be construed to~~  
18 ~~require that any food be sold or purchased with any beverage.~~

19           ~~(c) — Actual and substantial sales of meals are required, during the normal days and meal hours~~  
20 ~~that a bona fide public eating place is open; provided that "normal days of operation" shall mean a~~  
21 ~~minimum of five days a week and "normal hours" of operation for meal service shall mean approximately~~  
22 ~~7:00 a.m. to 11:00 a.m. if open for breakfast; 11:00 a.m. to 2:00 p.m. if open for lunch; or 5:00 p.m. to~~  
23 ~~10:00 p.m. if open for dinner.~~

24           ~~(d) — The premises must be equipped and maintained in good faith. This means the premises~~  
25 ~~must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment~~

1 ~~dispensers, menus, signs and enough goods to make substantial meals. The premises must comply with~~  
 2 ~~all regulations of the Department of Public Health.~~

3 ~~(e) — A minimum of 51 percent of the restaurant's gross receipts shall be from food sales~~  
 4 ~~prepared and sold to guests on the premises. Records of the restaurant's gross receipts shall be provided~~  
 5 ~~to the Department upon request.~~

6 ~~(f) — A "bona fide eating place" does not include an adult entertainment business as defined in~~  
 7 ~~Planning Code Section 790.36.~~

8 **~~SEC. 799. OTHER APPLICABLE SECTIONS OF THE PLANNING CODE.~~**

9 ~~Reference should be made to other sections which also apply to Neighborhood Commercial~~  
 10 ~~Districts. These sections and their titles are listed below.~~

<b><i>General Provisions</i></b>	
<i>Section 101</i>	<i>Purposes</i>
<i>Section 101.1</i>	<i>General Plan Consistency and Implementation</i>
<i>Section 109</i>	<i>Severability</i>
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<b><i>Definitions</i></b>	
<i>Sections 102-102.25</i>	<i>Definitions</i>
-	-
<b><i>Zoning Map</i></b>	
<i>Section 105</i>	<i>Zoning Map</i>
<i>Section 106</i>	<i>Zoning Map Incorporated Herein</i>
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<b><i>Building Standards</i></b>	
<i>Section 121</i>	<i>Minimum Lot Width</i>
<i>Section 121.1</i>	<i>Development on Large Lots, Neighborhood Commercial Districts</i>
<i>Section 121.2</i>	<i>Use Size Limits (Nonresidential), Neighborhood Commercial Districts</i>
<i>Section 124</i>	<i>Basic Floor Area Ratio</i>
<i>Section 130</i>	<i>Yard and Setback Requirements</i>
<i>Section 131</i>	<i>Legislated Setback Line</i>
<i>Section 134</i>	<i>Rear Yards, R, NC, C, and M Districts</i>
<i>Section 135</i>	<i>Usable Open Space, R, NC, C, and M Districts</i>
<i>Section 136</i>	<i>Obstructions Over Streets and Alleys and in Required Setbacks, Yards, and Usable Open Space</i>
<i>Section 136.1</i>	<i>Awnings, Canopies, and Marquees</i>
<i>Section 138.1</i>	<i>Streetscape and Pedestrian Improvements</i>
<i>Section 140</i>	<i>All Dwelling Units in All Use Districts to Face on Open Area</i>
<i>Section 141</i>	<i>Screening of Rooftop Features R, NC, C, and M Districts</i>
<i>Section 142</i>	<i>Screening and Greening of Parking and Vehicle Use Areas</i>
<i>Section 145.1</i>	<i>Street Frontages in Neighborhood Commercial, Residential-Commercial, Commercial, and Mixed Use Districts</i>
<i>Section 145.2</i>	<i>Outdoor Activity Areas and Walk-up Facilities in NC Districts</i>
<i>Section 145.4</i>	<i>Required Ground Floor Commercial Uses</i>
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<b><i>Parking</i></b>	-
<i>Section 150</i>	<i>Off-Street Parking and Loading Requirements</i>
<i>Section 151</i>	<i>Schedule of Required Off-Street Parking Spaces</i>
<i>Section 151.1</i>	<i>Schedule of Permitted Off-Street Parking Spaces in Specified Districts</i>
<i>Section 152</i>	<i>Schedule of Required Off-Street Freight Loading Spaces in District Other than C-3</i>
<i>Section 153</i>	<i>Rules for Calculation of Required Spaces</i>
<i>Section 154</i>	<i>Minimum Dimensions for Required Off-Street Parking, Freight Loading and Service Vehicle Spaces</i>
<i>Section 155</i>	<i>General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading, and Service Vehicle Facilities</i>
<i>Sections 155.1 to 155.5</i>	<i>Bicycle Parking Requirements</i>
<i>Section 156</i>	<i>Parking Lots</i>
<i>Section 157</i>	<i>Conditional Use Applications for Parking Exceeding Accessory Amounts: Additional Criteria</i>
<i>Section 159</i>	<i>Required Off-Street Parking Not on the Same Lot as the Structure or Use Served</i>
<i>Section 160</i>	<i>Collective Provision and Joint Use of Required Off-Street Parking</i>
<i>Section 161</i>	<i>Exemptions From Off-Street Parking, Freight Loading and Service Vehicle Requirements</i>
<b><i>Compliance</i></b>	

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<i>Section 170</i>	<i>Applicability of Requirements</i>
<i>Section 171</i>	<i>Compliance of Uses Required</i>
<i>Section 172</i>	<i>Compliance of Structures, Open Spaces, and Off-Street Parking and Loading</i>
<i>Section 173</i>	<i>Compliance of Lots Required</i>
<i>Section 174</i>	<i>Compliance With Conditions, Stipulations, and Special Restrictions Required</i>
<i>Section 175</i>	<i>Approval of Permits</i>
<i>Section 176</i>	<i>Enforcement Against Violations</i>
<i>Section 178</i>	<i>Conditional Uses</i>
<i>Section 179</i>	<i>Uses Located in Neighborhood Commercial Districts</i>
<i>Section 180</i>	<i>Nonconforming Uses, Noncomplying Structures, and Substandard Lots of Record: General</i>
<i>Section 181</i>	<i>Nonconforming Uses: Enlargements, Alterations, or Reconstruction</i>
<i>Section 182</i>	<i>Nonconforming Uses: Changes of Use</i>
<i>Section 183</i>	<i>Nonconforming Uses: Discontinuance and Abandonment</i>
<i>Section 184</i>	<i>Short-term Continuance of Certain Nonconforming Uses</i>
<i>Section 185</i>	<i>Continuance of Other Nonconforming Uses</i>
<i>Section 186.1</i>	<i>Exemption of Nonconforming Uses in Neighborhood Commercial Districts</i>
<i>Section 188</i>	<i>Noncomplying Structures: Enlargements, Alterations and Reconstruction</i>

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<i>Section 189</i>	<i>Substandard Lots of Record: Construction and Other Actions</i>
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<i>Uses</i>	-
<i>Section 201</i>	<i>Classes of Use Districts</i>
<i>Section 202</i>	<i>Uses Permitted by This Code</i>
<i>Section 203</i>	<i>Effect on Certain Public Services</i>
<i>Section 204</i>	<i>Accessory Uses, General</i>
<i>Section 204.1</i>	<i>Accessory Uses for Dwellings in R and NC Districts</i>
<i>Section 204.4</i>	<i>Dwelling Units Accessory to Other Uses</i>
<i>Section 204.5</i>	<i>Parking and Loading as Accessory Uses</i>
<i>Section 205</i>	<i>Temporary Uses, General</i>
<i>Section 205.1</i>	<i>Temporary Uses, Sixty-day Limit</i>
<i>Section 205.2</i>	<i>Temporary Uses, Two-year Limit</i>
<i>Section 207.1</i>	<i>Rules for Calculation of Dwelling Unit Densities</i>
<i>Section 207.4</i>	<i>Density of Dwelling Units in Neighborhood Commercial Districts</i>
<i>Section 208</i>	<i>Density Limitations for Group Housing</i>
<i>Section 234</i>	<i>P Districts</i>
<i>Section 234.1</i>	<i>Principal Uses Permitted, P Districts</i>
<i>Section 234.2</i>	<i>Conditional Uses, P Districts</i>
<i>Section 235</i>	<i>Special Use Districts</i>
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*Height and Bulk*

<i>Section 122</i>	<i>Height and Bulk</i>
<i>Section 250</i>	<i>Height and Bulk Districts Established</i>
<i>Section 251</i>	<i>Height and Bulk Districts: Purposes</i>
<i>Section 252</i>	<i>Classes of Height and Bulk Districts</i>
<i>Section 253.1</i>	<i>Review of Proposed Buildings and Structures in North Beach and Broadway Neighborhood Commercial Districts</i>
<i>Section 260</i>	<i>Height Limits: Measurement</i>
<i>Section 261.1</i>	<i>Additional Height Limits for Narrow Streets and Alleys in RTO, NC, NCT, Eastern Neighborhoods Mixed Use, and South of Market Mixed Use Districts.</i>
<i>Section 262</i>	<i>Additional Height Limits Applicable to Signs</i>
<i>Section 270</i>	<i>Bulk Limits: Measurement</i>
<i>Section 271</i>	<i>Bulk Limits: Special Exceptions, In Districts Other than C-3</i>
<i>Section 295</i>	<i>Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission</i>
<i>Procedures</i>	-
<i>Section 301</i>	<i>General Description of Zoning Procedures</i>
<i>Section 302</i>	<i>Amendments</i>
<i>Section 303</i>	<i>Conditional Uses</i>
<i>Section 304</i>	<i>Planned Unit Developments</i>
<i>Section 304.5</i>	<i>Institutional Master Plans</i>



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<i>Section 305</i>	<i>Variancees</i>
<i>Section 306</i>	<i>Applications and Hearings</i>
<i>Section 306.1</i>	<i>Applications and Filing Fees</i>
<i>Section 306.2</i>	<i>Scheduling of Hearings</i>
<i>Section 306.3</i>	<i>Notice of Hearings</i>
<i>Section 306.4</i>	<i>Conduct of Hearings</i>
<i>Section 306.5</i>	<i>Reconsideration</i>
<i>Section 306.6</i>	<i>Initiation of Amendments</i>
<i>Section 306.7</i>	<i>Interim Zoning Controls</i>
<i>Section 306.8</i>	<i>Posting of Signs Required</i>
<i>Section 307</i>	<i>Other Powers and Duties of the Zoning Administrator</i>
<i>Section 308</i>	<i>Appeals</i>
<i>Section 308.1</i>	<i>Appeals: Amendments and Conditional Uses</i>
<i>Section 308.2</i>	<i>Appeals: Variancees and Administrative Actions</i>
<i>Section 313</i>	<i>Housing Requirements for Office-Development Projects</i>
<i>Section 314</i>	<i>Child-Care Requirements for Office-Development Projects (Outside C-3 Districts)</i>
<i>Section 316 et seq.</i>	<i>Procedures for Conditional Use Authorization in Neighborhood Commercial Eastern Neighborhoods Mixed Use Districts, and South of Market Mixed Use Districts and for Live/Work Units in RH and RM Districts</i>
<i>Sections 330-330.18</i>	<i>Permit Review in the San Francisco Coastal Zone Area</i>

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<b>Fees</b>	-
<i>Section 350</i>	<i>Fees, General</i>
<i>Section 351</i>	<i>Fees for Applications to Establish, Abolish or Modify a Setback Line, to Reclassify Property, to Authorize a Conditional Use, to Consider a Variance, or to Review a Coastal Zone Permit</i>
<i>Section 352</i>	<i>Fee for Review of Building Permit Applications</i>
<i>Section 353</i>	<i>Fee for Review of Permit Applications Issued by the Fire Department, the Police Department, and the Department of Public Health</i>
<i>Section 355</i>	<i>Fee for Reviewing Notices and Special Restrictions</i>
<i>Section 356</i>	<i>Fee for Reviewing Proposals Which Cast a Shadow on Recreation and Park Commission Property</i>
<i>Article 4</i>	<i>Development Impact Fees and Project Requirements that Authorize the Payment of In-Lieu Fees</i>
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<b>Signs</b>	-
<i>Section 601</i>	<i>Special Purposes</i>
<i>Sections 602 et seq.</i>	<i>Special Definitions</i>
<i>Section 603</i>	<i>Exempted Signs</i>
<i>Section 604</i>	<i>Permits and Conformity Required</i>
<i>Section 607.1</i>	<i>Neighborhood Commercial Districts</i>
<i>Sections 608 et seq.</i>	<i>Special Sign Districts</i>

1	<i>Sections 609et seq.</i>	<i>Amortization Periods</i>
2	-	-
3	<b><i>Landmarks</i></b>	-
4	<i>Article 10</i>	<i>Preservation of Historical, Architectural and Aesthetic Landmarks</i>
5		<i>(Inclusive)</i>
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8 Section 3. The Planning Code is hereby amended by deleting the Zoning Control

9 Tables in Sections 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724,

10 725, 726, 727, 728, 729, 730, 731, 732, 733, 733A, 734, 735, 736, 737, 738, 739, 740, 741,

11 742, 743, 744, 745, 746, 747 and 748, to read as follows:

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13 ***Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1***

14 ***ZONING CONTROL TABLE***

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-1 Controls</i>
<b><i>BUILDING STANDARDS</i></b>			
710.10	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</i>	<i>Varies See Zoning Map Additional 5 feet for NC-1 parcels with a commercial use on the ground floor within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to</i>

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			<p><i>Randolph Street to Monticello Street and back to Sargent Street.</i></p> <p><i>Additional 5 feet for NC-1 parcels with a commercial use on the ground floor located on Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.</i></p> <p><i>See § 263.20;</i></p> <p><i>Height Sculpting on Alleys:</i></p> <p><i>§ 261.1</i></p>
710.11	<p><i>Lot Size</i></p> <p><i>[Per Development]</i></p>	<p>§§</p> <p>121.1, 790.56</p>	<p><i>P up to 4,999 sq. ft.;</i></p> <p><i>C 5,000 sq. ft. &amp; above</i></p> <p><i>§ 121.1</i></p>
710.12	<p><i>Rear Yard</i></p>	<p>§§ 130,</p> <p>134, 136</p>	<p><i>Required at grade level and above</i></p> <p><i>§ 134(a) (e)</i></p>
710.13	<p><i>Street Frontage</i></p>	<p>§ 145.1</p>	<p><i>Required</i></p>
710.14	<p><i>Awning</i></p>	<p>§</p> <p>136.1(a)</p>	<p><i>P</i></p>
710.15	<p><i>Canopy</i></p>	<p>§</p> <p>136.1(b)</p>	
710.16	<p><i>Marquee</i></p>	<p>§</p> <p>136.1(e)</p>	
710.17	<p><i>Streetscape and</i></p> <p><i>Pedestrian</i></p> <p><i>Improvements</i></p>	<p>§ 138.1</p>	<p><i>Required</i></p>

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

710.20	Floor Area Ratio	<del>§§ 102.9,</del> 102.11, 123	1.8 to 1 § 124(a) (b)
710.21	Use Size [Non-Residential]	<del>§ 790.130</del>	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
710.22	Off-Street Parking: Commercial/ Institutional	<del>§§ 150, 153-</del> 157, <del>159-160, 204.5</del>	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
710.23	Off-Street Freight Loading	<del>§§ 150, 153-</del> 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
710.25	Drive-Up Facility	§ 790.30	
710.26	Walk-Up Facility	§ 790.140	P
710.27	Hours of Operation	§ 790.48	P 6 a.m. – 11 p.m.; C 11 p.m. – 2 a.m.
710.30	General Advertising Sign	<del>§§ 262, 602-</del> 604, 608, 609	

1	710.31	<i>Business Sign</i>	§§ 262, 602- 604, 608, 609	P § 607.1(f)1		
2	710.32	<i>Other Signs</i>	§§ 262, 602- 604, 608, 609	P § 607.1(e) (d) (g)		
3	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>NC-1 Controls by Story</b>		
4			§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

5	710.36	<i>Residential Conversion</i>	§ 317	P		
6	710.37	<i>Residential Demolition</i>	§ 317	P	€	€
7	<b><i>Retail Sales and Services</i></b>					
8	710.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P #		
9	710.41	<i>Bar</i>	§ 790.22	P #		
10	710.43	<i>Limited Restaurant</i>	§ 790.90	P #		
11	710.44	<i>Restaurant</i>	§ 790.91	P #		
12	710.45	<i>Liquor Store</i>	§ 790.55	P		
13	710.46	<i>Movie Theater</i>	§ 790.64			
14	710.47	<i>Adult Entertainment</i>	§ 790.36			
15	710.48	<i>Other Entertainment</i>	§ 790.38	€		

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710.49	<i>Financial Service</i>	§ 790.110			
710.50	<i>Limited Financial Service</i>	§ 790.112	P		
710.51	<i>Medical Service</i>	§ 790.114	P		
710.52	<i>Personal Service</i>	§ 790.116	P		
710.53	<i>Business or Professional Service</i>	§ 790.108	P		
710.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code			
710.55	<i>Tourist Hotel</i>	§ 790.46			
710.56	<i>Automobile Parking</i>	§§ 790.8, 156, 160	E		
710.57	<i>Automotive Gas Station</i>	§ 790.14			
710.58	<i>Automotive Service Station</i>	§ 790.17			
710.59	<i>Automotive Repair</i>	§ 790.15			
710.60	<i>Automotive Wash</i>	§ 790.18			
710.61	<i>Automobile Sale or Rental</i>	§ 790.12			
710.62	<i>Animal Hospital</i>	§ 790.6			
710.63	<i>Ambulance Service</i>	§ 790.2			
710.64	<i>Mortuary</i>	§ 790.62			
710.65	<i>Trade Shop</i>	§ 790.124	P		

1	710.66	Storage	§ 790.117			
2	710.68	Fringe Financial Service	§ 790.111			
3	710.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
4	710.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
5	710.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
6	710.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
7	<b>Institutions and Non-Retail Sales and Services</b>					
8	710.70	Administrative Service	§ 790.106			
9	710.80	Hospital or Medical Center	§ 790.44			
10	710.81	Other Institutions, Large	§ 790.50	P	€	
11	710.82	Other Institutions, Small	§ 790.51	P	P	P
12	710.83	Public Use	§ 790.80	€	€	€
13	710.84	Medical Cannabis Dispensary	§ 790.141	P #		
14	<b>RESIDENTIAL STANDARDS AND USES</b>					
15	710.90	Residential Use	§ 790.88	P	P	P



1	710.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area # § 207(e)		
2	710.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
3	710.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per § 208(a)		
4	710.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
5	710.94	Off-Street Parking, Residential	§§ 150, 153- 157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
6	710.95	Community Residential Parking	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR NC-1 DISTRICTS**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 710.40		<b>Boundaries:</b> All NC-1 Districts
§ 710.41		<b>Controls:</b> P if located more than ¼ mile from any NC District or
§ 710.43		Restricted Use Subdistrict with more restrictive controls; otherwise, same
§ 710.44		as more restrictive control

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<p>§ 710.43 § 710.44</p>	<p>§ 781.1</p>	<p><i>TARAVAL STREET RESTAURANT SUBDISTRICT</i></p> <p><b>Boundaries:</b> <i>Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5-SU</i></p> <p><b>Controls:</b> <i>Restaurants and Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.</i></p>
<p>§ 710.68</p>	<p>§ 249.35</p>	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><b>Boundaries:</b> <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NC-1 Neighborhood Commercial District.</i></p> <p><b>Controls:</b> <i>Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i></p>
<p>§ 710.84 § 790.141</p>		<p><i>Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted in an NC-1 District.</i></p>
<p>§ 710.91</p>	<p>§ 207(e)(4)</p>	<p><i>ACCESSORY DWELLING UNITS</i></p> <p><b>Boundaries:</b> <i>Board of Supervisors District 8 extant on July 1, 2015.</i></p> <p><b>Controls:</b> <i>An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>

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

No.	Zoning Category	§ References	NC-2 Controls
<b>BUILDING STANDARDS</b>			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Generally, 40' X See Zoning Map: additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, and on NC-2 designated parcels on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue, see § 263.20.  Height Sculpting on Alleys: § 261.1
711.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
711.13	Street Frontage	§ 145.1	Required
711.14	Awning	§ 136.1(a)	P
711.15	Canopy	§ 136.1(b)	P
711.16	Marquee	§ 136.1(c)	P
711.17	Streetscape and Pedestrian Improvements	§ 138.1	Required

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
711.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
711.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
711.25	Drive-Up Facility	§ 790.30	
711.26	Walk-Up Facility	§ 790.140	P
711.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
711.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
711.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2

1	711.32	Other Signs	§§ 262, 602-604, P			
2			608, 609	§ 607.1(e) (d) (g)		
3	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>NC-2 Controls by Story</b>		
4			§ 790.118	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
5	711.36	Residential Conversion	§ 317	P	C	
6	711.37	Residential Demolition	§ 317	P	C	C
7	<b>Retail Sales and Services</b>					
8		Other Retail Sales				
9	711.40	and Services	§ 790.102	P	P	
10		[Not Listed Below]				
11	711.41	Bar	§ 790.22	P		
12	711.43	Limited Restaurant	§ 790.90	P #		
13	711.44	Restaurant	§ 790.91	P #		
14	711.45	Liquor Store	§ 790.55	P		
15	711.46	Movie Theater	§ 790.64	P		
16	711.47	Adult Entertainment	§ 790.36			
17	711.48	Other Entertainment	§ 790.38	P		
18	711.49	Financial Service	§ 790.110	P #	C #	
19	711.50	Limited Financial	§ 790.112	P #		
20		Service				
21	711.51	Medical Service	§ 790.114	P	P	
22	711.52	Personal Service	§ 790.116	P	P	
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	<i>Business or</i>				
711.53	<i>Professional Service</i>	§ 790.108	P	P	
711.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#		
711.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
711.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C	€	€
711.57	<i>Automotive Gas Station</i>	§ 790.14	€		
711.58	<i>Automotive Service Station</i>	§ 790.17	€		
711.59	<i>Automotive Repair</i>	§ 790.15	€		
711.60	<i>Automotive Wash</i>	§ 790.18			
711.61	<i>Automobile Sale or Rental</i>	§ 790.12			
711.62	<i>Animal Hospital</i>	§ 790.6	€		
711.63	<i>Ambulance Service</i>	§ 790.2			
711.64	<i>Mortuary</i>	§ 790.62			
711.65	<i>Trade Shop</i>	§ 790.124	P#	C#	
711.66	<i>Storage</i>	§ 790.117			
711.68	<i>Fringe Financial Service</i>	§ 790.111	P#		
711.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		

1	711.69	<i>Amusement Game</i>				
2	B	<i>Arcade (Mechanical</i>	§ 790.4			
3		<i>Amusement Devices)</i>				
4	711.69	<i>Neighborhood</i>	§ 102.35(a)	P	P	P
5	C	<i>Agriculture</i>				
6	711.69	<i>Large-Scale Urban</i>	§ 102.35(b)	€	€	€
7	D	<i>Agriculture</i>				
8	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
9	711.70	<i>Administrative Service</i>	§ 790.106			
10		<i>Hospital or Medical</i>				
11	711.80	<i>Center</i>	§ 790.44			
12		<i>Other Institutions,</i>				
13	711.81	<i>Large</i>	§ 790.50	P	€	€
14		<i>Other Institutions,</i>				
15	711.82	<i>Small</i>	§ 790.51	P	P	P
16		<i>Public Use</i>				
17	711.83		§ 790.80	€	€	€
18	711.84	<i>Medical Cannabis</i>	§ 790.141	P #		
19		<i>Dispensary</i>				
20	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
21	711.90	<i>Residential Use</i>	§ 790.88	P	P	P
22	711.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i>		
23				§ 207(e)		
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1 2 3	711.92	Residential Density; Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
4 5	711.92b	Residential Density; Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per § 208(a)		
6 7 8 9	711.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
10 11	711.94	Off-Street Parking; Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
12 13	711.95	Community Residential Parking	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR NC-2 DISTRICTS**

15 16 17	Article 7 Code Section	Other Code Section	Zoning Controls
18 19 20 21 22	§ 711.43 § 711.44	§ 781.1	<b>TARAVAL STREET RESTAURANT SUBDISTRICT</b> <i>Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU.</i> <i>Controls: Restaurants and Limited Restaurants are C; Formula Retail Restaurants and Limited Restaurants are NP.</i>
23 24 25	§ 711.44	§ 781.2	<b>IRVING STREET RESTAURANT SUBDISTRICT</b> <i>Boundaries: Applicable only for the portion of the Irving Street NC-2</i>



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		<p><i>District between 19th and 27th Avenues as mapped on Sectional Map 5 SU.</i></p> <p><b><i>Controls:</i></b> <i>Restaurants are C.</i></p>
<p>§ 711.49 § 711.50 § 781.7 § 711.68</p>		<p><b><i>CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT</i></b></p> <p><b><i>Boundaries:</i></b> <i>Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.</i></p> <p><b><i>Controls:</i></b> <i>Financial services, limited financial services, and fringe financial services are NP.</i></p>
<p>§ 790.60, § 711.54 §§ 29.1-29.32 Health Code</p>		<p><b><i>MASSAGE ESTABLISHMENT</i></b></p> <p><b><i>Controls:</i></b> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
<p>§ 711.68 § 249.35</p>		<p><b><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></b></p> <p><b><i>Boundaries:</i></b> <i>The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Lower Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.</i></p> <p><b><i>Controls:</i></b> <i>Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its</i></p>

		<i>1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i>
<i>§ 711.84</i> <i>§</i> <i>790.141</i>	<i>Health Code</i>  <i>§ 3308</i>	<i>Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.</i>

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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-3 Controls</i>
<b><i>BUILDING STANDARDS</i></b>			
<i>712.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</i>	<i>Generally, 40-X See Zoning Map; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, and on 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. Height Sculpting on Alleys: § 261.1</i>
<i>712.11</i>	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. &amp; above § 121.1</i>

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			<i>Required at residential</i>
712.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>levels only</i> <i>§ 134(a)(e)</i>
712.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
712.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
712.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
712.16	<i>Marquee</i>	§ 136.1(e)	<i>P</i>
712.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
712.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>3.6 to 1</i> <i>§ 124(a) (b)</i>
712.21	<i>Use Size [Non- Residential]</i>	§ 790.130	<i>P up to 5,999 sq. ft.;</i> <i>C 6,000 sq. ft. &amp; above</i> <i>§ 121.2</i>
712.22	<i>Off-Street Parking, Commercial/Insti- tutional</i>	§§ 150, 153-157, 159- 160, 204.5	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i> <i>§§ 151, 161(g)</i>
712.23	<i>Off-Street Freight Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> <i>§§ 152, 161(b)</i>

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712.24	Outdoor Activity Area	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>		
712.25	Drive-Up Facility	§ 790.30	#		
712.26	Walk-Up Facility	§ 790.140	<i>P</i>		
712.27	Hours of Operation	§ 790.48	<i>No Limit</i>		
712.30	General Advertising Sign	§§ 262, 602-604, 608, 609			
712.31	Business Sign	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(f)3		
712.32	Other Signs	§§ 262, 602-604, 608, 609	<i>P</i> § 607.1(e) (d) (g)		
No.	Zoning Category	§ References	NC-3 Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
712.36	Residential Conversion	§ 317	<i>P</i>	<i>C</i>	<i>C#</i>
712.37	Residential Demolition	§ 317	<i>P</i>	<i>C</i>	<i>C</i>
<b>Retail Sales and Services</b>					
712.40	Other Retail Sales and	§ 790.102	<i>P #</i>	<i>P #</i>	<i>P #</i>

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	<i>Services</i> <i>[Not Listed</i> <i>Below]</i>				
712.41	<i>Bar</i>	§ 790.22	<i>P #</i>	<i>P</i>	
712.43	<i>Limited-</i> <i>Restaurant</i>	§ 790.90	<i>P #</i>	<i>P #</i>	
712.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>	<i>P #</i>	
712.45	<i>Liquor Store</i>	§ 790.55			
712.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	<i>P</i>	
712.47	<i>Adult</i> <i>Entertainment</i>	§ 790.36	<i>€</i>	<i>€</i>	
712.48	<i>Other</i> <i>Entertainment</i>	§ 790.38	<i>P</i>	<i>P</i>	
712.49	<i>Financial</i> <i>Service</i>	§ 790.110	<i>P</i>	<i>P</i>	
712.50	<i>Limited</i> <i>Financial</i> <i>Service</i>	§ 790.112	<i>P</i>	<i>P</i>	
712.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	<i>P</i>
712.52	<i>Personal Service</i>	§ 790.116	<i>P</i>	<i>P</i>	<i>P</i>
712.53	<i>Business or</i> <i>Professional</i> <i>Service</i>	§ 790.108	<i>P</i>	<i>P</i>	<i>P</i>

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712.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C #	C #	
712.55	Tourist Hotel	§ 790.46	€	€	€
712.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
712.57	Automobile Gas Station	§ 790.14	€		
712.58	Automotive Service Station	§ 790.17	€		
712.59	Automotive Repair	§ 790.15	€	€	
712.60	Automotive Wash	§ 790.18	€		
712.61	Automobile Sale or Rental	§ 790.12	€		
712.62	Animal Hospital	§ 790.6	€	€	
712.63	Ambulance Service	§ 790.2	€		
712.64	Mortuary	§ 790.62	€	€	€
712.65	Trade Shop	§ 790.124	P	€	€
712.66	Storage	§ 790.117	€	€	€
712.68	Fringe Financial Service	§ 790.111	P #		

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	<i>Tobacco</i>				
712.69	<i>Paraphernalia Establishments</i>	§ 790.123	€		
712.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€		
712.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
712.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
712.70	<i>Administrative Service</i>	§ 790.106	€	€	€
712.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
712.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
712.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P

1	712.83	Public Use	§ 790.80	€	€	€
2		Medical				
3	712.84	Cannabis	§ 790.141	P #		
4		Dispensary				
5	<b>RESIDENTIAL STANDARDS AND USES</b>					
6	712.90	Residential Use	§ 790.88	P	P	P
7		Dwelling Unit		Generally, up to 1 unit per 600 sq. ft. lot area #		
8	712.91	Density	§ 207	§ 207(e)		
9		Residential		Generally, up to 1 bedroom per 210 sq. ft. lot		
10	712.92	Density, Group	§§ 207, 208	area		
11		Housing		§ 208		
12		Residential				
13		Density,	§§ 102, 207.1,			
14	712.92b	Homeless	790.88(e)	Density limits per § 208(a)		
15		Shelters				
16		Usable Open		Generally, either		
17		Space		80 sq. ft. if private, or		
18	712.93	[Per Residential	§§ 135, 136	100 sq. ft. if common		
19		Unit]		§ 135(d)		
20		Off Street				
21	712.94	Parking,	§§ 150, 153-157, 159-	Generally, 1 space for each dwelling unit		
22		Residential	160, 204.5	§§ 151, 161(a) (g)		



	<i>Community</i>				
712.95	<i>Residential</i>	§ 790.10	€	€	€
	<i>Parking</i>				

**SPECIFIC PROVISIONS FOR NC-3 DISTRICTS**

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 712.25 § 712.40	§ 249.14	<p><i>THIRD STREET SPECIAL USE DISTRICT</i></p> <p><i>Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.</i></p> <p><i>Controls: Off sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for Restaurants and Limited Restaurants are C.</i></p>
§ 207.4 § 712.10 § 712.12 § 712.22	§ 780.4	<p><i>MISSION HARRINGTON SPECIAL USE DISTRICT</i></p> <p><i>Boundaries: Applicable only to the Mission Harrington SUD, as shown on Sectional Map SU11.</i></p> <p><i>Controls: Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.</i></p>
§ 712.38	§ 790.84	<p><i>Boundaries: Applicable to NC-3 Districts.</i></p> <p><i>Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:</i></p>

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		<p><del>(1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;</del></p> <p><del>(2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and</del></p> <p><del>(3) No legally residing residential tenants will be displaced.</del></p>
<p>§ 712.40</p> <p>§ 712.41</p> <p>§ 712.43 § 781.4</p> <p>§ 712.44</p> <p>§ 790.34</p>		<p><del>GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT</del></p> <p><del><b>Boundaries:</b> Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU.</del></p> <p><del><b>Controls:</b> Formula Retail pet supply stores and formula retail eating and drinking uses are NP.</del></p>
<p>§ 712.43</p> <p>§ 712.44</p>	<p>§ 781.5</p>	<p><del>MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT</del></p> <p><del><b>Boundaries:</b> Applicable only for the portion of the Mission Street NC-3 District between 15th Street and Randall Street as mapped on Sectional Map 7 SU.</del></p> <p><del><b>Controls:</b> Formula Retail Restaurants and Limited Restaurants are NP.</del></p>
<p>§ 712.45</p>	<p>§ 781.10</p>	<p><del>17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.</del></p> <p><del><b>Boundaries:</b> Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU.</del></p> <p><del><b>Controls:</b> One liquor store on the first or second story is C if operated</del></p>

1		<i>as integral element of a grocery store of not less than 30,000 gross</i>
2		<i>square feet. Nighttime Entertainment uses are not permitted.</i>
3		<i>MESSAGE ESTABLISHMENT</i>
4		<i>Controls: Massage shall generally be subject to Conditional Use</i>
5	§ 790.60,	<i>authorization. Certain exceptions to the Conditional Use requirement</i>
6	§ 712.54 §§ 29.1-29.32	<i>for massage are described in Section 790.60(c). When considering an</i>
7	Health Code	<i>application for a conditional use permit pursuant to this subsection, the</i>
8		<i>Planning Commission shall consider, in addition to the criteria listed in</i>
9		<i>Section 303(e), the additional criteria described in Section 303(n).</i>
10		<i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT</i>
11		<i>(FFSRUD)</i>
12		<i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not</i>
13		<i>limited to, properties within: the Mission Alcoholic Beverage Special</i>
14		<i>Use District; the Lower Haight Street Alcohol Restricted Use District;</i>
15	§ 712.68 § 249.35	<i>the Third Street Alcohol Restricted Use District; and includes Moderate-</i>
16		<i>Scale Neighborhood Commercial Districts within its boundaries.</i>
17		<i>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial</i>
18		<i>services are NP pursuant to Section 249.35. Outside the FFSRUD and</i>
19		<i>its 1/4 mile buffer, fringe financial services are P subject to the</i>
20		<i>restrictions set forth in Subsection 249.35(e)(3).</i>
21	§ 712.84 Health Code	<i>Medical cannabis dispensaries in NC-3 District may only operate</i>
22	§ 790.141 § 3308	<i>between the hours of 8 a.m. and 10 p.m.</i>
23		
24	§ 712.91 § 207(e)(4)	<i>ACCESSORY DWELLING UNITS</i>
25		<i>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</i>

*Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*

\* \* \* \*

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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>NC-S Controls</i>
<b>BUILDING STANDARDS</b>			
713.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 - 252, 260, 270, 271	<i>Generally, 40-X# See Zoning Map</i>
713.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>Not Applicable</i>
713.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Not Required</i>
713.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
713.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
713.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
713.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
713.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			

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713.20	Floor Area Ratio	§§ 102.9, 102.12, 123	1.8 to 1 § 124(a)(b)
713.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
713.22	Off-Street Parking, Commercial/Institution al	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
713.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
713.24	Outdoor Activity Area	§ 790.70	P/C § 145.2
713.25	Drive-Up Facility	§ 790.30	C
713.26	Walk-Up Facility	§ 790.140	P
713.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; # C 2 a.m. - 6 a.m. #
713.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
713.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)2
713.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(e) (d) (g)

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No.	Zoning Category	§ References	NC-S Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
713.36	Residential Conversion	§ 317	P		
713.37	Residential Demolition	§ 317	P	C	C
<b>Retail Sales and Services</b>					
713.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
713.41	Bar	§ 790.22	P #	P #	
713.43	Limited Restaurant	§ 790.90	P	P	
713.44	Restaurant	§ 790.91	P #	P #	
713.45	Liquor Store	§ 790.55	P		
713.46	Movie Theater	§ 790.64	P #	#	
713.47	Adult Entertainment	§ 790.36			
713.48	Other Entertainment	§ 790.38	P #	P #	
713.49	Financial Service	§ 790.110	P	P	#
713.50	Limited Financial Service	§ 790.112	P	P	
713.51	Medical Service	§ 790.114	P	P	#
713.52	Personal Service	§ 790.116	P	P	#
713.53	Business or Professional Service	§ 790.108	P	P	#

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713.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€#	€#	
713.55	Tourist Hotel	§ 790.46	€#	€#	€#
713.56	Automobile Parking	§§ 156, 160, 790.8	P	P	
713.57	Automotive Gas Station	§ 790.14	€		
713.58	Automotive Service Station	§ 790.17	P		
713.59	Automotive Repair	§ 790.15			
713.60	Automotive Wash	§ 790.18	€		
713.61	Automobile Sale or Rental	§ 790.12	€		
713.62	Animal Hospital	§ 790.6	€	€	
713.63	Ambulance Service	§ 790.2			
713.64	Mortuary	§ 790.62	€#	€#	
713.65	Trade Shop	§ 790.124	P	P	
713.66	Storage	§ 790.117	€	€	
713.68	Fringe Financial Service	§ 790.111	P#		
713.69	Tobacco Paraphernalia Establishments	§ 790.123	€		

1		<i>Amusement Game</i>				
2	713.69B	<i>Arcade (Mechanical</i>	§ 790.4	€		
3		<i>Amusement Devices)</i>				
4	713.69C	<i>Neighborhood</i>	§ 102.35(a)	P	P	P
5		<i>Agriculture</i>				
6	713.69D	<i>Large-Scale Urban</i>	§ 102.35(b)	€	€	€
7		<i>Agriculture</i>				
8	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
9	713.70	<i>Administrative Service</i>	§ 790.106	€#	€#	#
10	713.80	<i>Hospital or Medical</i>	§ 790.44			
11		<i>Center</i>				
12	713.81	<i>Other Institutions,</i>	§ 790.50	P#	P#	#
13		<i>Large</i>				
14	713.82	<i>Other Institutions,</i>	§ 790.51	P#	P#	P#
15		<i>Small</i>				
16	713.83	<i>Public Use</i>	§ 790.80	€	€	€
17	713.84	<i>Medical Cannabis</i>	§ 790.141	P#		
18		<i>Dispensary</i>				
19	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
20	713.90	<i>Residential Use</i>	§ 790.88	P#	P#	P#
21	713.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800-sq. ft. lot</i>		
22				<i>area #</i>		
23				<i>§ 207(e)</i>		
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1			<i>Generally, up to 1 bedroom per 275-sq. ft.</i>		
2	713.92	<i>Residential Density,</i>	§§ 207, 208	<i>lot area #</i>	
3		<i>Group Housing</i>		§ 208	
4	713.92b	<i>Residential Density,</i>	§§ 102, 207.1,	<i>Density limits per § 208(a)</i>	
5		<i>Homeless Shelters</i>	790.88(e)		
6	713.93	<i>Usable Open Space</i>	§§ 135, 136	<i>Generally, either 100 sq. ft if private, or 133</i>	
7		<i>[Per Residential Unit]</i>		<i>sq. ft. if common #</i>	
8				§ 135(d)	
9	713.94	<i>Off-Street Parking,</i>	§§ 150, 153 – 157,	<i>Generally, 1 space for each dwelling unit</i>	
10		<i>Residential</i>	159 – 160, 204.5	§§ 151, 161(a) (g)	
11	713.95	<i>Community Residential</i>	§ 790.10	€	€#
12		<i>Parking</i>			€#
13	<b>Article 7</b>	<b>Other Code</b>	<b>Zoning Controls</b>		
14	<b>Code</b>	<b>Section</b>			
15	<b>Section</b>				
16	§ 713.10				
17	§ 713.27				
18	§ 713.30		<i>LAKESHORE PLAZA SPECIAL USE DISTRICT</i>		
19	§ 713.41		<i>Boundaries: Applicable only for the Lakeshore Plaza NC-S</i>		
20	§ 713.46	§ 253.3	<i>District as mapped on Sectional Map 13SU and 13H.</i>		
21	§ 713.48	§ 780.1	<i>Controls: Special controls on various features and uses, and</i>		
22	§ 713.49		<i>residential standards.</i>		
23	§ 713.51				
24	§ 713.52				
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<p>§ 713.53 § 713.64 § 713.70 § 713.81 § 713.82 § 713.90 § 713.91 § 713.92 § 713.93 § 713.95</p>		
<p>§ 713.54</p>	<p>§ 790.60, §§ 29.1-29.32 Health Code</p>	<p><del>MASSAGE ESTABLISHMENT</del>  <del>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</del></p>
<p>§ 713.55</p>	<p>§ 780.2</p>	<p><del>BAYSHORE-HESTER SPECIAL USE DISTRICT</del>  <del>Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.</del>  <del>Controls: Tourist hotels (inclusive of motels) may be permitted as a conditional use.</del></p>

1			<i>Fringe financial services are P subject to the restrictions set</i>
2	§ 713.68	§ 249.35	<i>forth in Section 249.35, including, but not limited to, the</i>
3			<i>proximity restrictions set forth in Subsection 249.35(e)(3).</i>
4	§ 713.84		<i>Medical cannabis dispensaries in NC-S District may only</i>
5	§	Health Code § 3308	<i>operate between the hours of 8 a.m. and 10 p.m.</i>
6	790.141		
7			<b>ACCESSORY DWELLING UNITS</b>
8			<b>Boundaries:</b> <i>Board of Supervisors District 8 extant on July</i>
9			<i>1, 2015.</i>
10	§ 713.91	§ 207(e)(4)	<b>Controls:</b> <i>An "Accessory Dwelling Unit," as defined in</i>
11			<i>Section 102 and meeting the requirements of Section</i>
12			<i>207(e)(4), is permitted to be constructed within an existing</i>
13			<i>building zoned for residential use or within an existing and</i>
14			<i>authorized auxiliary structure on the same lot.</i>

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

No.	Zoning Category	§ References	Broadway Controls
<b>BUILDING STANDARDS</b>			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1 Height Sculpting on Alleys: § 261.1

1			<i>P up to 4,999 sq. ft.;</i>
2	714.11	<i>Lot Size</i>	<i>C 5,000 sq. ft. &amp; above</i>
3		<i>[Per Development]</i>	<i>§ 121.1</i>
4			<i>Required at residential</i>
5	714.12	<i>Rear Yard</i>	<i>level only</i>
6		<i>§§ 130, 134, 136</i>	<i>§ 134(a) (e)</i>
7	714.13	<i>Street Frontage</i>	<i>Required</i>
8	714.14	<i>Awning</i>	<i>P</i>
9	714.15	<i>Canopy</i>	<i>P</i>
10	714.16	<i>Marquee</i>	<i>P</i>
11		<i>Streetscape and</i>	
12	714.17	<i>Pedestrian</i>	<i>Required</i>
13		<i>Improvements</i>	
14	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
15			
16	714.20	<i>Floor Area Ratio</i>	<i>2.5 to 1</i>
17		<i>§§ 102.9, 102.11,</i>	<i>§ 124(a) (b)</i>
18		<i>123</i>	
19	714.21	<i>Use Size</i>	<i>P up to 2,999 sq. ft.;</i>
20		<i>[Non-Residential]</i>	<i>C 3,000 sq. ft. &amp; above</i>
21		<i>§ 790.130</i>	<i>§ 121.2</i>
22	714.22	<i>Off Street Parking,</i>	
23		<i>Commercial/Institution</i>	<i>None required. Limits set forth in § 151.1.</i>
24		<i>at</i>	
25		<i>§§ 150, 151.1, 153</i>	
		<i>157, 159 - 160,</i>	
		<i>204.5</i>	

1 2 3	714.23	Off-Street Freight Loading	§§ 150, 153–155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
4 5 6	714.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
7	714.25	Drive-Up Facility	§ 790.30	
8	714.26	Walk-Up Facility	§ 790.140	P
9 10	714.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
11 12	714.30	General Advertising Sign	§§ 262, 602–604, 608, 609	
13 14	714.31	Business Sign	§§ 262, 602–604, 608, 609	P § 607.1(f)2
15 16	714.32	Other Signs	§§ 262, 602–604, 608, 609	P § 607.1(e) (d) (g)

No.	Zoning Category	§ References	Broadway Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
714.36	Residential Conversion	§ 317	P	C	
714.37	Residential Demolition	§ 317	P	C	C
<b>Retail Sales and Services</b>					

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	<i>Other Retail Sales and Services</i>	§ 790.102	P	P	
714.40	<i>[Not Listed Below]</i>				
714.41	<i>Bar</i>	§ 790.22	P	P	
714.43	<i>Limited Restaurant</i>	§ 790.90	C#	C#	
714.44	<i>Restaurant</i>	§ 790.91	C#	C#	
714.45	<i>Liquor Store</i>	§ 790.55	C		
714.46	<i>Movie Theater</i>	§ 790.64	P	P	
714.47	<i>Adult Entertainment</i>	§ 790.36	C	C	
714.48	<i>Other Entertainment</i>	§ 790.38	P	P	
714.49	<i>Financial Service</i>	§ 790.110	P		
714.50	<i>Limited Financial Service</i>	§ 790.112	P		
714.51	<i>Medical Service</i>	§ 790.114	P	P	
714.52	<i>Personal Service</i>	§ 790.116	P	P	
714.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
714.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	C#	C#	
714.55	<i>Tourist Hotel</i>	§ 790.46	C	C	C
714.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C	C	C
714.57	<i>Automotive Gas Station</i>	§ 790.14			

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714.58	<i>Automotive Service Station</i>	§ 790.17			
714.59	<i>Automotive Repair</i>	§ 790.15			
714.60	<i>Automotive Wash</i>	§ 790.18			
714.61	<i>Automobile Sale or Rental</i>	§ 790.12			
714.62	<i>Animal Hospital</i>	§ 790.6	€		
714.63	<i>Ambulance Service</i>	§ 790.2			
714.64	<i>Mortuary</i>	§ 790.62			
714.65	<i>Trade Shop</i>	§ 790.124	P #	€ #	
714.66	<i>Storage</i>	§ 790.117			
714.68	<i>Fringe Financial Service</i>	§ 790.111			
714.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
714.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€		
714.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
714.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
714.70	<i>Administrative Service</i>	§ 790.106			

1	714.80	Hospital or Medical Center	§ 790.44			
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3	714.81	Other Institutions, Large	§ 790.50	P	C	C
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5	714.82	Other Institutions, Small	§ 790.51	P	P	P
6						
7	714.83	Public Use	§ 790.80	C	C	C
8						
9	714.84	Medical Cannabis Dispensary	§ 790.141	P		

**RESIDENTIAL STANDARDS AND USES**

10	<b>RESIDENTIAL STANDARDS AND USES</b>					
11	714.90	Residential Use	§ 790.88	P	P	P
12						
13	714.91	Dwelling Unit Density	§ 207			Generally, up to 1 unit per 400 sq. ft. lot area # § 207(e)
14						
15	714.92	Residential Density, Group Housing	§§ 207, 208			Generally, up to 1 bedroom per 140 sq. ft. lot area § 208
16						
17	714.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)			Density limits per § 208(a)
18						
19	714.93	Usable Open Space [Per Residential Unit]	§§ 135, 136			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)
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1 2 3 4 5	714.94	<i>Off-Street Parking, Residential</i>	<del>§§ 150, 151.1, 153- 157, 159-160, 204.5</del>	<i>None required.</i>		
6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	714.95	<i>Community Residential Parking</i>	<del>§ 790.10</del>	€	€	€

***SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCIAL  
DISTRICT***

<i>Article</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code</i>	<i>Section</i>	
<i>Section</i>		
		<b><i>65-A-1 HEIGHT AND BULK DISTRICT</i></b> <b><i>Boundaries:</i></b> <i>Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map I.H.</i> <b><i>Controls:</i></b> <i>Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet.</i>
§ 714.10	§ 253.1	
§ 714.43	§ 790.90	<b><i>BROADWAY FORMULA RETAIL RESTAURANT AND LIMITED-RESTAURANT USES</i></b> <b><i>Boundaries:</i></b> <i>Broadway NCD.</i> <b><i>Controls:</i></b> <i>Formula Retail Restaurant and Limited-Restaurant Uses are NP.</i>
§ 714.44	§ 790.91	
§ 714.44	§ 790.91	<b><i>BROADWAY LIQUOR LICENSES FOR RESTAURANTS</i></b> <b><i>Boundaries:</i></b> <i>Applicable to the Broadway Neighborhood</i>

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		<p><i>Commercial District.</i></p> <p><b>Controls:</b> <i>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</i></p>
§ 714.54	§ 790.60, §§ 29.1-29.32 Health Code	<p><b>MESSAGE ESTABLISHMENT</b></p> <p><b>Controls:</b> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
§ 714.68	§ 249.35	<p><b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</b></p> <p><b>Boundaries:</b> <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway Neighborhood Commercial District.</i></p> <p><b>Controls:</b> <i>Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i></p>

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>	<p>§ 714.91 § 207(c)(4)</p>	<p><del>ACCESSORY DWELLING UNITS</del></p> <p><del><b>Boundaries:</b> Within the boundaries of the Broadway NCD.</del></p> <p><del><b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</del></p>
<p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>§ 714.94 §§ 150, 153-157, 159-160, 204.5</p>	<p><del>BROADWAY OFF-STREET PARKING RESIDENTIAL</del></p> <p><del><b>Boundaries:</b> Broadway NCD.</del></p> <p><del><b>Controls:</b> Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:</del></p> <ul style="list-style-type: none"> <li><del>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;</del></li> <li><del>(2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;</del></li> <li><del>(3) the building has not had two or more "no fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years;</del></li> <li><del>(4) the garage would not front on a public right-of-way narrower</del></li> </ul>

than 41 feet, and

(5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

\* \* \* \*

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

No.	Zoning Category	§ References	Castro Street Controls
<b>BUILDING STANDARDS</b>			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	40-X, 65B; additional 5 feet for parcels with active ground floor uses; see Section 263.20. See Zoning Map Height Sculpting on Alleys:- § 261.1
715.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e) #
715.13	Street Frontage	§ 145.1	Required
715.14	Awning	§ 136.1(a)	P
715.15	Canopy	§ 136.1(b)	P
715.16	Marquee	§ 136.1(e)	P

1		<i>Streetscape and</i>		
2	715.17	<i>Pedestrian</i>	§ 138.1	<i>Required</i>
3		<i>Improvements</i>		
4	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
5	715.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>3.0 to 1</i>
6				§ 124(a) (b)
7	715.21	<i>Use Size</i>	§§ 121.2, 790.50,	<i>P to 1,999 sq. ft.;</i>
8		<i>[Non-Residential]</i>	790.130	<i>C 2,000 sq. ft. to 3,999 sq. ft.;</i>
9				<i>NP # 4,000 sq. ft. &amp; above</i>
10	715.22	<i>Off Street Parking,</i>	§§ 150, 153 – 157, 159 –	<i>Generally, none required if occupied floor</i>
11		<i>Commercial/Institutio</i>	160, 204.5	<i>area is less than 5,000 sq. ft.</i>
12		<i>nal</i>		§§ 151, 161(g)
13	715.23	<i>Off Street Freight</i>	§§ 150, 153 – 155, 204.5	<i>Generally, none required if gross floor</i>
14		<i>Loading</i>		<i>area is less than 10,000 sq. ft.</i>
15				§§ 152, 161(b)
16	715.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i>
17				<i>C if located elsewhere</i>
18				§ 145.2
19	715.25	<i>Drive-Up Facility</i>	§ 790.30	
20	715.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
21	715.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.;</i>
22				<i>C 2 a.m. – 6 a.m.</i>
23	715.30	<i>General Advertising</i>	§§ 262, 602 – 604, 608,	
24		<i>Sign</i>	609	
25				

1	715.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	P § 607.1(f)2
2				
3	715.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	P § 607.1(e) (d) (g)
4				

No.	Zoning Category	§ References	Castro Street Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
715.36	<i>Residential Conversion</i>	§ 317	P	€	
715.37	<i>Residential Demolition</i>	§ 317	P	€	€
<b><i>Retail Sales and Services</i></b>					
715.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
715.41	<i>Bar</i>	§ 790.22			
715.43	<i>Limited-Restaurant</i>	§ 790.90	P		
715.44	<i>Restaurant</i>	§ 790.91	€		
715.45	<i>Liquor Store</i>	§ 790.55	€		
715.46	<i>Movie Theater</i>	§ 790.64	P		
715.47	<i>Adult Entertainment</i>	§ 790.36	€		
715.48	<i>Other Entertainment</i>	§ 790.38	€		
715.49	<i>Financial Service</i>	§ 790.110	€	€	

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715.50	Limited Financial Service	§ 790.112	€		
715.51	Medical Service	§ 790.114	P	P	€
715.52	Personal Service	§ 790.116	P	P	€
715.53	Business or Professional Service	§ 790.108	€	P	€
715.54	Massage Establishment	§ 790.60; §§ 29.1-29.32 Health Code	€#	€#	
715.55	Tourist Hotel	§ 790.46	€	€	€
715.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
715.57	Automotive Gas Station	§ 790.14			
715.58	Automotive Service Station	§ 790.17			
715.59	Automotive Repair	§ 790.15			
715.60	Automotive Wash	§ 790.18			
715.61	Automobile Sale or Rental	§ 790.12			
715.62	Animal Hospital	§ 790.6	€		
715.63	Ambulance Service	§ 790.2			
715.64	Mortuary	§ 790.62			
715.65	Trade Shop	§ 790.124	P	€	
715.66	Storage	§ 790.117			

1	715.68	<i>Fringe Financial Service</i>	§ 790.111			
2						
3	715.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
4						
5	715.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
6						
7	715.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
8						
9	715.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
10						
11						
12						
13		<b><i>Institutions and Non-Retail Sales and Services</i></b>				
14	715.70	<i>Administrative Service</i>	§ 790.106			
15						
16	715.80	<i>Hospital or Medical Center</i>	§ 790.44			
17						
18	715.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
19						
20	715.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
21						
22	715.83	<i>Public Use</i>	§ 790.80	€	€	€
23						
24	715.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
25						



**RESIDENTIAL STANDARDS AND USES**

715.90	Residential Use	§ 790.88	P	P	P
715.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area. Certain exceptions permitted by § 207(e) #.		
715.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area		
715.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
715.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) #		
715.94	Off-Street Parking, Residential	§§ 150, 153 – 157, 159 – 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) #		
715.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

<b>Article</b>		
<b>7</b>	<b>Other Code</b>	<b>Zoning Controls</b>
<b>Code</b>	<b>Section</b>	
<b>Section</b>		

<p>1</p> <p>2 § 715</p> <p>3 § 715.12</p> <p>4 § 715.91 § 207(e)(4)</p> <p>5 § 715.93</p> <p>6 § 715.94</p> <p>7</p>		<p><i>ACCESSORY DWELLING UNITS</i></p> <p><b>Boundaries:</b> Board of Supervisors District 8 extant on July 1, 2015.</p> <p><b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>
<p>8</p> <p>9</p> <p>10 § 715.21 § 121.1</p> <p>11</p>		<p>Use Size shall generally not exceed 4,000 square feet except that an Institution, Other Large as defined in Section 790.50 that is operated by a non-profit and is neighborhood-serving may exceed 4,000 sq. ft. by Conditional Use Authorization.</p>
<p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16 § 715.44 § 790.91</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p>		<p><i>CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS</i></p> <p><b>Boundaries:</b> Applicable to the Castro Street Neighborhood Commercial District</p> <p><b>Controls:</b> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</p>
<p>22</p> <p>23 § 715.54 § 790.60,</p> <p>24 § 29.1-29.32</p> <p>25 Health Code</p>		<p><i>MASSAGE ESTABLISHMENT</i></p> <p><b>Controls:</b> Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When</p>

		<p>considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</p>
<p>§ 715.68</p>	<p>§ 249.35</p>	<p><b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</b></p> <p><b>Boundaries:</b> <del>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Castro Street Neighborhood Commercial District.</del></p> <p><b>Controls:</b> <del>Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</del></p>

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

<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Inner Clement Street Controls</b>
<b>BUILDING STANDARDS</b>			
716.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	40-X; additional 5 feet for parcels with active uses; see 263.20; Height Sculpting on Alleys:- § 261.1

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716.11	Lot Size [Per Development]	§§ 121.1, 790.56;	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
716.13	Street Frontage	§ 145.1	Required
716.14	Awning	§ 136.1(a)	P
716.15	Canopy	§ 136.1(b)	P
716.16	Marquee	§ 136.1(e)	P
716.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
716.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
716.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
716.22	Off-Street Parking, Commercial/Instit utional	§§ 150, 153-157, 159- 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)

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2	716.23	Off Street Freight Loading	§§ 150, 153 – 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
3				
4	716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
5				
6	716.25	Drive-Up Facility	§ 790.30	
7				
8	716.26	Walk-Up Facility	§ 790.140	P
9				
10	716.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.
11				
12	716.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
13				
14	716.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
15				
16	716.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(c) (d) (g)

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18				<b>Inner Clement Street</b>		
19	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls by Story</b>		
20			§ 790.118	1st	2nd	3rd+
21						
22	716.36	Residential Conversion	§ 317	P		
23						
24	716.37	Residential Demolition	§ 317	P	C	C
25						

**Retail Sales and Services**

716.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	€	
716.41	<i>Bar</i>	§ 790.22	C#		
716.43	<i>Limited Restaurant</i>	§ 790.90	P		
716.44	<i>Restaurant</i>	§ 790.91	C#		
716.45	<i>Liquor Store</i>	§ 790.55	€		
716.46	<i>Movie Theater</i>	§ 790.64	P		
716.47	<i>Adult Entertainment</i>	§ 790.36			
716.48	<i>Other Entertainment</i>	§ 790.38	€		
716.49	<i>Financial Service</i>	§ 790.110			
716.50	<i>Limited Financial Service</i>	§ 790.112	P		
716.51	<i>Medical Service</i>	§ 790.114	P	€	
716.52	<i>Personal Service</i>	§ 790.116	P	€	
716.53	<i>Business or Professional Service</i>	§ 790.108	P	€	
716.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#	C#	
716.55	<i>Tourist Hotel</i>	§ 790.46	€	€	
716.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€

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716.57	<i>Automotive Gas Station</i>	§ 790.14			
716.58	<i>Automotive Service Station</i>	§ 790.17			
716.59	<i>Automotive Repair</i>	§ 790.15			
716.60	<i>Automotive Wash</i>	§ 790.18			
716.61	<i>Automobile Sale or Rental</i>	§ 790.12			
716.62	<i>Animal Hospital</i>	§ 790.6	€		
716.63	<i>Ambulance Service</i>	§ 790.2			
716.64	<i>Mortuary</i>	§ 790.62			
716.65	<i>Trade Shop</i>	§ 790.124	P	€	
716.66	<i>Storage</i>	§ 790.117			
716.68	<i>Fringe Financial Service</i>	§ 790.111			
716.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
716.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
716.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P

1	716.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
2						
3	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
4	716.70	Administrative Service	§ 790.106			
5						
6	716.80	Hospital or Medical Center	§ 790.44			
7						
8	716.81	Other Institutions, Large	§ 790.50	P	€	€
9						
10	716.82	Other Institutions, Small	§ 790.51	P	P	P
11						
12	716.83	Public Use	§ 790.80	€	€	€
13						
14	716.84	Medical Cannabis Dispensary	§ 790.141	P		
15						
16	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
17	716.90	Residential Use	§ 790.88	P	P	P
18	716.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area § 207(e)		
19						
20	716.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208		
21						
22	716.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
23						
24						
25						



1 2 3 4	716.93	<i>Usable Open Space</i> <i>[Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)</i>		
5 6	716.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153 – 157, 159 160, 204.5	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>		
7 8	716.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

***SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET NEIGHBORHOOD  
COMMERCIAL DISTRICT***

12 13 14	<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
15 16 17 18 19 20 21 22 23 24 25	§ 716.41	§ 790.22	<p><i>INNER CLEMENT STREET LIQUOR LICENSES FOR BARS</i></p> <p><i>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</i></p> <p><i>Controls:</i></p> <p><i>(a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</i></p> <p><i>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</i></p>

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		<p><del>(2) The establishment maintains only an ABC license type 42. Other ABC license types, except those that are included within the definition of a Restaurant pursuant to § 790.91, are not permitted for those uses subject to this Section.</del></p> <p><del>(b) Subsequent to the granting of a conditional use authorization under this Section, the Planning Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</del></p>
<p>§ 716.41 § 790.22 § 716.42 § 790.91</p>		<p><del>INNER CLEMENT STREET EATING AND DRINKING USES</del></p> <p><del><b>Boundaries:</b> Applicable to the Inner Clement Street Neighborhood Commercial District.</del></p> <p><del><b>Controls:</b> One additional eating and drinking use may be permitted as a principal use in the Inner Clement Neighborhood Commercial District. Any additional eating and drinking uses may be approved with a conditional use authorization.</del></p>
<p>§ 716.44 § 790.91</p>		<p><del>INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS</del></p> <p><del><b>Boundaries:</b> Applicable to the Inner Clement Street Neighborhood Commercial District.</del></p> <p><del><b>Controls:</b> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating</del></p>

		Place for any length of time, the conditional use authorization shall be subject to immediate revocation.
<p>§ 790.60, § 716.54</p> <p>§§ 29.1-29.32 Health Code</p>		<p><del>MASSAGE ESTABLISHMENT</del></p> <p><del>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</del></p>
<p>§ 716.68</p>	<p>§ 249.35</p>	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</del></p> <p><del>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Clement Street Neighborhood Commercial District.</del></p> <p><del>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</del></p>

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

<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Outer Clement Street Controls</b>
<b>BUILDING STANDARDS</b>			

1			<i>40-X; additional 5 feet for parcels with</i>
2	717.10	<i>Height and Bulk Limit</i>	<del>§§ 102.12, 105, 106, 250</del>
3			<i>active uses; see 263.20;</i>
4			<i>Height Sculpting on alleys:</i>
5			<del>§ 261.1</del>
6	717.11	<i>Lot Size</i>	<i>P up to 4,999 sq. ft.</i>
7		<i>[Per Development]</i>	<i>C 5,000 sq. ft. &amp; above</i>
8			<i>§ 121.1</i>
9	717.12	<i>Rear Yard</i>	<i>Required at grade level and above</i>
10			<i>§ 134(a) (e)</i>
11	717.13	<i>Street Frontage</i>	<i>Required</i>
12	717.14	<i>Awning</i>	<i>P</i>
13	717.15	<i>Canopy</i>	<i>P</i>
14	717.16	<i>Marquee</i>	<i>P</i>
15	717.17	<i>Streetscape and</i>	<i>Required</i>
16		<i>Pedestrian Improvements</i>	
17	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
18	717.20	<i>Floor Area Ratio</i>	<i>1.8 to 1</i>
19			<i>§ 124(a) (b)</i>
20	717.21	<i>Use Size</i>	<i>P up to 2,499 sq. ft.;</i>
21		<i>[Non-Residential]</i>	<i>C 2,500 sq. ft. &amp; above</i>
22			<i>§ 121.2</i>
23	717.22	<i>Off-Street Parking,</i>	<i>Generally, none required if occupied</i>
24		<i>Commercial/Institutional</i>	<i>floor area is less than 5,000 sq. ft.</i>
25			<i>§§ 151, 161(g)</i>

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717.23	<i>Off-Street Freight Loading</i>	§§ 150, 153-155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> §§ 152, 161(b)		
717.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i> § 145.2		
717.25	<i>Drive-Up Facility</i>	§ 790.30			
717.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>		
717.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 11 p.m.;</i> <i>C 11 p.m. – 2 a.m.</i>		
717.30	<i>General Advertising Sign</i>	§§ 262, 602 – 604, 608, 609			
717.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> § 607.1(f) 2		
717.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608, 609	<i>P</i> § 607.1(e) (d) (g)		
<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Outer Clement Street</i> <i>Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
717.36	<i>Residential Conversion</i>	§ 317	<i>P</i>		
717.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	<i>C</i>	<i>C</i>
<b><i>Retail Sales and Services</i></b>					

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	<i>Other Retail Sales and</i>				
717.40	<i>Services</i>	§ 790.102	P		
	<i>[Not Listed Below]</i>				
717.41	<i>Bar</i>	§ 790.22	C#		
717.43	<i>Limited Restaurant</i>	§ 790.90	C#		
717.44	<i>Restaurant</i>	§ 790.91	C#		
717.45	<i>Liquor Store</i>	§ 790.55	C		
717.46	<i>Movie Theater</i>	§ 790.64	P		
717.47	<i>Adult Entertainment</i>	§ 790.36			
717.48	<i>Other Entertainment</i>	§ 790.38	C		
717.49	<i>Financial Service</i>	§ 790.110	P		
717.50	<i>Limited Financial Service</i>	§ 790.112	P		
717.51	<i>Medical Service</i>	§ 790.114	P		
717.52	<i>Personal Service</i>	§ 790.116	P		
717.53	<i>Business or Professional Service</i>	§ 790.108	P		
717.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>			
717.55	<i>Tourist Hotel</i>	§ 790.46			
717.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C	C	
717.57	<i>Automotive Gas Station</i>	§ 790.14			
717.58	<i>Automotive Service Station</i>	§ 790.17			

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717.59	<i>Automotive Repair</i>	§ 790.15			
717.60	<i>Automotive Wash</i>	§ 790.18			
717.61	<i>Automobile Sale or Rental</i>	§ 790.12			
717.62	<i>Animal Hospital</i>	§ 790.6	€		
717.63	<i>Ambulance Service</i>	§ 790.2			
717.64	<i>Mortuary</i>	§ 790.62			
717.65	<i>Trade Shop</i>	§ 790.124	P		
717.66	<i>Storage</i>	§ 790.117			
717.68	<i>Fringe Financial Service</i>	§ 790.111			
717.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
717.69 B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
717.69 C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
717.69 D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
717.70	<i>Administrative Service</i>	§ 790.106			
717.80	<i>Hospital or Medical Center</i>	§ 790.44			
717.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€

1	717.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
2	717.83	<i>Public Use</i>	§ 790.80	C	C	C
3	717.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
5	<b>RESIDENTIAL STANDARDS AND USES</b>					
6	717.90	<i>Residential Use</i>	§ 790.88	P	P	P
7	717.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area § 207(e)</i>		
10	717.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area § 208</i>		
13	717.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
16	717.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)</i>		
20	717.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159- 160, 204.5	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>		
23	717.95	<i>Community Residential Parking</i>	§ 790.10	C	C	C



**SPECIFIC PROVISIONS FOR THE OUTER CLEMENT STREET NEIGHBORHOOD  
COMMERCIAL DISTRICT**

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 717.41		<del>OUTER CLEMENT STREET EATING AND DRINKING USES</del>
§ 717.43	§ 790.34	<del>Boundaries: Applicable to the Outer Clement Street Neighborhood Commercial District.</del>
§ 717.44		<del>Controls: an eating or drinking use may be approved with conditional use authorization.</del>
§ 717.68	§ 249.35	<del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD). Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Outer Clement Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</del>

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

No.	Zoning Category	§ References	Upper Fillmore Street Controls
<b>BUILDING STANDARDS</b>			

1		<del>§§ 102.12, 105, 106,</del>	<del>40-X</del>
2	718.10 <i>Height and Bulk Limit</i>	<del>250-252, 260, 261.1,</del>	<del>Height Sculpting on Alleys:-</del>
3		<del>270, 271</del>	<del>§ 261.1</del>
4			<i>P up to 4,999 sq. ft.;</i>
5	718.11 <i>Lot Size</i>	§§ 121.1, 790.56	<i>C 5,000 sq. ft. &amp; above</i>
6	<i>[Per Development]</i>		§ 121.1
7			<i>Required at the second story and above</i>
8	718.12 <i>Rear Yard</i>	§§ 130, 134, 136	<i>and at all residential levels</i>
9			§ 134(a) (e)
10	718.13 <i>Street Frontage</i>	§ 145.1	<i>Required</i>
11	718.14 <i>Awning</i>	§ 136.1(a)	<i>P</i>
12	718.15 <i>Canopy</i>	§ 136.1(b)	<i>P</i>
13	718.16 <i>Marquee</i>	§ 136.1(c)	<i>P</i>
14			
15	718.17 <i>Streetscape and Pedestrian</i>	§ 138.1	<i>Required</i>
16	<i>Improvements</i>		
17	<b><i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i></b>		
18			<i>2.5 to 1</i>
19	718.20 <i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	§ 124(a) (b)
20			<i>P up to 2,499 sq. ft.;</i>
21	718.21 <i>Use Size</i>	§ 790.130	<i>C 2,500 sq. ft. &amp; above</i>
22	<i>[Non-Residential]</i>		§ 121.2
23			
24			
25			

1				
2	718.22	<del>Off-Street Parking, Commercial/Institutional</del>	<del>§§ 150, 153 – 157, 159 160, 204.5</del>	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
3				
4	718.23	<del>Off-Street Freight Loading</del>	<del>§§ 150, 153 – 155, 204.5</del>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
5				
6				
7	718.24	<del>Outdoor Activity Area</del>	<del>§ 790.70</del>	<i>P if located in front; C if located elsewhere § 145.2</i>
8				
9				
10	718.25	<del>Drive-Up Facility</del>	<del>§ 790.30</del>	
11	718.26	<del>Walk-Up Facility</del>	<del>§ 790.140</del>	<i>P</i>
12				
13	718.27	<del>Hours of Operation</del>	<del>§ 790.48</del>	<i>P 6 a.m. – 2 a.m.; C 2 a.m. – 6 a.m.</i>
14				
15	718.30	<del>General Advertising Sign</del>	<del>§§ 262, 602 – 604, 608, 609</del>	
16				
17	718.31	<del>Business Sign</del>	<del>§§ 262, 602 – 604, 608, 609</del>	<i>P § 607.1(f) 2</i>
18				
19	718.32	<del>Other Signs</del>	<del>§§ 262, 602 – 604, 608, 609</del>	<i>P § 607.1(c) (d) (g)</i>
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22	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Upper Fillmore Street Controls by Story</b>		
23			§ 790.118	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
24	718.36	Residential Conversion	§ 317	P	C	
25						

1	718.37	Residential Demolition	§ 317	P	€	€
2	<b>Retail Sales and Services</b>					
3		Other Retail Sales and				
4	718.40	Services	§ 790.102	P	P	
5		[Not Listed Below]				
6	718.41	Bar	§ 790.22	€#		
7	718.43	Limited Restaurant	§ 790.90	P#		
8	718.44	Restaurant	§ 790.91	€#		
9	718.45	Liquor Store	§ 790.55	€		
10	718.46	Movie Theater	§ 790.64	P		
11	718.47	Adult Entertainment	§ 790.36			
12	718.48	Other Entertainment	§ 790.38	€		
13	718.49	Financial Service	§ 790.110	P		
14		Limited Financial				
15	718.50	Service	§ 790.112	P		
16	718.51	Medical Service	§ 790.114	P	P	
17	718.52	Personal Service	§ 790.116	P	P	
18		Business or				
19	718.53	Professional Service	§ 790.108	P	P	
20		Massage	§ 790.60,			
21	718.54	Establishment	§§ 29.1-29.32	€#		
22			Health Code			
23	718.55	Tourist Hotel	§ 790.46	€	€	€
24	718.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
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718.57	Automotive Gas Station	§ 790.14			
718.58	Automotive Service Station	§ 790.17			
718.59	Automotive Repair	§ 790.15			
718.60	Automotive Wash	§ 790.18			
718.61	Automobile Sale or Rental	§ 790.12			
718.62	Animal Hospital	§ 790.6	€		
718.63	Ambulance Service	§ 790.2			
718.64	Mortuary	§ 790.62			
718.65	Trade Shop	§ 790.124	P		
718.66	Storage	§ 790.117			
718.68	Fringe Financial Service	§ 790.111			
718.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
718.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
718.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P

1	718.69D	<del>Large Scale Urban</del> Agriculture	§ 102.35(b)	€	€	€
2						
3	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
4	718.70	Administrative Service	§ 790.106			
5	718.80	Hospital or Medical Center	§ 790.44			
6						
7	718.81	Other Institutions, Large	§ 790.50	P	€	€
8						
9	718.82	Other Institutions, Small	§ 790.51	P	P	P
10						
11	718.83	Public Use	§ 790.80	€	€	€
12						
13	718.84	Medical Cannabis Dispensary	§ 790.141	P		
14						
15	718.85	Philanthropic Administrative Services	§ 790.107	P	P	P
16						
17	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
18	718.90	Residential Use	§ 790.88	P	P	P
19						
20	718.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600-sq. ft. lot area		
21				§ 207(e)		
22						
23	718.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210-sq. ft. lot area		
24				§ 208		
25						

1 718.92b	<i>Residential Density, Homeless Shelters</i>	<del>§§ 102, 207.1, 790.88(e)</del>	<i>Density limits per Section 208(a)</i>		
3 4 5 718.93	<i>Usable Open Space [Per Residential Unit]</i>	<del>§§ 135, 136</del>	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)</i>		
6 7 8 718.94	<i>Off-Street Parking, Residential</i>	<del>§§ 150, 153-157, 159- 160, 204.5</del>	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>		
9 10 718.95	<i>Community Residential Parking</i>	<del>§ 790.10</del>	<del>€</del>	<del>€</del>	<del>€</del>

***SPECIFIC PROVISIONS FOR THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL  
DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
16 17 18 19 § 718.41	§ 790.22	<del><i>Boundaries: Applicable for the Upper Fillmore NCD. Controls: A new bar will be allowed with a conditional use authorization from the Planning Commission only in conjunction with a Restaurant use.</i></del>
20 21 22 23 § 718.43 § 718.44	§ 790.90 § 790.91	<del><i>In considering a conditional use for a Restaurant, the Planning Commission shall consider whether the use proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.</i></del>
24 25 § 718.43 § 718.44	§ 790.90 § 790.91	<del><i>UPPER FILLMORE FORMULA RETAIL RESTAURANT AND LIMITED RESTAURANT USES</i></del>

		<p><b>Boundaries:</b> <del>Upper Fillmore NCD.</del></p> <p><b>Controls:</b> <del>Formula Retail Restaurant and Limited Restaurant Uses are NP.</del></p>
<p>§ 718.54</p>	<p>§ 790.60, §§ 29.1-29.32 Health Code</p>	<p><del>MASSAGE ESTABLISHMENT</del></p> <p><b>Controls:</b> <del>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</del></p>
<p>§ 718.68</p>	<p>§ 249.35</p>	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</del></p> <p><b>Boundaries:</b> <del>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Fillmore Street Neighborhood Commercial District.</del></p> <p><b>Controls:</b> <del>Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</del></p>

\* \* \* \*

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

No.	Zoning Category	§ References	Haight Street Controls
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**BUILDING STANDARDS**

719.10	Height and Bulk Limit	<del>§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271</del>	<del>40-X</del> Height Sculpting on Alleys: § 261.1
719.11	Lot Size [Per Development]	<del>§§ 121.1, 790.56</del>	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
719.12	Rear Yard	<del>§§ 130, 134, 136</del>	Required at grade level and above § 134(a) (e)
719.13	Street Frontage	<del>§ 145.1</del>	Required
719.14	Awning	<del>§ 136.1(a)</del>	P
719.15	Canopy	<del>§ 136.1(b)</del>	P
719.16	Marquee	<del>§ 136.1(e)</del>	P
719.17	Streetscape and Pedestrian Improvements	<del>§ 138.1</del>	Required

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

719.20	Floor Area Ratio	<del>§§ 102.9, 102.11, 123</del>	<del>1.8 to 1</del> § 124(a) (b)
719.21	Use Size [Non-Residential]	<del>§ 790.130</del>	P up to 2,499 sq. ft.; C 2,500 sq. ft. &

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			<i>above § 121.2</i>
<i>719.22</i>	<i>Off-Street Parking; Commercial/Institutional</i>	<i>§§ 150, 153 - 157, 159 - 160, 204.5</i>	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
<i>719.23</i>	<i>Off-Street Freight Loading</i>	<i>§§ 150, 153 - 155, 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
<i>719.24</i>	<i>Outdoor Activity Area</i>	<i>§ 790.70</i>	<i>P if located in front; C if located elsewhere § 145.2</i>
<i>719.25</i>	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	
<i>719.26</i>	<i>Walk-Up Facility</i>	<i>§ 790.140</i>	<i>P</i>
<i>719.27</i>	<i>Hours of Operation</i>	<i>§ 790.48</i>	<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>

1	719.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
2				
3	719.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
4				
5	719.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(e) (d) (g)
6				

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

11	719.36	Residential Conversion	§ 317	P		
12	719.37	Residential Demolition	§ 317	P	€	€

*Retail Sales and Services*

14	719.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	C #	#
15						
16	719.41	Bar	§ 790.22	#		
17						
18	719.43	Limited Restaurant	§ 790.90	P	P	P
19						
20	719.44	Restaurant	§ 790.91	#	#	#
21						
22	719.45	Liquor Store	§ 790.55			
23						
24	719.46	Movie Theater	§ 790.64	P		
25						
	719.47	Adult Entertainment	§ 790.36			
	719.48	Other Entertainment	§ 790.38	C #	#	
	719.49	Financial Service	§ 790.110	P		

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719.50	Limited Financial Service	§ 790.112	P		
719.51	Medical Service	§ 790.114		€	
719.52	Personal Service	§ 790.116	P	€	
719.53	Business or Professional Service	§ 790.108	P	€	
719.54	Massage Establishment	§ 790.60; §§ 29.1-29.32 Health Code	C#		
719.55	Tourist Hotel	§ 790.46	€	€	
719.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
719.57	Automotive Gas Station	§ 790.14			
719.58	Automotive Service Station	§ 790.17			
719.59	Automotive Repair	§ 790.15	€		
719.60	Automotive Wash	§ 790.18			
719.61	Automobile Sale or Rental	§ 790.12			
719.62	Animal Hospital	§ 790.6	€		
719.63	Ambulance Service	§ 790.2			
719.64	Mortuary	§ 790.62			
719.65	Trade Shop	§ 790.124	P		
719.66	Storage	§ 790.117			

1	719.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
2						
3	719.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	C#	C#	C#
4						
5		<i>Amusement Game</i>				
6	719.69B	<i>Arcade (Mechanical Amusement Devices)</i>	§ 790.4	P	P	
7						
8	719.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
9						
10	719.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	E	E	E
11						
12	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
13	719.70	<i>Administrative Service</i>	§ 790.106			
14						
15	719.80	<i>Hospital or Medical Center</i>	§ 790.44			
16						
17	719.81	<i>Other Institutions, Large</i>	§ 790.50	P	E	E
18						
19	719.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
20						
21	719.83	<i>Public Use</i>	§ 790.80	E	E	E
22						
23	719.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
24	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
25	719.90	<i>Residential Use</i>	§ 790.88	P	P	P

1			Generally, up to 1 unit per 600 sq. ft.		
2	719.91	Dwelling Unit Density	§ 207	lot area	
3				§ 207(e)	
4	719.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area	
5				§ 208	
6	719.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)	
7	719.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common	
8				§ 135(d)	
9	719.94	Off Street Parking, Residential	§§ 150, 153 - 157, 159 - 160, 204.5	Generally, 1 space for each dwelling unit	
10				§§ 151, 161(a) (g)	
11	719.95	Community Residential Parking	§ 790.10	€	€
12				€	€

**SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT**

18	19	20	21
Article 7	Other Code	Zoning Controls	
Code	Section		
Section			
22	§ 719.40	<b>Boundaries:</b> The entire Haight Street Neighborhood Commercial District.	
23	§ 719.41	<b>Controls:</b> Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.	§ 781.9
24	§ 719.44		

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<p>§ 719.42</p> <p>§ 781.9</p> <p>§ 790.22</p>	<p><del>HAIGHT STREET LIQUOR LICENSES FOR RESTAURANTS</del></p> <p><del><b>Boundaries:</b> Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdistrict.</del></p> <p><del><b>Controls:</b> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</del></p>
<p>§ 719.44</p> <p>§ 790.22</p> <p>§ 790.91</p>	<p><del>HAIGHT STREET RESTAURANTS</del></p> <p><del><b>Boundaries:</b> Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.</del></p> <p><del><b>Controls:</b> A Restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of 3 Restaurants in accordance with this Section. Should a Restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new Restaurant in accordance with the terms of this Section.</del></p>
<p>§ 719.48</p> <p>§ 790.4</p> <p>§ 790.38</p>	<p><del>Within the Haight Street Neighborhood Commercial District, that portion of an Other Entertainment use comprised of mechanical amusement game devices will be considered an Amusement Game Arcade Use, for the purposes of the Planning Code.</del></p>

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§ 719.54	§ 790.60, §§ 29.1- 29.32 Health Code	<p><i>MESSAGE ESTABLISHMENT</i></p> <p><i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
§ 719.68	§ 249.35	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><i>Boundaries: The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District.</i></p> <p><i>Controls: Fringe financial services are NP pursuant to Section 249.35.</i></p>
§ 719.69	§ 186.1 § 790.123	<p><i>Tobacco Paraphernalia Establishments—the special definition of "Tobacco Paraphernalia Establishments" applicable to the Haight Street Neighborhood Commercial District shall be repealed three years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it.</i></p> <p><i>In the Haight Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.</i></p>

\* \* \* \*



1 **Table 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

2 **ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Hayes-Gough Transit Controls
<b>BUILDING STANDARDS</b>			
720.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 <del>252, 260,</del> 261.1, 263.18, 270, 271	<i>Varies</i> <i>See Zoning Map</i> <i>Height Sculpting on Alleys; § 261.1</i> <i>Additional 5' Height Allowed for Ground</i> <i>Floor Active Uses in 40-X and 50-X; §</i> <i>263.18</i>
720.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. &amp; above</i> <i>§ 121.1</i>
720.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at residential</i> <i>levels only</i> <i>§ 134(a), (e)</i>
720.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
720.13a	<i>Street Frontage, Above-Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
720.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Hayes Street; portions of Octavia Street</i>

1		<i>Street Frontage, Parking</i>		
2	720.13e	<i>and Loading Access</i>	§ 155(r)	NP: portions of Hayes Street and Octavia
3		<i>Restrictions</i>		Street
4	720.14	<i>Awning</i>	§ 136.1(a)	P
5	720.15	<i>Canopy</i>	§ 136.1(b)	P
6	720.16	<i>Marquee</i>	§ 136.1(e)	P
7	720.17	<i>Streetscape and Pedestrian</i>		
8		<i>Improvements</i>	§ 138.1	Required
9	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
10	720.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
11	720.21	<i>Use Size</i> <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
12	720.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153- 157, 159- 160, 166, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.

			For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1		
720.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b)		
720.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2		
720.25	Drive-Up Facility	§ 790.30	NP		
720.26	Walk-Up Facility	§ 790.140	P		
720.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.		
720.30	General Advertising Sign	§§ 262, 602-604, 608, 609			
720.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)2		
720.32	Other Signs	§§ 262, 602-604, 608, 609	P # § 607.1(e) (d) (g)		

No.	Zoning Category	§ References	Hayes-Gough Transit Controls by Story		
			1st	2nd	3rd+
		§ 790.118			

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720.36	<i>Residential Conversion</i>	§ 317	€	€	
720.37	<i>Residential Demolition</i>	§ 317	€	€	€
720.38	<i>Residential Division</i>	§ 207.8	P	P	P
<b><i>Retail Sales and Services</i></b>					
720.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	P	P	
720.41	<i>Bar</i>	§ 790.22	P		
720.43	<i>Limited Restaurant</i>	§ 790.90	P		
720.44	<i>Restaurant</i>	§ 790.91	P		
720.45	<i>Liquor Store</i>	§ 790.55	€		
720.46	<i>Movie Theater</i>	§ 790.64	P		
720.47	<i>Adult Entertainment</i>	§ 790.36			
720.48	<i>Other Entertainment</i>	§ 790.38	€		
720.49	<i>Financial Service</i>	§ 790.110	P	€	
720.50	<i>Limited Financial Service</i>	§ 790.112	P		
720.51	<i>Medical Service</i>	§ 790.114	€	P	€
720.52	<i>Personal Service</i>	§ 790.116	P	P	€
720.53	<i>Business or Professional Service</i>	§ 790.108	€	P	€
720.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€ #		

1	720.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
2	720.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 166, 790.8	€	€	€
3						
4	720.57	<i>Automotive Gas Station</i>	§ 790.14			
5	720.58	<i>Automotive Service Station</i>	§ 790.17			
6	720.59	<i>Automotive Repair</i>	§ 790.15			
7	720.60	<i>Automotive Wash</i>	§ 790.18			
8	720.61	<i>Automobile Sale or Rental</i>	§ 790.12			
9	720.62	<i>Animal Hospital</i>	§ 790.6	€		
10	720.63	<i>Ambulance Service</i>	§ 790.2			
11	720.64	<i>Mortuary</i>	§ 790.62			
12	720.65	<i>Trade Shop</i>	§ 790.124	P	€	
13	720.66	<i>Storage</i>	§ 790.117			
14	720.68	<i>Fringe Financial Service</i>	§ 790.111	P #		
15						
16	720.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
17						
18		<i>Amusement Game Arcade</i>				
19	720.69B	<i>(Mechanical Amusement Devices)</i>	§ 790.4			
20						
21	720.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
22						
23	720.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
24	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
25	720.70	<i>Administrative Service</i>	§ 790.106			

1	720.80	Hospital or Medical Center	§ 790.44			
2	720.81	Other Institutions, Large	§ 790.50	P	C	C
3	720.82	Other Institutions, Small	§ 790.51	P	P	P
4	720.83	Public Use	§ 790.80	C	C	C
5	720.84	Medical Cannabis				
6		Dispensary	§ 790.141	P		
7	<b>RESIDENTIAL STANDARDS AND USES</b>					
8				P, except		
9				C for		
10				front-		
11	720.90	Residential Use	§ 790.88	ages	P	P
12				listed in		
13				145.1 (d)		
14				No residential density limit by lot		
15				area. Density restricted by		
16				physical envelope controls of		
17				height, bulk, setbacks, open		
18				space, exposure and other		
19	720.91	Dwelling Unit Density	§ 207	applicable controls of this and		
20				other Codes, as well as by		
21				applicable design guidelines,		
22				applicable elements and area		
23				plans of the General Plan, and		
24				design review by the Planning		
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			<i>Department.</i> <i>§§ 207(c), 207.6</i>
<i>720.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i> <i>§ 208</i>
<i>720.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(e)</i>	<i>Density limits per Section 208(a)</i>
<i>720.93</i>	<i>Usable Open Space [Per Residential Unit]</i>	<i>§§ 135, 136</i>	<i>Generally, either 60 sq. ft. if private, or 80 sq. ft. if common</i> <i>§ 135(d)</i>
<i>720.94</i>	<i>Off Street Parking, Residential</i>	<i>§§ 150, 153-157, 159-160, 204.5</i>	<i>None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit.</i> <i>§§ 151.1, 166, 167, 145.1</i>

720.95	Community Residential Parking	§ 145.1, 151.1(f), 155(r), 166, 790.10	€	€	€
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**SPECIFIC PROVISIONS FOR THE HAYES GOUGH DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
		<i>MESSAGE ESTABLISHMENT</i>  <i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i>
§ 720.54	§ 790.60, §§ 29.1-29.32  Health Code	
§ 720.68	§ 249.35	<i>Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).</i>

\* \* \* \*

**Table 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Upper Market Street Controls
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**BUILDING STANDARDS**

721.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies. See Zoning Map. Height Sculpting on Alleys: § 261.1
721.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
721.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a), (e)
721.13	Street Frontage	§ 145.1	Required
721.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
721.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Market Street
721.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Market Street
721.14	Awning	§ 136.1(a)	P
721.15	Canopy	§ 136.1(b)	P

1	721.16	Marquee	§ 136.1(c)	P
2		Streetscape and		
3	721.17	Pedestrian	§ 138.1	Required
4		Improvements		
5	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
6	721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
7				
8	721.21	Use Size	§ 790.130	P up to 2,999 sq. ft.;
9		[Non-Residential]		C 3,000 sq. ft. & above
10				§ 121.2
11				None required. For uses in Table 151 that are
12				described as a ratio of occupied floor area, P up to
13				1 space per 1,500 feet of occupied floor area or the
14				quantity specified in Table 151, whichever is less,
15				and subject to the conditions of Section 151.1(f);
16	721.22	Off Street Parking,	§§ 150, 153	NP above. For retail grocery stores larger than
17		Commercial/Institutional	157, 159	20,000 square feet, P up to 1:500, C up to 1:250
18			160, 204.5	for space in excess of 20,000 s.f. subject to
19				conditions of 151.1(f); NP above. For all other
20				uses, P up to the quantity specified in Table 151,
21				and subject to the conditions of Section 151.1(f);
22				NP above. §§ 151.1, 166, 145.1
23	721.23	Off Street Freight	§§ 150, 153	Generally, none required if gross floor area is less
24		Loading	155, 204.5	than 10,000 sq. ft. §§ 152, 161(b)

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			<i>P if located in front;</i>		
721.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>C if located elsewhere</i>		
			§ 145.2		
721.25	<i>Drive-Up Facility</i>	§ 790.30			
721.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>		
721.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i>		
			<i>C 2 a.m. – 6 a.m.</i>		
721.30	<i>General Advertising Sign</i>	§§ 262, 602 604, 608, 609			
721.31	<i>Business Sign</i>	§§ 262, 602 604, 608, 609	<i>P</i> § 607.1(f)2		
721.32	<i>Other Signs</i>	§§ 262, 602 604, 608, 609	<i>P</i> § 607.1(c)(d)(g)		
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Upper Market Street Controls by Story</b>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
721.36	<i>Residential Conversion</i>	§ 317	<i>C</i>	<i>C</i>	
721.37	<i>Residential Demolition</i>	§ 317	<i>C</i>	<i>C</i>	<i>C</i>
721.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>	<i>P</i>
721.39	<i>Residential Merger</i>	§ 317	<i>C</i>	<i>C</i>	<i>C</i>
<b><i>Retail Sales and Services</i></b>					

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721.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
721.41	<i>Bar</i>	§ 790.22	C		
721.43	<i>Limited Restaurant</i>	§ 790.90	P		
721.44	<i>Restaurant</i>	§ 790.91	C		
721.45	<i>Liquor Store</i>	§ 790.55	C		
721.46	<i>Movie Theater</i>	§ 790.64	P		
721.47	<i>Adult Entertainment</i>	§ 790.36			
721.48	<i>Other Entertainment</i>	§ 790.38	C		
721.49	<i>Financial Service</i>	§ 790.110	P	C	
721.50	<i>Limited Financial Service</i>	§ 790.112	P		
721.51	<i>Medical Service</i>	§ 790.114	P	P	C
721.52	<i>Personal Service</i>	§ 790.116	P	P	C
721.53	<i>Business or Professional Service</i>	§ 790.108	P	P	C
721.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1- 29.32 <i>Health Code</i>	C#	C#	
721.55	<i>Tourist Hotel</i>	§ 790.46	C	C	C
721.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C	C	C
721.57	<i>Automotive Gas Station</i>	§ 790.14			
721.58	<i>Automotive Service Station</i>	§ 790.17			
721.59	<i>Automotive Repair</i>	§ 790.15	C		

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721.60	<i>Automotive Wash</i>	§ 790.18			
721.61	<i>Automobile Sale or Rental</i>	§ 790.12			
721.62	<i>Animal Hospital</i>	§ 790.6	€		
721.63	<i>Ambulance Service</i>	§ 790.2			
721.64	<i>Mortuary</i>	§ 790.62			
721.65	<i>Trade Shop</i>	§ 790.124	P	€	
721.66	<i>Storage</i>	§ 790.117			
721.68	<i>Fringe Financial Service</i>	§ 790.111			
721.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
721.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
721.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
721.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
721.70	<i>Administrative Service</i>	§ 790.106			
721.80	<i>Hospital or Medical Center</i>	§ 790.44			
721.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
721.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
721.83	<i>Public Use</i>	§ 790.80	€	€	€
721.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
721.90	<i>Residential Use</i>	§ 790.88	<i>P, except € for frontages</i>	P	P

			<i>listed in</i>		
			<i>145.4</i>		
721.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 400 sq. ft. lot area #</i>		
			<i>§ 207(e)</i>		
721.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 140 sq. ft. lot area</i>		
			<i>§ 208</i>		
721.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
721.93	<i>Usable Open Space</i> <i>[Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 60 sq. ft. if private, or 80 sq. ft. if common</i>		
			<i>§ 135(d)</i>		
721.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>None required.</i> <i>P up to 0.5;</i> <i>C up to .75. Not permitted above .75 cars for each dwelling unit.</i>		
			<i>§ 151.1</i>		
721.95	<i>Community Residential Parking</i>	§ 790.10		<i>C</i>	<i>C</i>
				<i>C</i>	<i>C</i>

***SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT***

<i>Article 7</i>	<i>Other Code</i>	<i>Zoning Controls</i>
<i>Code Section</i>	<i>Section</i>	

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<p>§ 721.31 § 721.32</p>	<p>§ 608.10</p>	<p><i>UPPER MARKET STREET SPECIAL SIGN DISTRICT</i></p> <p><b>Boundaries:</b> <i>Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD.</i></p> <p><b>Controls:</b> <i>Special restrictions and limitations for signs.</i></p>
<p>§ 721.44</p>	<p>§ 790.91</p>	<p><i>UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS</i></p> <p><b>Boundaries:</b> <i>Applicable to the Upper Market Street Neighborhood Commercial District.</i></p> <p><b>Controls:</b> <i>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303 the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</i></p>
<p>§ 721.54</p>	<p>§ 790.60, §§ 29.1- 29.32 Health Code</p>	<p><i>MASSAGE ESTABLISHMENT</i></p> <p><b>Controls:</b> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
<p>§ 721.68</p>	<p>§ 249.35</p>	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</i></p> <p><b>Boundaries:</b> <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street Neighborhood Commercial District.</i></p>

		<i>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i>
		<b>ACCESSORY DWELLING UNITS</b>
		<i>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</i>
§ 721.91	§ 207(e)(4)	<i>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i>

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

No.	Zoning Category	§ References	North Beach Controls
<b>BUILDING STANDARDS</b>			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	P up to 40 ft. Height Sculpting on Alleys: § 261.1
722.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
722.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)



1	722.13	Street Frontage	§ 145.1	Required
2	722.14	Awning	§ 136.1(a)	P
3	722.15	Canopy	§ 136.1(b)	P
4	722.16	Marquee	§ 136.1(e)	P
5		Streetscape and		
6	722.17	Pedestrian	§ 138.1	Required
7		Improvements		
8	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
9				
10	722.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
11				P up to 1,999 sq. ft.;
12	722.21	Use Size	§ 790.130	C # 2,000 sq. ft. to 3,999 sq. ft.
13		[Nonresidential]		NP 4,000 sq. ft. and above
14				§ 121.2
15		Off-Street Parking,	§§ 150, 151.1, 153-	None required. Limits set forth in §
16	722.22	Commercial/Institutional	157, 159-160, 204.5	151.1.
17				Generally, none required if gross floor
18	722.23	Off-Street Freight	§§ 150, 153-155,	area is less than 10,000 sq. ft.
19		Loading	204.5	§§ 152, 161(b)
20				
21	722.24	Outdoor Activity Area	§ 790.70	P if located in front;
22				C if located elsewhere
23				§ 145.2
24	722.25	Drive-Up Facility	§ 790.30	
25	722.26	Walk-Up Facility	§ 790.140	NP

1	722.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.	
2				C 2 a.m. - 6 a.m.	
3	722.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609		
4					
5	722.31	Business Sign	§§ 262, 602 - 604, 608, 609	P	
6				§ 607.1(f)2	
7	722.32	Other Signs	§§ 262, 602 - 604, 608, 609	P	
8				§ 607.1(e) (d) (g)	

No.	Zoning Category	§ References	North Beach Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
722.36	Residential Conversion	§ 317	P		
722.37	Residential Demolition	§ 317	P	C	C
<b>Retail Sales and Services</b>					
722.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
722.41	Bar	§§ 780.3, 790.22	C #		
722.43	Limited Restaurant	§ 790.90	C #		
722.44	Restaurant	§§ 780.3, 790.91	C #		
722.45	Liquor Store	§ 790.55	C		
722.46	Movie Theater	§ 790.64	P		
722.47	Adult Entertainment	§ 790.36			
722.48	Other Entertainment	§ 790.38	C		

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722.49	<i>Financial Service</i>	§ 790.110	C/NP #		
722.50	<i>Limited Financial Service</i>	§ 790.112	C/NP #		
722.51	<i>Medical Service</i>	§ 790.114	P	P	
722.52	<i>Personal Service</i>	§ 790.116	P	P	
722.53	<i>Business or Professional Service</i>	§ 790.108	C/NP #	P	
722.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#		
722.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
722.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
722.57	<i>Automotive Gas Station</i>	§ 790.14			
722.58	<i>Automotive Service Station</i>	§ 790.17			
722.59	<i>Automotive Repair</i>	§ 790.15	€		
722.60	<i>Automotive Wash</i>	§ 790.18			
722.61	<i>Automobile Sale or Rental</i>	§ 790.12			
722.62	<i>Animal Hospital</i>	§ 790.6	€		
722.63	<i>Ambulance Service</i>	§ 790.2			
722.64	<i>Mortuary</i>	§ 790.62			
722.65	<i>Trade Shop</i>	§ 790.124	P #	C #	
722.66	<i>Storage</i>	§ 790.117			

1	722.68	<i>Fringe Financial Service</i>	§ 790.111			
2						
3	722.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
4						
5		<i>Amusement Game</i>				
6	722.69B	<i>Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
7						
8	722.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
9						
10	722.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
11						
12	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
13	722.70	<i>Administrative Service</i>	§ 790.106			
14						
15	722.80	<i>Hospital or Medical Center</i>	§ 790.44			
16						
17	722.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
18						
19	722.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
20						
21	722.83	<i>Public Use</i>	§ 790.80	€	€	€
22						
23	722.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
24	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
25	722.90	<i>Residential Use</i>	§ 790.88	P	P	P

1			Generally, up to 1 unit per 400 sq. ft.		
2	722.91	Dwelling Unit Density	§ 207	lot area #	
3				§ 207(e)	
4	722.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 140 sq. ft. lot area	
5				§ 208	
6	722.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)	
7	722.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common	
8				§ 135(d)	
9	722.94	Off-Street Parking, Residential	§§ 150, 151.1, 153- 157, 159-160, 204.5	None required. P up to 0.5 parking spaces for each dwelling unit; C up to .75 parking spaces for each dwelling unit. §§ 145.1, 151.1, 166, 167 # if installing a garage in an existing residential building	
10	722.95	Community Residential Parking	§ 790.10	€	€
11				€	€

**SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL  
DISTRICT**

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 722.26	§ 790.140	<p><i>NORTH BEACH WALK-UP FACILITIES</i></p> <p><b><i>Boundaries:</i></b> <i>North Beach NCD</i></p> <p><b><i>Controls:</i></b> <i>Walk-up automated bank teller machines (ATMs) are not permitted.</i></p>
§ 722.43 § 722.44	§ 780.3	<p><i>NORTH BEACH SPECIAL USE DISTRICT</i></p> <p><b><i>Boundaries:</i></b> <i>North Beach NCD.</i></p> <p><b><i>Controls:</i></b> <i>Restaurants and Limited Restaurants as defined in Sections 790.90 and 790.91 of this Code and Bars as defined in Section 790.22 may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant, Limited Restaurant, or Bar does not occupy:</i></p> <p><i>(1) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or</i></p> <p><i>(2) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code.</i></p>
§ 722.44	§ 790.91	<p><i>NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS</i></p> <p><b><i>Boundaries:</i></b> <i>North Beach NCD.</i></p> <p><b><i>Controls:</i></b> <i>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the</i></p>

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		<p><i>restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</i></p>
<p>§ 722.49 § 722.50 § 722.53</p>	<p>§ 781.6</p>	<p><del>NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT</del></p> <p><b>Boundaries:</b> <i>Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01.</i></p> <p><b>Controls:</b> <i>Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story.</i></p>
<p>§ 722.54</p>	<p>§ 790.60, §§ 29.1- 29.32 Health Code</p>	<p><del>MASSAGE ESTABLISHMENT</del></p> <p><b>Controls:</b> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
<p>§ 722.68</p>	<p>§ 249.35</p>	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del></p> <p><b>Boundaries:</b> <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the North Beach Neighborhood Commercial District.</i></p> <p><b>Controls:</b> <i>Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and</i></p>

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		<i>its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i>
§ 722.91	§ 207(e)(4)	<p><b>ACCESSORY DWELLING UNITS</b></p> <p><b>Boundaries:</b> <i>Within the boundaries of the North Beach NCD.</i></p> <p><b>Controls:</b> <i>An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>
§ 722.94	§§ 150, 153-157, 159-160, 204.5	<p><b>NORTH BEACH OFF-STREET PARKING, RESIDENTIAL</b></p> <p><b>Boundaries:</b> <i>North Beach NCD</i></p> <p><b>Controls:</b></p> <p><i>A. Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:</i></p> <p><i>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;</i></p> <p><i>(2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;</i></p> <p><i>(3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten</i></p>



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years,  
~~(4) the garage would not front on a public right-of-way narrower than 41 feet, and~~  
~~(5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.~~  
~~B. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) and (5) above.~~

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

No.	Zoning Category	§ References	Polk Street Controls
<b>BUILDING STANDARDS</b>			
723.10	Height and Bulk Limit	<del>§§ 102.12, 105, 106,</del> <del>250 – 252, 260, 270,</del> <del>271</del>	<del>65-A, 80-A, 130-E</del> See Zoning Map
723.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1

1			<i>Required at residential</i>
2	723.12	<i>Rear Yard</i>	§§ 130, 134, 136
3			<i>levels only</i>
4			§ 134(a) (e)
5	723.13	<i>Street Frontage</i>	§ 145.1
6	723.14	<i>Awning</i>	§ 136.1(a)
7	723.15	<i>Canopy</i>	§ 136.1(b)
8	723.16	<i>Marquee</i>	§ 136.1(e)
9		<i>Streetscape and</i>	
10	723.17	<i>Pedestrian</i>	§ 138.1
11		<i>Improvements</i>	<i>Required</i>
12	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
13	723.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123
14			2.5 to 1
15			§ 124(a) (b)
16	723.21	<i>Use Size</i> <i>[Non-Residential]</i>	§ 790.130
17			<i>P up to 2,499 sq. ft.;</i> <i>C 2,500 sq. ft. &amp; above</i>
18	723.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153-157, 159-160, 204.5
19			<i>Generally, none required if occupied floor</i> <i>area is less than 5,000 sq. ft.</i>
20			§§ 151, 161(g)
21	723.23	<i>Off-Street Freight</i> <i>Loading</i>	§§ 150, 153-155, 204.5
22			<i>Generally, none required if gross floor</i> <i>area is less than 10,000 sq. ft.</i>
23			§§ 152, 161(b)

1			<i>P</i> if located in front;
2	723.24	Outdoor Activity Area	§ 790.70
3			<i>C</i> if located elsewhere § 145.2
4	723.25	Drive-Up Facility	§ 790.30
5	723.26	Walk-Up Facility	§ 790.140
6			<i>P</i>
7	723.27	Hours of Operation	§ 790.48
8			<i>P</i> 6 a.m. – 2 a.m. <i>C</i> 2 a.m. – 6 a.m.
9	723.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609
10	723.31	Business Sign	§§ 262, 602 – 604, 608, 609
11			<i>P</i> § 607.1(f)2
12	723.32	Other Signs	§§ 262, 602 – 604, 608, 609
13			<i>P</i> § 607.1(e) (d) (g)

No.	Zoning Category	§ References	Polk Street Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
17	723.36	Residential Conversion	§ 317	<i>P</i>	<i>C</i>
18	723.37	Residential Demolition	§ 317	<i>P</i>	<i>C</i>
19				<i>C</i>	<i>C</i>
20	<b>Retail Sales and Services</b>				
21	723.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	<i>P</i>	<i>P</i>
22					
23	723.41	Bar	§ 790.22	<i>C</i>	
24	723.43	Limited Restaurant	§ 790.90	<i>P</i>	
25					

1	723.44	Restaurant	§ 790.91	C#		
2	723.45	Liquor Store	§ 790.55	C		
3	723.46	Movie Theater	§ 790.64	P		
4	723.47	Adult Entertainment	§ 790.36			
5	723.48	Other Entertainment	§ 790.38	C		
6	723.49	Financial Service	§ 790.110	P	C	
7		Limited Financial				
8	723.50	Service.	§ 790.112	P		
9	723.51	Medical Service	§ 790.114	P	P	
10	723.52	Personal Service	§ 790.116	P	P	
11		Business or Professional				
12	723.53	Service	§ 790.108	P	P	
13			§ 790.60,			
14	723.54	Massage Establishment	§§ 29.1-29.32	C#		
15			Health Code			
16	723.55	Tourist Hotel	§ 790.46	C	C	C
17	723.56	Automobile Parking	§§ 156, 160, 790.8	C	C	C
18	723.57	Automotive Gas Station	§ 790.14			
19		Automotive Service				
20	723.58	Station	§ 790.17			
21	723.59	Automotive Repair	§ 790.15	C		
22	723.60	Automotive Wash	§ 790.18			
23		Automobile Sale or				
24	723.61	Rental	§ 790.12			
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723.62	<i>Animal Hospital</i>	§ 790.6	€		
723.63	<i>Ambulance Service</i>	§ 790.2			
723.64	<i>Mortuary</i>	§ 790.62			
723.65	<i>Trade Shop</i>	§ 790.124	P	€	
723.66	<i>Storage</i>	§ 790.117			
723.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
723.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	NP #	NP #	NP #
723.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
723.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
723.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
723.70	<i>Administrative Service</i>	§ 790.106			
723.80	<i>Hospital or Medical Center</i>	§ 790.44			
723.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
723.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
723.83	<i>Public Use</i>	§ 790.80	€	€	€

1	723.84	Medical Cannabis Dispensary	§ 790.141	P		
2	<b>RESIDENTIAL STANDARDS AND USES</b>					
3	723.90	Residential Use	§ 790.88	P	P	P
4	723.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 400 sq. ft. lot area # § 207(e)		
5	723.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 140 sq. ft. lot area § 208		
6	723.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
7	723.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
8	723.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
9	723.95	Community Residential Parking	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

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<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§ 723.44	§ 790.91	<p><b>POLK STREET LIQUOR LICENSES FOR RESTAURANTS</b></p> <p><b>Boundaries:</b> <i>Applicable to the Polk Street NCD.</i></p> <p><b>Controls:</b> <i>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a bona fide eating place for any length of time, the conditional use authorization shall be subject to immediate revocation.</i></p>
§ 723.54	§ 790.60, §§ 29.1- 29.32 Health Code	<p><b>MASSAGE ESTABLISHMENT</b></p> <p><b>Controls:</b> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></p>
§ 723.68	§ 249.35	<p><b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</b></p> <p><b>Boundaries:</b> <i>The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District.</i></p>

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		<p><i><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i></p>
<p><del>§ 723.69</del></p>	<p><del>§ 186.1</del> <del>§ 788</del> <del>§ 790.123</del></p>	<p><i>Tobacco Paraphernalia Establishments—Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District shall be repealed six years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it. In the Polk Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.</i></p>
<p><del>§ 723.91</del></p>	<p><del>§ 207(e)(4)</del></p>	<p><i>ACCESSORY DWELLING UNITS</i></p> <p><i><b>Boundaries:</b> Within the boundaries of the Polk Street NCD.</i></p> <p><i><b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</i></p>

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

No.	Zoning Category	§ References	Sacramento Street Controls
<b>BUILDING STANDARDS</b>			
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys: § 261.1
724.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) - (e)
724.13	Street Frontage	§ 145.1	Required
724.14	Awning	§ 136.1(a)	P
724.15	Canopy	§ 136.1(b)	P
724.16	Marquee	§ 136.1(c)	P
724.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) - (b)

1				<i>P</i> up to 2,499 sq. ft.;
2	724.21	<i>Use Size</i>	§ 790.130	<i>C</i> 2,500 sq. ft. & above
3		<i>[Non-Residential]</i>		§ 121.2
4	724.22	<i>Off-Street Parking;</i>	§§ 150, 153 – 157, 159	<i>Generally, none required if occupied floor</i>
5		<i>Commercial/Institit</i>	160, 204.5	<i>area is less than 5,000 sq. ft.</i>
6		<i>ional</i>		§§ 151, 161(g)
7	724.23	<i>Off-Street Freight</i>	§§ 150, 153 – 155,	<i>Generally, none required if gross floor area</i>
8		<i>Loading</i>	204.5	<i>is less than 10,000 sq. ft.</i>
9				§§ 152, 161(b)
10	724.24	<i>Outdoor Activity</i>	§ 790.70	<i>P</i>
11		<i>Area</i>		
12	724.25	<i>Drive-Up Facility</i>	§ 790.30	
13	724.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
14	724.27	<i>Hours of Operation</i>	§ 790.48	<i>P</i> 6 a.m. – 12 a.m.;
15				<i>C</i> 12 a.m. – 6 a.m.
16	724.30	<i>General Advertising</i>	§§ 262, 602 – 604, 608,	
17		<i>Sign</i>	609	
18	724.31	<i>Business Sign</i>	§§ 262, 602 – 604, 608,	<i>P</i>
19			609	§ 607.1(f) 2
20	724.32	<i>Other Signs</i>	§§ 262, 602 – 604, 608,	<i>P</i>
21			609	§ 607.1(e) (d) (g)

No.	Zoning Category	§ References	Sacramento Street Controls by Story
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		§ 790.118	1st	2nd	3rd+
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724.36	Residential Conversion	§ 317	P		
724.37	Residential Demolition	§ 317	P	€	€

**Retail Sales and Services**

724.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	€	
724.41	Bar	§ 790.22			
724.43	Limited Restaurant	§ 790.90	P		
724.44	Restaurant	§ 790.91	€		
724.45	Liquor Store	§ 790.55	P		
724.46	Movie Theater	§ 790.64	P		
724.47	Adult Entertainment	§ 790.36			
724.48	Other Entertainment	§ 790.38	€		
724.49	Financial Service	§ 790.110	P		
724.50	Limited Financial Service	§ 790.112	P		
724.51	Medical Service	§ 790.114	#		
724.52	Personal Service	§ 790.116	€		
724.53	Business or Professional Service	§ 790.108	€		
724.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code			

1	724.55	Tourist Hotel	§ 790.46	€	€	
2	724.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
3	724.57	Automotive Gas Station	§ 790.14			
4	724.58	Automotive Service Station	§ 790.17			
5	724.59	Automotive Repair	§ 790.15			
6	724.60	Automotive Wash	§ 790.18			
7	724.61	Automobile Sale or Rental	§ 790.12			
8	724.62	Animal Hospital	§ 790.6	€		
9	724.63	Ambulance Service	§ 790.2			
10	724.64	Mortuary	§ 790.62			
11	724.65	Trade Shop	§ 790.124	P	€	
12	724.66	Storage	§ 790.117			
13	724.68	Fringe Financial Service	§ 790.111			
14	724.69	Tobacco Paraphernalia Establishments	§ 790.123	€		
15	724.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
16	724.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
17	724.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
18	<b>Institutions and Non-Retail Sales and Services</b>					
19	724.70	Administrative Service	§ 790.106			
20	724.80	Hospital or Medical Center	§ 790.44			

1	724.81	Other Institutions, Large	§ 790.50	P	€	€
2	724.82	Other Institutions, Small	§ 790.51	P	P	P
3	724.83	Public Use	§ 790.80	€	€	€
4	724.84	Medical Cannabis	§ 790.141	P		
5		Dispensary				
6	<b>RESIDENTIAL STANDARDS AND USES</b>					
7	724.90	Residential Use	§ 790.88	P	P	P
8	724.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft.		
9				lot area		
10				§ 207(e)		
11	724.92	Residential Density, Group	§§ 207, 208	Generally, up to 1 bedroom per 275		
12		Housing		sq. ft. lot area		
13				§ 208		
14	724.92b	Residential Density,	§§ 102, 207.1,	Density limits per Section 208(a)		
15		Homeless Shelters				
16	724.93	Usable Open Space	§§ 135, 136	Generally, either		
17		[Per Residential Unit]		100 sq. ft if private, or		
18				133 sq. ft. if common		
19				§ 135(d)		
20	724.94	Off-Street Parking,	§§ 150, 153-157,	Generally, 1 space for each dwelling		
21		Residential		159-160, 204.5	unit	
22				§§ 151, 161(a) (g)		
23	724.95	Community Residential	§ 790.10	€	€	€
24		Parking				
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**SPECIFIC PROVISIONS FOR THE SACRAMENTO STREET NEIGHBORHOOD**

**COMMERCIAL DISTRICT**

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 724.38	§ 790.84	<p><i>Boundaries: Sacramento Street Neighborhood Commercial District</i></p> <p><i>Controls: A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</i></p> <p><i>1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and</i></p> <p><i>2) No legally residing residential tenant will be displaced.</i></p>
§ 724.51	§§ 145.1, 145.1(2)(A)1, 790.88, 790.108, 790.114	<p><i>Boundaries: Sacramento Street Neighborhood Commercial District</i></p> <p><i>Controls: A business or professional service use may be converted to a medical service use on the first story or below if no residential use or active street frontage is lost.</i></p>
§ 724.68	§ 249.35	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><i>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Sacramento Street Neighborhood Commercial District.</i></p> <p><i>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the</i></p>

		<i>FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</i>
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**Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Union Street Controls</i>
<b><i>BUILDING STANDARDS</i></b>			
725.10	<i>Height and Bulk Limit</i>	<del>§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271</del>	<del>40-X</del> <i>Height Sculpting on Alleys:-</i> § 261.1
725.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 4,999 sq. ft.</i> <i>C 5,000 sq. ft. &amp; above</i> § 121.1
725.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and above</i> <i>and at all residential levels</i> § 134(a) (e)
725.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
725.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
725.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
725.16	<i>Marquee</i>	§ 136.1(e)	<i>P</i>
725.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
725.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
725.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
725.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
725.25	Drive-Up Facility	§ 790.30	
725.26	Walk-Up Facility	§ 790.140	P
725.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.
725.30	General Advertising Sign	§§ 262, 602-604, 608, 609	



1	725.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	P	§ 607.1(f) 2		
2							
3	725.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	P	§ 607.1(e) (d) (g)		
4							
5							
6	<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Union Street Controls by Story</i>			
7			§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>	
8	725.36	<i>Residential Conversion</i>	§ 317	P	€	€	
9	725.37	<i>Residential Demolition</i>	§ 317	P	€	€	
10	<b><i>Retail Sales and Services</i></b>						
11							
12	725.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P		
13							
14							
15	725.41	<i>Bar</i>	§ 790.22				
16	725.43	<i>Limited Restaurant</i>	§ 790.90	C#			
17	725.44	<i>Restaurant</i>	§ 790.91	C#			
18	725.45	<i>Liquor Store</i>	§ 790.55	€			
19	725.46	<i>Movie Theater</i>	§ 790.64	P			
20	725.47	<i>Adult Entertainment</i>	§ 790.36				
21	725.48	<i>Other Entertainment</i>	§ 790.38	€			
22	725.49	<i>Financial Service</i>	§ 790.110	P	€		
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725.50	Limited Financial Service	§ 790.112	P		
725.51	Medical Service	§ 790.114	P	P	€
725.52	Personal Service	§ 790.116	P	P	€
725.53	Business or Professional Service	§ 790.108	P	P	€
725.54	Massage Establishment	§ 790.60; §§ 29.1-29.32 Health Code			
725.55	Tourist Hotel	§ 790.46	€	€	€
725.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
725.57	Automotive Gas Station	§ 790.14			
725.58	Automotive Service Station	§ 790.17			
725.59	Automotive Repair	§ 790.15			
725.60	Automotive Wash	§ 790.18			
725.61	Automobile Sale or Rental	§ 790.12			
725.62	Animal Hospital	§ 790.6	€		
725.63	Ambulance Service	§ 790.2			
725.64	Mortuary	§ 790.62			
725.65	Trade Shop	§ 790.124	P	€	

1	725.66	Storage	§ 790.117			
2	725.68	Fringe Financial Service	§ 790.111			
3	725.69	Tobacco Paraphernalia	§ 790.123	€		
4		Establishments				
5	725.69B	Amusement Game	§ 790.4			
6		Arcade (Mechanical				
7		Amusement Devices)				
8	725.69C	Neighborhood	§ 102.35(a)	P	P	P
9		Agriculture				
10	725.69D	Large-Scale Urban	§ 102.35(b)	€	€	€
11		Agriculture				
12	<b>Institutions and Non-Retail Sales and Services</b>					
13	725.70	Administrative Service	§ 790.106			
14	725.80	Hospital or Medical	§ 790.44			
15		Center				
16	725.81	Other Institutions, Large	§ 790.50	P	€	€
17	725.82	Other Institutions, Small	§ 790.51	P	P	P
18	725.83	Public Use	§ 790.80	€	€	€
19	725.84	Medical Cannabis	§ 790.141	P		
20		Dispensary				
21	<b>RESIDENTIAL STANDARDS AND USES</b>					
22	725.90	Residential Use	§ 790.88	P	P	P
23						
24						
25						

1			Generally, up to 1 unit per 600 sq. ft. lot		
2	725.91	Dwelling Unit Density	§ 207	area	
3				§ 207(e)	
4		Residential Density,		Generally, up to 1 bedroom per 210 sq.	
5	725.92	Group Housing	§§ 207, 208	ft. lot area	
6				§ 208	
7		Residential Density,	§§ 102, 207.1,		
8	725.92b	Homeless Shelters	790.88(e)	Density limits per Section 208(a)	
9					
10		Usable Open Space		Generally, either	
11	725.93	[Per Residential Unit]	§§ 135, 136	80 sq. ft. if private, or	
12				100 sq. ft. if common	
13				§ 135(d)	
14		Off-Street Parking,	§§ 150, 153 - 157, 159	Generally, 1 space for each dwelling unit	
15	725.94	Residential	160, 204.5	§§ 151, 161(a) (g)	
16		Community Residential			
17	725.95	Parking	§ 790.10	€	€

**SPECIFIC PROVISIONS FOR THE UNION STREET**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

21					
22	Article	Other			
23	7	Code			Zoning Controls
24	Code	Section			
25	Section				

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<p>§ 725.44</p>	<p>§ 790.91</p>	<p><del>UNION STREET RESTAURANTS</del></p> <p><del><b>Boundaries:</b> Applicable to the Union Street Neighborhood Commercial District.</del></p> <p><del><b>Applicability:</b> The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § 178(e) of the Planning Code.</del></p> <p><del><b>Controls:</b> The Planning Commission may approve a restaurant if, in addition to meeting the criteria set forth in Section 303, (1) the use is located on the ground floor, and (2) the Planning Commission finds that an additional restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Restaurants to conditional use authorizations required by Planning Code § 178, including but not limited to significant alterations, modifications, and intensifications of use. No new alcoholic beverage license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant located within the Union Street NCD to another Restaurant, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.</del></p>
<p>§ 725.68</p>	<p>§ 249.35</p>	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del></p> <p><del><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood Commercial District.</del></p> <p><del><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe</del></p>

financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).

\* \* \* \*

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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Valencia Street Transit Controls</i>
<b>BUILDING STANDARDS</b>			
726.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.18, 270, 271	<i>40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X Height Sculpting on Alleys: § 261.1</i>
726.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56,	<i>P up to 9,999 sq. ft. C 10,000 sq. ft. &amp; above § 121.1</i>
726.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story and above and at all residential levels § 134(a)(e)</i>
726.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
726.13a	<i>Street Frontage, Above-Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
726.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Portions of Valencia Street, 16th Street, and 22nd Street</i>

1	Street Frontage, Parking		
2	726.13e and Loading access	§ 155(r)	Requirements apply.
3	restrictions		
4	726.14 Awning	§ 136.1(a)	P
5	726.15 Canopy	§ 136.1(b)	P
6	726.16 Marquee	§ 136.1(e)	P
7	726.17 Streetscape and	§ 138.1	Required
8	Pedestrian Improvements		
9	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
10			
11	726.20 Floor Area Ratio	<del>§§ 102.9, 102.11,</del>	2.5 to 1 § 124(a)(b)
12		123	
13	726.21 Use Size	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above
14	[Non-Residential]		§ 121.2
15	726.22 Off-Street Parking,	<del>§§ 150, 151.1, 153-</del>	None required. Limits set forth in Section
16	Commercial/Institutional	157, 159-160, 166,	151.1
17		204.5	
18	726.23 Off-Street Freight	<del>§§ 150, 153-155,</del>	Generally, none required if gross floor area
19	Loading	204.5	is less than 10,000 sq. ft. §§ 152, 161(b)
20	726.24 Outdoor Activity Area	§ 790.70	P if located in front;
21			C if located elsewhere
22			§ 145.2
23	726.25 Drive-Up Facility	§ 790.30	
24	726.26 Walk-Up Facility	§ 790.140	P
25			

1	726.27	Hours of Operation	§ 790.48	P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.
2				
3	726.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
4				
5	726.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f) 2
6				
7	726.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(e) (d) (g)
8				
9				

10				<b>Valencia Street Transit</b>		
11	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls by Story</b>		
12						
13			§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
14						

15	726.36	Residential Conversion	§ 317	€		
16						
17	726.37	Residential Demolition	§ 317	€	€	€
18						
19	726.38	Residential Division	§ 207.8	P	P	P
20						
21	726.39	Residential Merger	§ 317	€	€	€

20	<b>Retail Sales and Services</b>					
21		<i>Other Retail Sales and</i>				
22	726.40	<i>Services</i>	§ 790.102	P	€	
23		<i>[Not Listed Below]</i>				
24	726.41	<i>Bar</i>	§ 790.22	€		
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726.43	Limited Restaurant	§ 790.90	P		
726.44	Restaurant	§ 790.91	P#		
726.45	Liquor Store	§ 790.55			
726.46	Movie Theater	§ 790.64	P		
726.47	Adult Entertainment	§ 790.36			
726.48	Other Entertainment	§ 790.38	€		
726.49	Financial Service	§ 790.110	P		
726.50	Limited Financial Service	§ 790.112	P		
726.51	Medical Service	§ 790.114	P	€	
726.52	Personal Service	§ 790.116	P	€	€
726.53	Business or Professional Service	§ 790.108	P	€	
726.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	€#	€#	
726.55	Tourist Hotel	§ 790.46	€	€	
726.56	Automobile Parking	§§ 156, 158.1, 160, 166, 790.8	€	€	€
726.57	Automotive Gas Station	§ 790.14			
726.58	Automotive Service Station	§ 790.17			

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726.59	<i>Automotive Repair</i>	§ 790.15	€		
726.60	<i>Automotive Wash</i>	§ 790.18			
726.61	<i>Automobile Sale or Rental</i>	§ 790.12			
726.62	<i>Animal Hospital</i>	§ 790.6	€		
726.63	<i>Ambulance Service</i>	§ 790.2			
726.64	<i>Mortuary</i>	§ 790.62	€	€	
726.65	<i>Trade Shop</i>	§ 790.124	P	€	
726.66	<i>Storage</i>	§ 790.117			
726.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
726.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
726.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
726.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
726.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
726.70	<i>Administrative Service</i>	§ 790.106			

1	726.80	Hospital or Medical Center	§ 790.44			
2						
3	726.81	Other Institutions, Large	§ 790.50	P	C	C
4	726.82	Other Institutions, Small	§ 790.51	P	P	P
5	726.83	Public Use	§ 790.80	C	C	C
6						
7	726.84	Medical Cannabis Dispensary	§ 790.141	P		
8						
9	<b>RESIDENTIAL STANDARDS AND USES</b>					
10	726.90		§§ 145.4, 790.88	P, except NP for frontages listed in 145.4	P	P
11						
12						
13	726.91	Dwelling Unit Density	§ 207	No density limit # § 207(e)		
14						
15	726.92	Residential Density, Group Housing	§§ 207, 208	No density limit		
16						
17	726.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
18						
19	726.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
20						
21	726.94	Off-Street Parking, Residential	§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking		
22						
23						
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			<i>spaces per unit.</i>		
			<i>§§ 151.1, 166, 167, 145.1</i>		
726.95	<i>Community Residential Parking</i>	<i>§§ 145.1, 151.1(f), 155(r), 166, 790.10</i>	<i>€</i>	<i>€</i>	<i>€</i>

***SPECIFIC PROVISIONS FOR THE VALENCIA STREET  
NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***

<b><i>Article 7 Code Section</i></b>	<b><i>Other Code Section</i></b>	<b><i>Zoning Controls</i></b>
		<b><i>MESSAGE ESTABLISHMENT</i></b>
<i>§ 726.54</i>	<i>§ 790.60, §§ 29.1- 29.32 Health Code</i>	<b><i>Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</i></b>
<i>§ 726.68</i>	<i>§ 249.35</i>	<b><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></b> <b><i>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial Transit District.</i></b> <b><i>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i></b>

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>§ 726.91</p>	<p>§</p> <p>207(e)(4)</p>	<p>ACCESSORY DWELLING UNITS</p> <p><b>Boundaries:</b> Board of Supervisors District 8 extant on July 1, 2015.</p> <p><b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>
<p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>[See Note 1 below.]</p>		<p>GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS</p> <p>RESTRICTED</p> <p><b>Boundaries:</b> Valencia Street from 15th Street to 24th Street.</p> <p><b>Controls:</b> Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any point within a period of three years prior to submission of a building permit application to Restaurant (Section 790.91) requires a Conditional Use authorization.</p>

\* \* \* \*

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

No.	Zoning Category	§ References	24th Street—Mission Transit Controls
<b>BUILDING STANDARDS</b>			
727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	40-X, 50-X, 105-E See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in

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			40-X and 50-X. Height Sculpting on Alleys: § 261.1
727.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
727.13	Street Frontage	§ 145.1	Required
727.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
727.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply.
727.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply.
727.14	Awning	§ 136.1(a)	P
727.15	Canopy	§ 136.1(b)	P
727.16	Marquee	§ 136.1(e)	P

1		<i>Streetscape and</i>		
2	727.17	<i>Pedestrian</i>	§ 138.1	<i>Required</i>
3		<i>Improvements</i>		
4	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
5	727.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1</i>
6				<i>§ 124(a)(b)</i>
7	727.21	<i>Use Size</i>	§ 790.130	<i>P up to 2,499 sq. ft.;</i>
8		<i>[Non-Residential]</i>		<i>C 2,500 sq. ft. &amp; above</i>
9				<i>§ 121.2</i>
10	727.22	<i>Off-Street Parking;</i>	§§ 150, 151.1, 153–157, 159	<i>None required. Limits set forth in</i>
11		<i>Commercial/Institutional</i>	<del>160, 166, 204.5</del>	<i>Section 151.1</i>
12	727.23	<i>Off-Street Freight</i>	§§ 150, 153–155, 204.5	<i>Generally, none required if gross</i>
13		<i>Loading</i>		<i>floor area is less than 10,000 sq.</i>
14				<i>ft.</i>
15				<i>§§ 152, 161(b)</i>
16	727.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located</i>
17				<i>elsewhere</i>
18				<i>§ 145.2</i>
19	727.25	<i>Drive-Up Facility</i>	§ 790.30	
20	727.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
21	727.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i>
22				<i>C 2 a.m. – 6 a.m.</i>
23				
24				
25				

1	727.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609	
2				
3	727.31	Business Sign	§§ 262, 602 – 604, 608, 609	P § 607.1(f)2
4				
5	727.32	Other Signs	§§ 262, 602 – 604, 608, 609	P § 607.1(e)(d)(g)
6				
7				

No.	Zoning Category	§ References	24th Street – Mission Transit Controls by Story		
			1st	2nd	3rd+
		§ 790.118			

13	727.36	Residential Conversion	§ 317	€		
14	727.37	Residential Demolition	§ 317	€	€	€
15	727.38	Residential Division	§ 207.8	P	P	P
16	727.39	Residential Merger	§ 317	€	€	€

**Retail Sales and Services**

19	727.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
20						
21	727.41	Bar	§ 790.22			
22						
23	727.43	Limited-Restaurant	§ 790.90	P		
24						
25	727.44	Restaurant	§ 790.91	€		



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727.45	<i>Liquor Store</i>	§ 790.55			
727.46	<i>Movie Theater</i>	§ 790.64	P		
727.47	<i>Adult Entertainment</i>	§ 790.36			
727.48	<i>Other Entertainment</i>	§ 790.38	€		
727.49	<i>Financial Service</i>	§ 790.110	P		
727.50	<i>Limited Financial Service</i>	§ 790.112	P		
727.51	<i>Medical Service</i>	§ 790.114	P	€	
727.52	<i>Personal Service</i>	§ 790.116	P	€	
727.53	<i>Business or Professional Service</i>	§ 790.108	P	€	
727.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€#		
727.55	<i>Tourist Hotel</i>	§ 790.46	€	€	
727.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 166, 790.8	€	€	€
727.57	<i>Automotive Gas Station</i>	§ 790.14			
727.58	<i>Automotive Service Station</i>	§ 790.17			
727.59	<i>Automotive Repair</i>	§ 790.15	€		
727.60	<i>Automotive Wash</i>	§ 790.18			

1	727.61	<i>Automobile Sale or Rental</i>	§ 790.12			
2						
3	727.62	<i>Animal Hospital</i>	§ 790.6	€		
4	727.63	<i>Ambulance Service</i>	§ 790.2			
5	727.64	<i>Mortuary</i>	§ 790.62			
6	727.65	<i>Trade Shop</i>	§ 790.124	P		
7	727.66	<i>Storage</i>	§ 790.117			
8	727.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
9	727.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
10						
11	727.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
12						
13	727.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
14						
15	727.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
16						
17						
18						
19						
20	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
21	727.70	<i>Administrative Service</i>	§ 790.106			
22						
23	727.80	<i>Hospital or Medical Center</i>	§ 790.44			
24						
25	727.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€

1	727.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
2	727.83	<i>Public Use</i>	§ 790.80	C	C	C
3	727.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
5	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
7	727.90	<i>Residential Use</i>	§§ 145.4, 790.88	<i>P, except NP for front- ages listed in § 145.4</i>	P	P
12	727.91	<i>Dwelling Unit Density</i>	§ 207	<i>No density limit § 207(e)</i>		
14	727.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>No density limit</i>		
16	727.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
19	727.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)</i>		
22	727.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit</i>		

			§§ 151, 161(a) (g), 166, 167, 145.1		
727.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE 24TH STREET MISSION DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 727.54	§ 790.60, §§ 29.1- 29.32 Health Code	<b>MASSAGE ESTABLISHMENT</b>  <b>Controls:</b> <i>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</i>
§ 727.68	§ 249.35	<b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</b>  <b>Boundaries:</b> <i>The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street Mission Neighborhood Commercial Transit District.</i>  <b>Controls:</b> <i>Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i>

\* \* \* \* \*

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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>24th Street—Noe Valley Controls</i>
<b>BUILDING STANDARDS</b>			
728.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 263.20, 270, 271	40-X; additional 5 feet for parcels with active ground floor uses; see Section 263.20.
728.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
728.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
728.13	<i>Street Frontage</i>	§ 145.1	Required
728.14	<i>Awning</i>	§ 136.1(a)	P
728.15	<i>Canopy</i>	§ 136.1(b)	P
728.16	<i>Marquee</i>	§ 136.1(e)	P
728.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			

1	728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1
2				§ 124(a) (b)
3	728.21	Use Size	§ 790.130	P up to 2,499 sq. ft.;
4		[Non-Residential]		C 2,500 sq. ft. & above
5				§ 121.2
6	728.22	Off Street Parking,	§§ 150, 153 - 157, 159 -	Generally, none required if
7		Commercial/Institutional	160, 204.5	occupied floor area is less than
8				5,000 sq. ft.
9				§§ 151, 161(g)
10	728.23	Off Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if
11				gross floor area is less than
12				10,000 sq. ft.
13				§§ 152, 161(b)
14	728.24	Outdoor Activity Area	§ 790.70	P if located in front;
15				C if located elsewhere
16				§ 145.2
17	728.25	Drive-Up Facility	§ 790.30	
18	728.26	Walk-Up Facility	§ 790.140	P
19	728.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.
20				C 2 a.m. - 6 a.m.
21	728.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	
22	728.31	Business Sign	§§ 262, 602 - 604, 608, 609	P
23				§ 607.1(f)2
24				
25				

1	728.32	Other Signs	§§ 262, 602-604, 608, 609	P		
2					§ 607.1(e) (d) (g)	

4	No.	Zoning Category	§ References	24th Street - Noe Valley		
5				Controls by Story		
6			§ 790.118	1st	2nd	3rd+

8	728.36	Residential Conversion	§ 317	P		
9	728.37	Residential Demolition	§ 317	P	€	€

**Retail Sales and Services**

11		Other Retail Sales and Services				
12	728.40	[Not Listed Below]	§ 790.102	P #	C #	
13	728.41	Bar	§ 790.22	€		
14	728.43	Limited Restaurant	§ 790.90	P #		
15	728.44	Restaurant	§ 790.91	C #		
16	728.45	Liquor Store	§ 790.55	€		
17	728.46	Movie Theater	§ 790.64	P		
18	728.47	Adult Entertainment	§ 790.36			
19	728.48	Other Entertainment	§ 790.38	€		
20	728.49	Financial Service	§ 790.110	€		
21	728.50	Limited Financial Service	§ 790.112	€		
22	728.51	Medical Service	§ 790.114	€	P	
23	728.52	Personal Service	§ 790.116	P	€	

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728.53	<i>Business or Professional Service</i>	§ 790.108	€	P	€
728.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#		
728.55	<i>Tourist Hotel</i>	§ 790.46	€	€	
728.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
728.57	<i>Automotive Gas Station</i>	§ 790.14			
728.58	<i>Automotive Service Station</i>	§ 790.17			
728.59	<i>Automotive Repair</i>	§ 790.15			
728.60	<i>Automotive Wash</i>	§ 790.18			
728.61	<i>Automobile Sale or Rental</i>	§ 790.12			
728.62	<i>Animal Hospital</i>	§ 790.6	€		
728.63	<i>Ambulance Service</i>	§ 790.2			
728.64	<i>Mortuary</i>	§ 790.62			
728.65	<i>Trade Shop</i>	§ 790.124	P	€	
728.66	<i>Storage</i>	§ 790.117			
728.68	<i>Fringe Financial Service</i>	§ 790.111	#	#	#
728.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€		
728.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4			
728.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P



1	728.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
2	<i>Institutions and Non-Retail Sales and Services</i>					
3	728.70	<i>Administrative Service</i>	§ 790.106			
4	728.80	<i>Hospital or Medical Center</i>	§ 790.44			
5	728.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
6	728.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
7	728.83	<i>Public Use</i>	§ 790.80	€	€	€
8	728.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P		
9	<b>RESIDENTIAL STANDARDS AND USES</b>					
10	728.90	<i>Residential Use</i>	§ 790.88	P	P	P
11	728.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area # § 207(e)</i>		
12	728.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area § 208</i>		
13	728.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
14	728.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)</i>		

1			<i>Generally, 1 space for each dwelling</i>		
2	728.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>unit</i>	
3				§§ 151, 161(a) (g)	
4	728.95	<i>Community Residential Parking</i>	§ 790.10	€	€
5				€	€

***SPECIFIC PROVISIONS FOR THE 24TH STREET — NOE VALLEY  
NEIGHBORHOOD COMMERCIAL DISTRICT***

10	Article 7	Other Code	Zoning Controls
11	Code Section	Section	
12			<b><i>ACCESSORY DWELLING UNITS</i></b>
13			<b><i>Boundaries:</i></b> Board of Supervisors District 8 as extant on July 1, 2015.
14	§ 728.121	§ 207(e)(4)	<b><i>Controls:</i></b> An "Accessory Dwelling Unit," as defined in and meeting the
15	§ 728.91		
16			<i>an existing building zoned for residential use or within an existing and</i>
17			<i>authorized auxiliary structure on the same lot.</i>
18		§ 303.1	<b><i>24TH STREET — NOE VALLEY SPECIALTY RETAIL USES</i></b>
19		§ 703.2	<b><i>Boundaries:</i></b> Only the area within the 24th Street — Noe Valley
20	§ 728.40	(b)(1)(C)	<i>Neighborhood Commercial District. The controls shall not apply to</i>
21	§ 728.43	§ 790.102(b)	<i>NC-1 Districts or nonconforming uses within ¼ mile of this District</i>
22		and (n)	<i>asset forth in Code §§ 710.10 and 186.</i>
23			<b><i>Controls:</i></b> Formula Retail Limited Restaurants are NP.
24	§ 728.44	§ 790.91	<b><i>24th STREET — NOE VALLEY LIQUOR LICENSES FOR</i></b>
25			<b><i>RESTAURANTS</i></b>

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		<p><b>Boundaries:</b> <del>Applicable to the 24th Street Noe Valley Neighborhood Commercial District.</del></p> <p><b>Controls:</b> <del>A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</del></p>
<p>§ 728.54</p>	<p><del>§ 790.60, §§ 29.1-29.32</del> Health Code</p>	<p><del>MESSAGE ESTABLISHMENT</del></p> <p><b>Controls:</b> <del>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).</del></p>
<p>§ 728.68</p>	<p>§ 249.35</p>	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del></p> <p><b>Boundaries:</b> <del>The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street Noe Valley Neighborhood Commercial District.</del></p> <p><b>Controls:</b> <del>Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and</del></p>

		its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
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**Table 729. WEST PORTAL AVANUE NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	West Portal Avenue Controls
<b>BUILDING STANDARDS</b>			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	26-X
729.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
729.13	Street Frontage	§ 145.1	Required
729.14	Awning	§ 136.1(a)	P
729.15	Canopy	§ 136.1(b)	P
729.16	Marquee	§ 136.1(e)	P
729.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			

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729.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
729.21	Use Size [Nonresidential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
729.22	Off-Street Parking; Commercial/Institutional	§§ 150, 153 - 157, 159 - 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
729.23	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
729.25	Drive-Up Facility	§ 790.30	
729.26	Walk-Up Facility	§ 790.140	P
729.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.
729.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	
729.31	Business Sign	§§ 262, 602 - 604, 608, 609	P § 607.1(f)2
729.32	Other Signs	§§ 262, 602 - 604, 608, 609	P § 607.1(e) (d) (g)

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No.	Zoning Category	§ References	West Portal Avenue		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
729.36	Residential Conversion	§ 317	P		
729.37	Residential Demolition	§ 317	P	C	C
<b>Retail Sales and Services</b>					
729.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
729.41	Bar	§ 790.22	C		
729.43	Limited Restaurant	§ 790.90	C		
729.44	Restaurant	§ 790.91	C		
729.45	Liquor Store	§ 790.55	P		
729.46	Movie Theater	§ 790.64			
729.47	Adult Entertainment	§ 790.36			
729.48	Other Entertainment	§ 790.38			
729.49	Financial Service	§ 790.110			
729.50	Limited Financial Service	§ 790.112	P		
729.51	Medical Service	§ 790.114	C	P	

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729.52	<i>Personal Service</i>	§ 790.116	P	P	
729.53	<i>Business or Professional Service</i>	§ 790.108	C#	P	
729.54	<i>Massage Establishment</i>	§ 790.60; §§ 29.1-29.32 Health Code			
729.55	<i>Tourist Hotel</i>	§ 790.46			
729.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8			
729.57	<i>Automotive Gas Station</i>	§ 790.14			
729.58	<i>Automotive Service Station</i>	§ 790.17	C		
729.59	<i>Automotive Repair</i>	§ 790.15			
729.60	<i>Automotive Wash</i>	§ 790.18			
729.61	<i>Automobile Sale or Rental</i>	§ 790.12			
729.62	<i>Animal Hospital</i>	§ 790.6	C		
729.63	<i>Ambulance Service</i>	§ 790.2			
729.64	<i>Mortuary</i>	§ 790.62			
729.65	<i>Trade Shop</i>	§ 790.124	P		
729.66	<i>Storage</i>	§ 790.117			
729.68	<i>Fringe Financial Service</i>	§ 790.111			

1		<i>Tobacco</i>				
2	729.69	<i>Paraphernalia</i>	§ 790.123	€		
3		<i>Establishments</i>				
4		<i>Amusement Game</i>				
5	729.69B	<i>Arcade (Mechanical</i>	§ 790.4			
6		<i>Amusement</i>				
7		<i>Devices)</i>				
8	729.69C	<i>Neighborhood</i>	§ 102.35(a)	P	P	P
9		<i>Agriculture</i>				
10	729.69D	<i>Large-Scale Urban</i>	§ 102.35(b)	€	€	€
11		<i>Agriculture</i>				
12	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
13		<i>Administrative</i>				
14	729.70	<i>Service</i>	§ 790.106			
15		<i>Hospital or Medical</i>				
16	729.80	<i>Center</i>	§ 790.44			
17		<i>Other Institutions,</i>				
18	729.81	<i>Large</i>	§ 790.50	€	€	
19		<i>Other Institutions,</i>				
20	729.82	<i>Small</i>	§ 790.51	P	P	
21		<i>Public Use</i>				
22	729.83		§ 790.80	€	€	
23	729.84	<i>Medical Cannabis</i>	§ 790.141	€		
24		<i>Dispensary</i>				
25	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					



1	729.90	Residential Use	§ 790.88	P	P	
2	729.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(e)		
4	729.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
7	729.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
10	729.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
12	729.94	Off-Street Parking, Residential	§§ 150, 153-157, 159 -160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
14	729.95	Community Residential Parking	§ 790.10	€	€	

**SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

18	<b>Article 7</b>	<b>Other</b>	<b>Zoning Controls</b>			
19	<b>Code Section</b>	<b>Code Section</b>				
21	§ 729.53		<b>Boundaries:</b> The entire West Portal Neighborhood Commercial District. <b>Controls:</b> Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there			

		are more than seven financial services and/or stock brokerages in the district, stock brokerages shall not be permitted.
§ 729.68	§ 249.35	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del></p> <p><del><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the West Portal Neighborhood Commercial District.</del></p> <p><del><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</del></p>

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

No.	Zoning Category	§ References	Inner Sunset Controls
<b>BUILDING STANDARDS</b>			
730.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	40-X Height Sculpting on Alleys: § 261.1
730.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1

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730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	Street Frontage	§ 145.1	Required
730.14	Awning	§ 136.1(a)	P
730.15	Canopy	§ 136.1(b)	P
730.16	Marquee	§ 136.1(e)	P
730.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
730.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1
730.21	Use Size [Nonresidential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
730.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
730.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than

				10,000 sq. ft.	
				§§ 152, 161(b)	
730.24	Outdoor Activity Area	§ 790.70		P if located in front; C if located elsewhere	
				§ 145.2	
730.25	Drive-Up Facility	§ 790.30			
730.26	Walk-Up Facility	§ 790.140		P	
730.27	Hours of Operation	§ 790.48		P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.	
730.30	General Advertising Sign	§§ 262, 602 – 604, 608, 609			
730.31	Business Sign	§§ 262, 602 – 604, 608, 609		P § 607.1(f)2	
730.32	Other Signs	§§ 262, 602 – 604, 608, 609		P § 607.1(e) (d) (g)	
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Inner Sunset Controls by Story</b>		
		§ 790.118	1st	2nd	3rd+
730.36	Residential Conversion	§ 317	P		
730.37	Residential Demolition	§ 317	P	C	C
<b>Retail Sales and Services</b>					
730.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
730.41	Bar	§ 790.22	C		
730.43	Limited Restaurant	§ 790.90	P		

1	730.44	Restaurant	§ 790.91	€		
2	730.45	Liquor Store	§ 790.55			
3	730.46	Movie Theater	§ 790.64	P		
4	730.47	Adult Entertainment	§ 790.36			
5	730.48	Other Entertainment	§ 790.38	€		
6	730.49	Financial Service	§ 790.110	P		
7	730.50	Limited Financial Service	§ 790.112	P		
8	730.51	Medical Service	§ 790.114	€	€	
9	730.52	Personal Service	§ 790.116	P	€	
10		Business or Professional				
11	730.53	Service	§ 790.108	P	€	
12			§ 790.60,			
13	730.54	Massage Establishment	§§ 29.1-29.32	€ #		
14			Health Code			
15	730.55	Tourist Hotel	§ 790.46	€	€	
16			§§ 156, 160,			
17	730.56	Automobile Parking	790.8	€	€	€
18						
19	730.57	Automotive Gas Station	§ 790.14			
20	730.58	Automotive Service Station	§ 790.17			
21	730.59	Automotive Repair	§ 790.15	€		
22	730.60	Automotive Wash	§ 790.18			
23	730.61	Automobile Sale or Rental	§ 790.12			
24	730.62	Animal Hospital	§ 790.6	€		
25	730.63	Ambulance Service	§ 790.2			

1	730.64	Mortuary	§ 790.62				
2	730.65	Trade Shop	§ 790.124	P			
3	730.66	Storage	§ 790.117				
4	730.68	Fringe Financial Service	§ 790.111	P #			
5	730.69	Tobacco Paraphernalia	§ 790.123	€			
6		Establishments					
7	730.69B	Amusement Game Arcade	§ 790.4				
8		(Mechanical Amusement					
9		Devices)					
10	730.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P	
11	730.69D	Large-Scale Urban	§ 102.35(b)	€	€	€	
12		Agriculture					
13	<b>Institutions and Non-Retail Sales and Services</b>						
14	730.70	Administrative Service	§ 790.106				
15	730.80	Hospital or Medical Center	§ 790.44				
16	730.81	Other Institutions, Large	§ 790.50	P	€	€	
17	730.82	Other Institutions, Small	§ 790.51	P	P	P	
18	730.83	Public Use	§ 790.80	€	€		
19	730.84	Medical Cannabis	§ 790.141	P			
20		Dispensary					
21	<b>RESIDENTIAL STANDARDS AND USES</b>						
22	730.90	Residential Use	§ 790.88	P	P	P	
23							
24							
25							

1			Generally, up to 1 unit per 800 sq. ft. lot		
2	730.91	Dwelling Unit Density	§ 207	area	
3				§ 207(e)	
4		Residential Density, Group		Generally, up to 1 bedroom per 275 sq. ft.	
5	730.92	Housing	§§ 207, 208	lot area	
6				§ 208	
7		Residential Density,	§§ 102, 207.1,	Density limits per Section 208(a)	
8	730.92b	Homeless Shelters	790.88(e)		
9		Usable Open Space		Generally, either 100 sq. ft. if private, or	
10	730.93	[Per Residential Unit]	§§ 135, 136	133 sq. ft. if common	
11				§ 135(d)	
12		Off-Street Parking,	§§ 150, 153-	Generally, 1 space for each dwelling unit	
13	730.94	Residential	157, 159-160,	§§ 151, 161(a) (g)	
14			204.5		
15		Community Residential			
16	730.95	Parking	§ 790.10	€	€
17					€

**SPECIFIC PROVISIONS FOR THE INNER SUNSET**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7	Other Code	Zoning Controls
Code Section	Section	
	§ 790.60,	MASSAGE ESTABLISHMENT
§ 730.54	§§ 29.1-29.32 Health Code	Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for

		<p>massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</p>
§ 730.68	§ 249.35	<p><b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</b></p> <p><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset Neighborhood Commercial District.</p> <p><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</p>

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

No.	Zoning Category	§ References	NCT-3 Controls
<b>BUILDING STANDARDS</b>			
731.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.20



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731.11	Lot Size [Per Development]	§§ 121.1, 790.56,	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
731.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
731.13	Street Frontage	§ 145.1	Required
731.13a	Street Frontage, Above- Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
731.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Market Street, Church Street
731.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
731.14	Awning	§ 136.1(a)	P
731.15	Canopy	§ 136.1(b)	P
731.16	Marquee	§ 136.1(e)	P
731.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
731.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124 (a) (b)

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731.21	<i>Use-Size [Non-Residential]</i>	§ 790.130	<i>P up to 5,999 sq. ft.; C 6,000 sq. ft. &amp; above § 121.2</i>
731.22	<i>Off-Street Parking, Commercial/Institutional</i>	<del>§§ 150, 153- 157, 159-160, 204.5</del>	<i>None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1</i>
731.23	<i>Off-Street Freight Loading</i>	<del>§§ 150, 153- 155, 204.5</del>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
731.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>
731.25	<i>Drive-Up Facility</i>	§ 790.30	
731.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>

1	731.27	Hours of Operation	§ 790.48	No Limit
2	731.30	General Advertising Sign	§§ 262, 602-- 604, 608, 609	
3	731.31	Business Sign	§§ 262, 602-- 604, 608, 609	P § 607.1(f)3
4	731.32	Other Signs	§§ 262, 602-- 604, 608, 609	P § 607.1(e) (d) (g)

No.	Zoning Category	§ References	NCT-3 Controls by Story		
		§ 790.118	1st	2nd	3rd+
731.36	Residential Conversion	§ 317	C	C	C
731.37	Residential Demolition	§ 317	C	C	C
731.38	Residential Division	§ 207.8	P	P	P
731.39	Residential Merger	§ 317	C	C	C
<b>Retail Sales and Services</b>					
731.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	P
731.41	Bar	§ 790.22	P	P	-
731.43	Limited Restaurant	§ 790.90	P	P	-
731.44	Restaurant	§ 790.91	P	P	-
731.45	Liquor Store	§ 790.55	-	-	-
731.46	Movie Theater	§ 790.64	P	P	-
731.47	Adult Entertainment	§ 790.36	C	C	-
731.48	Other Entertainment	§ 790.38	P	P	-

1	731.49	Financial Service	§ 790.110	P	P	-
2	731.50	Limited Financial Service	§ 790.112	P #	P	-
3	731.51	Medical Service	§ 790.114	P	P	P
4	731.52	Personal Service	§ 790.116	P	P	P
5	731.53	Business or Professional Service	§ 790.108	P #	P	P
6			§ 790.60,			
7	731.54	Massage Establishment	§§ 29.1-29.32	C #	C #	-
8			Health Code			
9	731.55	Tourist Hotel	§ 790.46	C	C	C
10			§§ 156, 158.1, 160,			
11	731.56	Automobile Parking	790.8	C	C	C
12	731.57	Automobile Gas Station	§ 790.14	C	-	-
13	731.58	Automotive Service Station	§ 790.17	C	-	-
14	731.59	Automotive Repair	§ 790.15	C	C	-
15	731.60	Automotive Wash	§ 790.18	C	-	-
16	731.61	Automobile Sale or Rental	§ 790.12	C	-	-
17	731.62	Animal Hospital	§ 790.6	C	C	-
18	731.63	Ambulance Service	§ 790.2	C	-	-
19	731.64	Mortuary	§ 790.62	C	C	C
20	731.65	Trade Shop	§ 790.124	P	C	C
21	731.66	Storage	§ 790.117	C	C	C
22	731.68	Fringe Financial Services	§ 790.111	P #	P #	P #
23						
24	731.69B	Amusement Game Arcade (Mechanical	§ 790.4			
25		Amusement Devices)				

1	731.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
2	731.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
3	<b>Institutions and Non-Retail Sales and Services</b>					
4	731.70	Administrative Service	§ 790.106	C	C	C
5	731.80	Hospital or Medical Center	§ 790.44	C	C	C
6	731.81	Other Institutions, Large	§ 790.50	P	P	P
7	731.82	Other Institutions, Small	§ 790.51	P	P	P
8	731.83	Public Use	§ 790.80	C	C	C
9	731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
10	<b>RESIDENTIAL STANDARDS AND USES</b>					
11						
12				P, except		
13				C for		
14	731.90	Residential Use	§ 790.88	frontages	P	P
15				listed in		
16				145.1		
17				(d)		
18				No residential density limit		
19				by lot area. Density		
20				restricted by physical		
21	731.91	Dwelling Unit Density	§ 207	envelope controls of height,		
22				bulk, setbacks, open space,		
23				exposure and other		
24				applicable controls of this		
25				and other Codes, as well as		

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			<p><i>by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. #</i></p> <p><i>§§ 207(e), 207.6</i></p>
731.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<p><i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i></p> <p><i>§ 208</i></p>
731.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<p><i>Density limits per Section 208(a)</i></p>

1 2 3 4	731.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
5 6 7 8 9	731.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. §§ 151.1, 166, 167, 145.1		
10	731.95	Community Residential Parking	§ 145.1, 166, 790.10	€	€	€

**SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS**

13	14	15	
Article 7	Other Code	Zoning Controls	
Code Section	Section		
16		LIMITED FINANCIAL SERVICE AND BUSINESS OR PROFESSIONAL USES	
17		<b>Boundaries:</b> Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard.	
18	§ 731.50	§ 790.108	<b>Controls:</b> A Conditional Use authorization is required for a Limited Financial Service use and for a Business or Professional Service use on the 1st story.
19	§ 731.53	§ 790.112	
20		§ 790.60;	MASSAGE ESTABLISHMENT
21	§ 731.54	§§ 29.1-29.32	<b>Controls:</b> Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use
22		Health Code	

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		<p>requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</p>
§ 731.68	§ 249.35	<p><b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</b></p> <p><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 Neighborhood Commercial District.</p> <p><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</p>
§ 731.84 § 790.141	Health Code § 3308	<p>Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am and 10 pm.</p>
§ 731.91	§ 207(e)(4)	<p><b>ACCESSORY DWELLING UNITS</b></p> <p><b>Boundaries:</b> Board of Supervisors District 8 extant on July 1, 2015.</p> <p><b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>

\* \* \* \*



*Table 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT*

**ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Pacific Avenue Controls</i>
<b>BUILDING STANDARDS</b>			
732.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271	40-X <i>Height Sculpting on Alleys:-</i> § 261.1 <i>See Zoning Map</i>
732.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. &amp;</i> <i>above</i> § 121.1
732.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>45% required at the first story and above</i> <i>and at all residential levels</i> § 134(e)
732.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
732.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
732.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
732.16	<i>Marquee</i>	§ 136.1(e)	<i>P</i>
732.17	<i>Street Trees</i>		<i>Required</i> § 138.1

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

732.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
732.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C# 2,000 sq. ft. & above § 121.2
732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)
732.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
732.25	Drive-Up Facility	§ 790.30	
732.26	Walk-Up Facility	§ 790.140	P
732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
732.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2

1 2 3	732.32	Other Signs	§§ 262, 602 - 604, 608, 609	P § 607.1(c) (d) (g)
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4 5 6 7	No.	Zoning Category	§References	Pacific Avenue Controls by Story		
				1st	2nd	3rd+

8 9 10	732.36	Residential Conversion	§ 317	€	-	-
	732.37	Residential Demolition	§ 317	€	-	-

**Retail Sales and Services**

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	€	-
	732.41	Bar	§ 790.22	-	-	-
	732.43	Limited Restaurant	§ 790.90	P	-	-
	732.44	Restaurant	§ 790.91	€	-	-
	732.45	Liquor Store	§ 790.55	-	-	-
	732.46	Movie Theater	§ 790.64	-	-	-
	732.47	Adult Entertainment	§ 790.36	-	-	-
	732.48	Other Entertainment	§ 790.38	-	-	-
	732.49	Financial Service	§ 790.110	P	-	-

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732.50	Limited Financial Service	§ 790.112	P	-	-
732.51	Medical Service	§ 790.114	€	€	-
732.52	Personal Service	§ 790.116	P	€	-
732.53	Business or Professional Service	§ 790.108	P	€	-
732.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	-	-	-
732.55	Tourist Hotel	§ 790.46	-	-	-
732.56	Automobile Parking	§§ 156, 160, 790.8	€	-	-
732.57	Automotive Gas Station	§ 790.14	-	-	-
732.58	Automotive Service Station	§ 790.17	-	-	-
732.59	Automotive Repair	§ 790.15	€	-	-
732.60	Automotive Wash	§ 790.18	-	-	-
732.61	Automobile Sale or Rental	§ 790.12	-	-	-
732.62	Animal Hospital	§ 790.6	-	-	-
732.63	Ambulance Service	§ 790.2	-	-	-
732.64	Mortuary	§ 790.62	-	-	-

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732.65	<i>Trade Shop</i>	§ 790.124	€	-	-
732.66	<i>Storage</i>	§ 790.117	-	-	-
732.68	<i>Fringe Financial Service</i>	§ 790.111	P#	-	-
732.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
732.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
732.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
732.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<b><i>Institutions and Non-Retail Sales and Services</i></b>					
732.70	<i>Administrative Service</i>	§ 790.106	-	-	-
732.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
732.81	<i>Other Institutions, Large</i>	§ 790.50	-	-	-
732.82	<i>Other Institutions, Small</i>	§ 790.51	€	-	-
732.83	<i>Public Use</i>	§ 790.80	€	-	-

**RESIDENTIAL STANDARDS AND USES**

732.90	Residential Use	§ 790.88	P	P	P
732.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 1,000 sq. ft. lot area # § 207(c)		
732.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
732.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
732.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
732.94	Off Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
732.95	Community Residential Parking	§ 790.10	€	-	-

**SPECIFIC PROVISIONS FOR THE PACIFIC AVENUE**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

<b>Article 7</b>	<b>Other Code</b>	<b>Zoning Controls</b>
<b>Code Section</b>	<b>Section</b>	

§ 732.68	§ 249.35	<p><b>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</b></p> <p><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Pacific Avenue Neighborhood Commercial District.</p> <p><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
§ 732.91	§ 207(c)(4)	<p><b>ACCESSORY DWELLING UNITS</b></p> <p><b>Boundaries:</b> Within the boundaries of the Pacific Avenue NCD.</p> <p><b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</p>

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

No.	Zoning Category	§ References	Upper Market Street Transit Controls
<b>BUILDING STANDARDS</b>			
733.10	Height and Bulk Limit	<del>§§ 102.12, 105, 106, 250-</del> 252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map: Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for

			<i>Ground Floor Active Uses in 40-X and 50-X; § 263.20</i>
733.11	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft. C 10,000 sq. ft. &amp; above § 121.1</i>
733.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required from grade level and above § 134(a) (e)</i>
733.13	<i>Street Frontage</i>	<i>§ 145.1</i>	<i>Required</i>
733.13a	<i>Street Frontage, Above-Grade Parking Setback and Active Uses</i>	<i>§ 145.1</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
733.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Market Street; Church Street</i>
733.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	<i>§ 155(r)</i>	<i>NP: Market Street, Church Street</i>
733.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
733.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
733.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
733.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			



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733.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
733.21	<i>Use Size</i> <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
733.22	<i>Off Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 153 – 157, 159 – 160, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
733.23	<i>Off Street Freight Loading</i>	§§ 150, 152, 153 – 155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.

1			<i>P if located in front; C if located</i>
2	733.24	<i>Outdoor Activity Area</i>	<i>elsewhere</i>
3		§ 790.70	§ 145.2
4	733.25	<i>Drive-Up Facility</i>	-
5	733.26	<i>Walk-Up Facility</i>	<i>P</i>
6		§ 790.140	
7	733.27	<i>Hours of Operation</i>	<i>P 6 a.m. - 2 a.m.;</i>
8		§ 790.48	<i>C 2 a.m. - 6 a.m.</i>
9	733.30	<i>General Advertising Sign</i>	-
10		§§ 262, 602 - 604, 608, 609	
11	733.31	<i>Business Sign</i>	<i>P</i>
12		§§ 262, 602 - 604, 608, 609	§ 607.1(f)(2)
13	733.32	<i>Other Signs</i>	<i>P</i>
14		§§ 262, 602 - 604, 608, 609	§ 607.1(e) (d) (g)

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16	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Upper Market Street Transit</b>	
17				<b>Controls by Story</b>	
18			§ 790.118	<b>1st</b>	<b>2nd</b>
19					<b>3rd+</b>
20	733.36	<i>Residential Conversion</i>	§ 317	€	€
21	733.37	<i>Residential Demolition</i>	§ 317	€	€
22	733.38	<i>Residential Division</i>	§ 207.8	<i>P</i>	<i>P</i>
23	733.39	<i>Residential Merger</i>	§ 317	€	€
24	<b>Retail Sales and Services</b>				
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	<i>Other Retail Sales and Services</i>	§ 790.102	P	P	-
	<i>[Not Listed Below]</i>				
	<i>Bar</i>	§ 790.22	€	-	-
	<i>Limited Restaurant</i>	§ 790.90	P	-	-
	<i>Restaurant</i>	§ 790.91	C#	-	-
	<i>Liquor Store</i>	§ 790.55	€	-	-
	<i>Movie Theater</i>	§ 790.64	P	-	-
	<i>Adult Entertainment</i>	§ 790.36	-	-	-
	<i>Other Entertainment</i>	§ 790.38	C#	-	-
	<i>Financial Service</i>	§ 790.110	€	€	-
	<i>Limited Financial Service</i>	§ 790.112	€	-	-
	<i>Medical Service</i>	§ 790.114	P	P	€
	<i>Personal Service</i>	§ 790.116	P	P	€
	<i>Business or Professional Service</i>	§ 790.108	€	P	€
	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#	C#	-
	<i>Tourist Hotel</i>	§ 790.46	€	€	€
	<i>Automobile Parking</i>	§§ 145.1, 156, 158.1, 160, 166, 790.8	€	€	€

1	733.57	Automotive Gas Station	§ 790.14	-	-	-
2	733.58	Automotive Service Station	§ 790.17	-	-	-
3	733.59	Automotive Repair	§ 790.15	€	-	-
4	733.60	Automotive Wash	§ 790.18	-	-	-
5	733.61	Automobile Sale or Rental	§ 790.12	-	-	-
6	733.62	Animal Hospital	§ 790.6	€	-	-
8	733.63	Ambulance Service	§ 790.2	-	-	-
9	733.64	Mortuary	§ 790.62	-	-	-
10	733.65	Trade Shop	§ 790.124	P	€	-
11	733.66	Storage	§ 790.117	-	-	-
12	733.68	Fringe Financial Service	§ 790.111	P #	-	-
13	733.69	Tobacco Paraphernalia	§ 790.123	€	-	-
14		Establishments				
15	733.69	Amusement Game Arcade				
16		(Mechanical Amusement	§ 790.4	P	P	
17	B	Devices)				
18	733.69	Neighborhood Agriculture	§ 102.35(a)	P	P	P
19	€					
20	733.69	Large-Scale Urban	§ 102.35(b)	€	€	€
21	D	Agriculture				
22	<b>Institutions and Non-Retail Sales and Services</b>					
23	733.70	Administrative Service	§ 790.106	-	-	-
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1	733.80	Hospital or Medical Center	§ 790.44	-	-	-
2	733.81	Other Institutions, Large	§ 790.50	P	C	C
3	733.82	Other Institutions, Small	§ 790.51	P	P	P
4	733.83	Public Use	§ 790.80	C	C	C
5	733.84	Medical Cannabis Dispensary	§ 790.141	P	-	-
8	<b>RESIDENTIAL STANDARDS AND USES</b>					
9	733.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
13	733.91	Dwelling Unit Density	§ 207	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. # §§ 207(c), 207.6		
23	733.92	Residential Density, Group Housing	§§ 207, 208	No group housing density limit by lot area. Density restricted by physical		

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			<i>envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i> § 208		
733.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
733.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 60 sq. ft. if private, or 80 sq. ft. if common.</i> § 135(d)		
733.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit.</i> § 151.1		
733.95	<i>Community Residential Parking</i>	§§ 145.1, 166, 790.10	€	€	€

***SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET  
NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***

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<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
<del>§ 733.31</del> <del>§ 733.32</del>	<del>§ 608.10</del>	<del>UPPER MARKET STREET SPECIAL SIGN DISTRICT</del> <del><b>Boundaries:</b> Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD.</del> <del><b>Controls:</b> Special restrictions and limitations for signs.</del>
<del>§ 733.44</del>	<del>§ 790.91</del>	<del>UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS</del> <del><b>Boundaries:</b> Applicable to the Upper Market Street Neighborhood Commercial Transit District.</del> <del><b>Controls:</b> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.</del>
<del>§ 733.48</del>	<del>§§ 790.4, 790.38</del>	<del>Within the Upper Market Neighborhood Commercial Transit District, up to four mechanical amusement devices are considered an accessory use and up to ten mechanical amusement devices will be considered an Amusement Game Arcade use.</del>
<del>§ 733.54</del>	<del>§ 790.60, §§ 29.1-29.32 Health Code</del>	<del>MESSAGE ESTABLISHMENT</del> <del><b>Controls:</b> Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement</del>

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		for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).
§ 733.68	§ 249.35	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del></p> <p><del>Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street NCT Neighborhood Commercial District.</del></p> <p><del>Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</del></p>
§ 733.91	§ 207(e)(4)	<p><del>ACCESSORY DWELLING UNITS</del></p> <p><del>Boundaries: Board of Supervisors District 8 extant on July 1, 2015.</del></p> <p><del>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.</del></p>

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



No.	Zoning Category	§ References	NCT-1 Controls
<b>BUILDING STANDARDS</b>			
733A.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250 252, 260, 261.1, 270, 271	<i>Height Sculpting on Alleys: § 261.1</i> <i>Varies See Zoning Map.</i>
733A.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 4,999 sq. ft.; C 5,000 sq. ft. &amp;</i> <i>above</i> <i>§ 121.1</i>
733A.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at grade level and above §</i> <i>134(a)(e)</i>
733A.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
733A.13a	<i>Street Frontage, Above-Grade</i> <i>Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15</i> <i>feet on floors above</i>
733A.13b	<i>Street Frontage, Required Ground</i> <i>Floor Commercial</i>	§ 145.4	<i>Portions of Geneva Avenue</i>
733A.13c	<i>Street Frontage, Parking and</i> <i>Loading access restrictions</i>	§ 155(r)	<i>NP: Geneva Avenue</i>
733A.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
733A.15	<i>Canopy</i>	§ 136.1(b)	
733A.16	<i>Marquee</i>	§ 136.1(e)	

1	733A.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	Required
2	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
3	733A.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)(b)
4	733A.21	<i>Use Size [Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
5	733A.22	<i>Off-Street Parking, Commercial/Institutional</i>	§§ 150, 153- 157, 159- 160, 204.5	§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
6	733A.23	<i>Off-Street Freight Loading</i>	§§ 150, 153- 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)

1			<i>P if located in front;</i>
2	733A.24	<i>Outdoor Activity Area</i>	<i>§ 790.70</i> <i>C if located elsewhere</i>
3			<i>§ 145.2</i>
4	733A.25	<i>Drive-Up Facility</i>	<i>§ 790.30</i>
5	733A.26	<i>Walk-Up Facility</i>	<i>P</i>
6			
7	733A.27	<i>Hours of Operation</i>	<i>P 6 a.m. – 11 p.m.;</i> <i>C 11 p.m. – 2 a.m.</i>
8			
9	733A.30	<i>General Advertising Sign</i>	<del><i>§§ 262, 602–</i></del> <del><i>604, 608, 609</i></del>
10			
11	733A.31	<i>Business Sign</i>	<del><i>§§ 262, 602–</i></del> <i>P</i> <del><i>604, 608, 609</i></del> <i>§ 607.1(f)1</i>
12			
13	733A.32	<i>Other Signs</i>	<del><i>§§ 262, 602–</i></del> <i>P</i> <del><i>604, 608, 609</i></del> <i>§ 607.1(c)(d)(g)</i>
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16	17	18	19		
			<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
	<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>		
			<i>§ 790.118</i>		

21	733A.36	<i>Residential Conversion</i>	<i>§ 317</i>	<i>P</i>		
22	733A.37	<i>Residential Demolition</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€</i>
23	733A.38	<i>Residential Division</i>	<i>§ 207.8</i>	<i>P</i>	<i>P</i>	<i>P</i>
24	733A.39	<i>Residential Merger</i>	<i>§ 317</i>	<i>€</i>	<i>€</i>	<i>€</i>
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<i>Retail Sales and Services</i>					
733A.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P #		
733A.41	<i>Bar</i>	§ 790.22	P #		
733A.43	<i>Limited Restaurant</i>	§ 790.90	P #		
733A.44	<i>Restaurant</i>	§ 790.91	P #		
733A.45	<i>Liquor Store</i>	§ 790.55	P		
733A.46	<i>Movie Theater</i>	§ 790.64			
733A.47	<i>Adult Entertainment</i>	§ 790.36			
733A.48	<i>Other Entertainment</i>	§ 790.38	C		
733A.49	<i>Financial Service</i>	§ 790.110			
733A.50	<i>Limited Financial Service</i>	§ 790.112	P		
733A.51	<i>Medical Service</i>	§ 790.114	P		
733A.52	<i>Personal Service</i>	§ 790.116	P		
733A.53	<i>Business or Professional Service</i>	§ 790.108	P		
733A.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>			
733A.55	<i>Tourist Hotel</i>	§ 790.46			
733A.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	C		
733A.57	<i>Automotive Gas Station</i>	§ 790.14			

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733A.58	<i>Automotive Service Station</i>	§ 790.17			
733A.59	<i>Automotive Repair</i>	§ 790.15			
733A.60	<i>Automotive Wash</i>	§ 790.18			
733A.61	<i>Automobile Sale or Rental</i>	§ 790.12			
733A.62	<i>Animal Hospital</i>	§ 790.6			
733A.63	<i>Ambulance Service</i>	§ 790.2			
733A.64	<i>Mortuary</i>	§ 790.62			
733A.65	<i>Trade Shop</i>	§ 790.124	P		
733A.66	<i>Storage</i>	§ 790.117			
733A.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
733A.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
733A.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
733A.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
733A.70	<i>Administrative Service</i>	§ 790.106			
733A.80	<i>Hospital or Medical Center</i>	§ 790.44			
733A.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	
733A.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
733A.83	<i>Public Use</i>	§ 790.80	€	€	€

1	733A.84	Medical Cannabis Dispensary	§ 790.141	P #		
2	<i>RESIDENTIAL STANDARDS AND USES</i>					
3				<i>P, except</i>		
4				<i>C for</i>		
5	733A.90	Residential Use	§ 790.88	<i>frontages</i>	<i>P</i>	<i>P</i>
6				<i>listed in</i>		
7				<i>145.4</i>		
8						
9				<i>No residential density</i>		
10				<i>limit by lot area. Density</i>		
11				<i>restricted by physical</i>		
12				<i>envelope controls of</i>		
13				<i>height, bulk, setbacks,</i>		
14				<i>open space, exposure and</i>		
15				<i>other applicable controls</i>		
16	733A.91	Dwelling Unit Density	§ 207	<i>of this and other Codes, as</i>		
17				<i>well as by applicable</i>		
18				<i>design guidelines,</i>		
19				<i>applicable elements and</i>		
20				<i>area plans of the General</i>		
21				<i>Plan, and design review</i>		
22				<i>by the Planning</i>		
23				<i>Department.</i>		
24				<i>§§ 207(c), 207.6</i>		

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733A.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i>  § 208
733A.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(c)	<i>Density limits per Section 208(a)</i>
733A.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>  § 135(d)
733A.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>P up to one car for each two dwelling units; C up</i>

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			<i>to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit.</i> § 145.1, 151.1, 166, 167		
733A.95	Community Residential Parking	§ 790.10	C	C	C

<b>SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS</b>		
<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 733A.40		<i>Boundaries: All NCT-1 Districts.</i>
§ 733A.41		<i>Controls: P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.</i>
§ 733A.43		
§ 733A.44		<i>Boundaries: All NCT-1 Districts.</i> <i>Controls: C if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.</i>



§ 733A.84	§ 790.141	Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted.
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**Table 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL  
TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NCT-2 Controls
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<b>BUILDING STANDARDS</b>			
734.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X Height Sculpting on Alleys: § 261.1
734.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
734.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
734.13	Street Frontage	§ 145.1	Required § 145.1

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2	734.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1
3			Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
4	734.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4
5			Portions of Geneva Avenue; Portions of 22nd Street § 145.4
6	734.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)
7			Requirements apply § 155(r) NP: Portions of Geneva Avenue; Portions of 22nd Street
8	734.14	Awning	§ 136.1(a)
9	734.15	Canopy	§ 136.1(b)
10	734.16	Marquee	§ 136.1(c)
11	734.17	Streetscape and Pedestrian Improvements	§ 138.1
12			Required
13	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
14	734.20	Floor Area Ratio	§§ 102.9, 102.11, 123
15			2.5 to 1 § 124(a) and (b)
16	734.21	Use Size [Non-Residential]	§ 790.130
17			P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
18	734.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153- 157, 159-160, 204.5
19			None required. Limits set forth in Section 151.1.

1			<i>Generally, none required if gross</i>			
2	734.23	<i>Off-Street Freight Loading</i>	<del>§§ 150, 153 – 155,</del> 204.5	<i>floor area is less than 10,000 sq. ft.</i>		
3				§§ 152, 161(b)		
4	734.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front;</i>		
5				<i>C if located elsewhere</i>		
6				§ 145.2		
7	734.25	<i>Drive-Up Facility</i>	§ 790.30			
8	734.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>		
9	734.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.;</i>		
10				<i>C 2 a.m. – 6 a.m.</i>		
11	734.30	<i>General Advertising Sign</i>				
12	734.31	<i>Business Sign</i>	<del>§§ 262, 602 – 604,</del> 608, 609	<i>P</i>		
13				§ 607.1(f)(2)		
14	734.32	<i>Other Signs</i>	<del>§§ 262, 602 – 604,</del> 608, 609	<i>P</i>		
15				§ 607.1(e), (d), (g)		
16						
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19	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>NCT-2 Controls by Story</b>		
20			§ 790.118	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
21						
22	734.36	<i>Residential Conversion</i>	§ 317	<i>C</i>	<i>C</i>	
23	734.37	<i>Residential Demolition</i>	§ 317	<i>C</i>	<i>C</i>	<i>C</i>
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1	734.38	Residential Division	§ 207.8	P	P	P
2	734.39	Residential Merger	§ 317	C	C	C
3	<i>Retail Sales and Services</i>					
4		<i>Other Retail Sales and Services</i>				
5	734.40	[Not Listed Below]	§ 790.102	P	P	
6						
7	734.41	Bar	§ 790.22	P		
8	734.43	Limited Restaurant	§ 790.90	P		
9	734.44	Restaurant	§ 790.91	P		
10	734.45	Liquor Store	§ 790.55	P		
11	734.46	Movie Theater	§ 790.64	P		
12						
13	734.47	Adult Entertainment	§ 790.36			
14	734.48	Other Entertainment	§ 790.38	P		
15	734.49	Financial Service	§ 790.110	P	C	
16	734.50	Limited Financial Service	§ 790.112	P		
17	734.51	Medical Service	§ 790.114	P	P	
18	734.52	Personal Service	§ 790.116	P	P	
19						
20	734.53	Business or Professional Service	§ 790.108	P	P	
21			§ 790.60,			
22	734.54	Massage Establishment	§§ 29.1-29.32	C#		
23			Health Code			
24	734.55	Tourist Hotel	§ 790.46	C	C	C
25						

1	734.56	Automobile Parking	§§ 156, 160, 790.8	€	€	€
2	734.57	Automotive Gas Station	§ 790.14	€		
3	734.58	Automotive Service Station	§ 790.17	€		
4	734.59	Automotive Repair	§ 790.15	€		
5	734.60	Automotive Wash	§ 790.18			
6	734.61	Automobile Sale or Rental	§ 790.12			
7	734.62	Animal Hospital	§ 790.6	€		
8	734.63	Ambulance Service	§ 790.2			
9	734.64	Mortuary	§ 790.62			
10	734.65	Trade Shop	§ 790.124	P	€	
11	734.66	Storage	§ 790.117			
12	734.69	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
13	734.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
14	734.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
15	734.69D	Large Scale Urban Agriculture	§ 102.35(b)	€	€	€
16	<i>Institutions and Non-Retail Sales and Services</i>					
17	734.70	Administrative Service	§ 790.106			
18	734.80	Hospital or Medical Center	§ 790.44			
19	734.81	Other Institutions, Large	§ 790.50	P	€	€
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1	734.82	<i>Other Institutions, Small</i>	<del>§ 790.51</del>	<i>P</i>	<i>P</i>	<i>P</i>
2	734.83	<i>Public Use</i>	<del>§ 790.80</del>	<i>C</i>	<i>C</i>	<i>C</i>
3	734.84	<i>Medical Cannabis Dispensary</i>	<del>§ 790.141</del>	<i>P #</i>		
4	<b>RESIDENTIAL STANDARDS AND USES</b>					
5				<i>P, except C</i>		
6				<i>for</i>		
7	734.90	<i>Residential Use</i>	<del>§ 790.88</del>	<i>frontages</i>	<i>P</i>	<i>P</i>
8				<i>listed in</i>		
9				<i>145.4</i>		
10						
11				<i>No residential density limit by lot</i>		
12				<i>area. Density restricted by</i>		
13				<i>physical envelope controls of</i>		
14				<i>height, bulk, setbacks, open</i>		
15				<i>space, exposure and other</i>		
16				<i>applicable controls of this and</i>		
17	734.91	<i>Dwelling Unit Density</i>	<del>§ 207</del>	<i>other Codes, as well as by</i>		
18				<i>applicable design guidelines,</i>		
19				<i>applicable elements and area</i>		
20				<i>plans of the General Plan, and</i>		
21				<i>design review by the Planning</i>		
22				<i>Department.</i>		
23				<i>§§ 207(e), 207.6</i>		
24	734.92	<i>Residential Density, Group Housing</i>	<del>§§ 207, 208</del>	<i>No group housing density limit by</i>		
25				<i>lot area. Density restricted by</i>		

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			<del>physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</del> § 208		
734.92b	<del>Residential Density, Homeless Shelters</del>	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)		
734.93	<del>Usable Open Space [Per Residential Unit]</del>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
734.94	<del>Off Street Parking, Residential</del>	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 145.1, 151.1, 166, 167		
734.95	<del>Community Residential Parking</del>	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS**

1	<i>Article 7</i>	<i>Other</i>	
2	<i>Code</i>	<i>Code</i>	<i>Zoning Controls</i>
3	<i>Section</i>	<i>Section</i>	
4			<i>MESSAGE ESTABLISHMENT</i>
5		<i>§ 790.60,</i>	<i>Controls: Massage shall generally be subject to Conditional Use authorization.</i>
6		<i>§§ 29.1-</i>	<i>Certain exceptions to the Conditional Use requirement for massage are described</i>
7	<i>§ 734.54</i>	<i>29.32</i>	<i>in Section 790.60(c). When considering an application for a conditional use</i>
8		<i>Health</i>	<i>permit pursuant to this subsection, the Planning Commission shall consider, in</i>
9		<i>Code</i>	<i>addition to the criteria listed in Section 303(c), the additional criteria described</i>
10			<i>in Section 303(n).</i>
11	<i>§ 734.84</i>	<i>Health</i>	
12	<i>§</i>	<i>Code §</i>	<i>Medical cannabis dispensaries in NCT-2 District may only operate between the</i>
13	<i>790.141</i>	<i>3308</i>	<i>hours of 8 a.m. and 10 p.m.</i>

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**Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>SoMa Transit Controls</i>
<b><i>BUILDING STANDARDS</i></b>			
<i>735.10</i>	<i>Height and Bulk Limit</i>	<i>§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271</i>	<i>See Zoning Map. Height Sculpting on Alleys: § 261.1</i>



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735.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. &amp; above</i> <i>§ 121.1</i>
735.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story</i> <i>and above and at all residential</i> <i>levels</i> <i>§ 134(a)(e)</i>
735.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
735.13a	<i>Street Frontage, Above-Grade</i> <i>Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground</i> <i>floor, 15 feet on floors above</i>
735.13b	<i>Street Frontage, Required Ground</i> <i>Floor Commercial</i>	§ 145.4	<i>Sixth Street</i>
735.13e	<i>Street Frontage, Parking and Loading</i> <i>access restrictions</i>	§ 155(r)	<i>Requirements apply</i>
735.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
735.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
735.16	<i>Marquee</i>	§ 136.1(e)	<i>P</i>
735.17	<i>Streetscape and Pedestrian</i> <i>Improvements</i>	§ 138.1	<i>Required</i>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
735.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1</i> <i>§ 124(a), (b)</i>

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735.21	<i>Use Size [Non-Residential]</i>	§ 790.130	<i>P up to 3,999 sq. ft.; C 4,000 sq. ft. &amp; above § 121.2</i>
735.22	<i>Off-Street Parking, Commercial/Institutional</i>	<del>§§ 150, 153-157, 159- 160, 204.5</del>	<i>None required. Limits set forth in Section 151.1.</i>
735.23	<i>Off-Street Freight Loading</i>	<del>§§ 150, 153-155, 204.5</del>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
735.24	<i>Outdoor Activity Area</i>	§ 790.70	<i>P if located in front; C if located elsewhere § 145.2</i>
735.25	<i>Drive-Up Facility</i>	§ 790.30	
735.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
735.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>
735.30	<i>General Advertising Sign</i>		
735.31	<i>Business Sign</i>	<del>§§ 262, 602-604, 608, P 609</del>	<i>§ 607.1(f)(2)</i>
735.32	<i>Other Signs</i>	<del>§§ 262, 602-604, 608, P 609</del>	<i>§ 607.1(c), (d), (g)</i>

No.	Zoning Category	§ References	SoMa Transit Controls by Story		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd</i>

735.36	<i>Residential Conversion</i>	§ 317	C	C	-
735.37	<i>Residential Demolition</i>	§ 317	C	C	C
735.38	<i>Residential Division</i>	§ 207.8	P	P	P
735.39	<i>Residential Merger</i>	§ 317	C	C	C

***Retail Sales and Services***

735.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	
735.41	<i>Bar</i>	§ 790.22	C		
735.43	<i>Limited Restaurant</i>	§ 790.90	P		
735.44	<i>Restaurant</i>	§ 790.91	P		
735.45	<i>Liquor Store</i>	§ 790.55	C		
735.46	<i>Movie Theater</i>	§ 790.64	P		
735.47	<i>Adult Entertainment</i>	§ 790.36			
735.48	<i>Other Entertainment</i>	§ 790.38	NP		
735.49	<i>Financial Service</i>	§ 790.110	P	C	
735.50	<i>Limited Financial Service</i>	§ 790.112	P		
735.51	<i>Medical Service</i>	§ 790.114	P	P	

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735.52	<i>Personal Service</i>	§ 790.116	P	P	
735.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
735.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#		
735.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
735.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
735.57	<i>Automotive Gas Station</i>	§ 790.14	€		
735.58	<i>Automotive Service Station</i>	§ 790.17	€		
735.59	<i>Automotive Repair</i>	§ 790.15	€		
735.60	<i>Automotive Wash</i>	§ 790.18			
735.61	<i>Automobile Sale or Rental</i>	§ 790.12			
735.62	<i>Animal Hospital</i>	§ 790.6	€		
735.63	<i>Ambulance Service</i>	§ 790.2			
735.64	<i>Mortuary</i>	§ 790.62			
735.65	<i>Trade Shop</i>	§ 790.124	P	€	
735.66	<i>Storage</i>	§ 790.117			
735.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
735.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-

1	735.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
2	735.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
3	<b>Institutions and Non-Retail Sales and Services</b>					
4	735.70	Administrative Service	§ 790.106			
5	735.80	Hospital or Medical Center	§ 790.44			
6	735.81	Assembly and Social Service	§ 790.50(a)	P	P	P
7	735.82	Other Institutions, Large, except Assembly and Social Service	§ 790.50(b)-(e)	C	C	C
8	735.83	Other Institutions, Small	§ 790.51	P	P	P
9	735.84	Public Use	§ 790.80	P	P	P
10	735.85	Medical Cannabis Dispensary	§ 790.141	P #		
11	<b>RESIDENTIAL STANDARDS AND USES</b>					
12	735.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
13	735.90A	Single-Room Occupancy (SRO) Unit	§ 890.88	P	P	P
14	735.91	Dwelling Unit Density	§ 207	No density limit § 207(e)		
15	735.92	Residential Density, Group Housing	§§ 207, 208	No density limit		

1 2 3 4 5 6 7 8 9 10 11	735.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(e)	Density limits per Section 208(a)
	735.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)
	735.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1
	735.95	Community Residential Parking	§ 790.10	€ € €

**SPECIFIC PROVISIONS FOR SOMA NCT DISTRICTS**

14 15 16	Article 7 Code Section	Other Code Section	Zoning Controls
17 18 19 20 21 22 23 24 25	§ 735.54	§ 790.60, §§ 29.1- 29.32 Health Code	<p><b>MESSAGE ESTABLISHMENT</b></p> <p><b>Controls:</b> Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</p>

1	§ 735.85	Health	Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m.
2	§	Code §	
3	790.141	3308	

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

No.	Zoning Category	§ References	Mission Street Transit Controls
<b>BUILDING STANDARDS</b>			
736.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40- X and 50-X; § 263.18
736.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
736.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
736.13	Street Frontage	§ 145.1	Required
736.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floor above

1	736.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>§ 145.4</i>	<i>Mission Street; Portions of 16th Street; Portions of 22nd Street</i>
2				
3	736.13e	<i>Street Frontage, Parking and Loading access restrictions</i>	<i>§ 155(r)</i>	<i>NP along Mission St.</i>
4				
5	736.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
6	736.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
7	736.16	<i>Marquee</i>	<i>§ 136.1(e)</i>	<i>P</i>
8	736.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
9				
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11	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
12	736.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1 § 124(a) (b)</i>
13				
14	736.21	<i>Use Size [Non-Residential]</i>	<i>§ 790.130</i>	<i>P up to 5,999 sq. ft.; C 6,000 sq. ft. &amp; above § 121.2</i>
15				
16	736.22	<i>Off-Street Parking, Commercial/Institutional</i>	<i>§§ 150, 151.1, 153- 157, 159-160, 204.5</i>	<i>None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1</i>
17				
18	736.23	<i>Off-Street Freight Loading</i>	<i>§§ 150, 153-155, 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
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1			<i>P if located in front; C if located</i>
2	736.24	<i>Outdoor Activity Area</i>	<i>elsewhere</i>
3		§ 790.70	§ 145.2
4	736.25	<i>Drive-Up Facility</i>	<i>NP</i>
5		§ 790.30	
6	736.26	<i>Walk-Up Facility</i>	<i>P</i>
7		§ 790.140	
8	736.27	<i>Hours of Operation</i>	<i>No Limit</i>
9		§ 790.48	
10	736.30	<i>General Advertising Sign</i>	
11		§§ 262, 602-604, 608, 609	
12	736.31	<i>Business Sign</i>	<i>P</i>
13		§§ 262, 602-604, 608, 609	§ 607.1(f)3
14	736.32	<i>Other Signs</i>	<i>P</i>
15		§§ 262, 602-604, 608, 609	§ 607.1(e), (d), (g)

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

21	736.36	<i>Residential Conversion</i>	§ 317	C	C	C
22	736.37	<i>Residential Demolition</i>	§ 317	C	C	C
23	736.38	<i>Residential Division</i>	§ 207.8	P	P	P
24	736.39	<i>Residential Merger</i>	§ 317	C	C	C

<b>Retail Sales and Services</b>					
736.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	P
736.41	<i>Bar</i>	§ 790.22	P	P	
736.43	<i>Limited Restaurant</i>	§ 790.90	P		
736.44	<i>Restaurant</i>	§ 790.91	P		
736.45	<i>Liquor Store</i>	§ 790.55			
736.46	<i>Movie Theater</i>	§ 790.64	P	P	
736.47	<i>Adult Entertainment</i>	§ 790.36	C	C	
736.48	<i>Other Entertainment</i>	§ 790.38	P	P	
736.49	<i>Financial Service</i>	§ 790.110	P	P	
736.50	<i>Limited Financial Service</i>	§ 790.112	P	P	
736.51	<i>Medical Service</i>	§ 790.114	P	P	P
736.52	<i>Personal Service</i>	§ 790.116	P	P	P
736.53	<i>Business or Professional Service</i>	§ 790.108	P	P	P
736.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C #	C #	
736.55	<i>Tourist Hotel</i>	§ 790.46	C	C	C
736.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 790.8	NP	NP	NP
736.57	<i>Automotive Gas Station</i>	§ 790.14	C		

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736.58	<i>Automotive Service Station</i>	§ 790.17	€		
736.59	<i>Automotive Repair</i>	§ 790.15	€	€	
736.60	<i>Automotive Wash</i>	§ 790.18	€		
736.61	<i>Automobile Sale or Rental</i>	§ 790.12	€		
736.62	<i>Animal Hospital</i>	§ 790.6	€	€	
736.63	<i>Ambulance Service</i>	§ 790.2	€		
736.64	<i>Mortuary</i>	§ 790.62	€	€	€
736.65	<i>Trade Shop</i>	§ 790.124	P	€	€
736.66	<i>Storage</i>	§ 790.117	NP	NP	NP
736.68	<i>Fringe Financial</i>	§ 790.111	#	#	#
736.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
736.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
736.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
736.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
736.70	<i>Administrative Service</i>	§ 790.106	€	€	€
736.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
736.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
736.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
736.83	<i>Public Use</i>	§ 790.80	€	€	€

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736.84	<del>Medical Cannabis Dispensary</del>	§ 790.141	P #		
<b>RESIDENTIAL STANDARDS AND USES</b>					
736.90	<del>Residential Use</del>	§ 790.88	P, except C for frontages listed in 145.4	P	P
736.91	<del>Dwelling Unit Density</del>	§ 207	<del>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</del> §§ 207(e), 207.6		

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736.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<p><i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i></p> <p>§ 208</p>
736.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<p><i>Density limits per Section 208(a)</i></p>
736.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<p><i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common</i></p> <p>§ 135(d)</p>

1			None required. P up to 0.5		
2			parking spaces per unit; C		
3	736.94	Off Street Parking, Residential	§§ 150, 151.1,	up to 0.75 parking spaces	
4			153-157, 159-	per unit.	
5			160, 204.5	§§145.1, 151.1, 166, 167	
6	736.95	Community Residential Parking	§ 145.1, 166,	C	C
7			790.10	C	C

**SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT**

11	Article 7	Other Code	Zoning Controls
12	Code	Section	
13	Section		
14			<del>MESSAGE ESTABLISHMENT</del>
15			<del>Controls: Massage shall generally be subject to Conditional Use authorization.</del>
16		§ 790.60,	<del>Certain exceptions to the Conditional Use requirement for massage are</del>
17	§ 736.54	§§ 29.1-	<del>described in Section 790.60(e). When considering an application for a</del>
18		29.32	<del>conditional use permit pursuant to this subsection, the Planning Commission</del>
19		Health Code	<del>shall consider, in addition to the criteria listed in Section 303(e), the additional</del>
20			<del>criteria described in Section 303(n).</del>
21			<del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del>
22			<del>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to,</del>
23	§ 736.68	§ 249.35	<del>the Mission Street Neighborhood Commercial Transit District.</del>
24			<del>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services</del>

		are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 736.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.

\* \* \* \*

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

No.	Zoning Category	§ References	Ocean Avenue Transit Controls
<b>BUILDING STANDARDS</b>			
737.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	Generally, 45' X See Zoning Map Height Sculpting on Alleys: § 261.1
737.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
737.11b	Lot Consolidation	§ 121.6	Not Permitted except to create corner lots per § 121.6

1				<i>Required at the second story and above and at all</i>
2	737.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>residential levels</i>
3				§ 134(a)(e)
4	737.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
5		<i>Street Frontage, Above-</i>		
6	737.13a	<i>Grade Parking Setback and</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors</i>
7		<i>Active Uses</i>		<i>above</i>
8		<i>Street Frontage, Required</i>		
9	737.13b	<i>Ground Floor Commercial</i>	§ 145.4	<i>Portions of Ocean Avenue</i>
10		<i>Street Frontage, Parking and</i>		
11	737.13c	<i>Loading access restrictions</i>	§ 155(r)	<i>NP: Ocean Avenue</i>
12				
13	737.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
14	737.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
15	737.16	<i>Marquee</i>	§ 136.1(e)	<i>P</i>
16		<i>Streetscape and Pedestrian</i>		
17	737.17	<i>Improvements</i>	§ 138.1	<i>Required</i>
18				
19	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
20	737.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.5 to 1</i> § 124(a)(b)
21				
22	737.21	<i>Use Size</i>	§ 790.130	<i>P up to 3,999 sq. ft.;</i>
23		<i>[Non-Residential]</i>		<i>C 4,000 sq. ft. &amp; above</i>
24				§ 121.2
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737.22	Off Street Parking; Commercial/Institutional	<del>§§ 150, 153- 157, 159- 160, 204.5</del>	§§ 151.1, 166, 145.1  None required. Amount permitted varies by use; see Table 151.1.  For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
737.23	Off Street Freight Loading	<del>§§ 150, 153- 155, 204.5</del>	Generally, none required if gross floor area is less than 10,000 sq. ft.  §§ 152, 161(b)
737.24	Outdoor Activity Area	§ 790.70	P if located in front;  C if located elsewhere  § 145.2
737.25	Drive-Up Facility	§ 790.30	
737.26	Walk-Up Facility	§ 790.140	P
737.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.;  C 2 a.m. - 6 a.m.
737.30	General Advertising Sign	<del>§§ 262, 602-</del> 604, 608, 609	

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737.31	<i>Business Sign</i>	<del>§§ 262, 602-</del> 604, 608, 609	<del>P</del> § 607.1(f) 2
737.32	<i>Other Signs</i>	<del>§§ 262, 602-</del> 604, 608, 609	<del>P</del> § 607.1(e)(d)(g)

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Ocean Avenue Transit Controls by Story</i>		
		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>

737.36	<i>Residential Conversion</i>	§ 317	C	C	
737.37	<i>Residential Demolition</i>	§ 317	C	C	C
737.38	<i>Residential Division</i>	§ 207.8	P	P	P
737.39	<i>Residential Merger</i>	§ 317	C	C	C
<b><i>Retail Sales and Services</i></b>					
737.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	P	P	
737.41	<i>Bar</i>	§ 790.22	P		
737.43	<i>Limited Restaurant</i>	§ 790.90	P		

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737.44	<i>Restaurant</i>	§ 790.91	P		
737.45	<i>Liquor Store</i>	§ 790.55	P		
737.46	<i>Movie Theater</i>	§ 790.64	P		
737.47	<i>Adult Entertainment</i>	§ 790.36			
737.48	<i>Other Entertainment</i>	§ 790.38	P		
737.49	<i>Financial Service</i>	§ 790.110	P	€	
737.50	<i>Limited Financial Service</i>	§ 790.112	P		
737.51	<i>Medical Service</i>	§ 790.114	P	P	
737.52	<i>Personal Service</i>	§ 790.116	P	P	
737.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
737.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C #		
737.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
737.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
737.57	<i>Automotive Gas Station</i>	§ 790.14	€		
737.58	<i>Automotive Service Station</i>	§ 790.17	€		
737.59	<i>Automotive Repair</i>	§ 790.15	€		
737.60	<i>Automotive Wash</i>	§ 790.18			
737.61	<i>Automobile Sale or Rental</i>	§ 790.12			

1	737.62	Animal Hospital	§ 790.6	€		
2	737.63	Ambulance Service	§ 790.2			
3	737.64	Mortuary	§ 790.62			
4	737.65	Trade Shop	§ 790.124	P	€	
5	737.66	Storage	§ 790.117			
6	737.69	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
7	737.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
8	737.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
9	737.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
10	<b>Institutions and Non-Retail Sales and Services</b>					
11	737.70	Administrative Service	§ 790.106			
12	737.80	Hospital or Medical Center	§ 790.44			
13	737.81	Other Institutions, Large	§ 790.50	P	€	€
14	737.82	Other Institutions, Small	§ 790.51	P	P	P
15	737.83	Public Use	§ 790.80	€	€	€
16	737.84	Medical Cannabis Dispensary	§ 790.141	P #		
17	<b>RESIDENTIAL STANDARDS AND USES</b>					
18	737.90	Residential Use	§ 790.88	P, except C for frontages	P	P

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			listed in 145.4
737.91	Dwelling Unit Density	§ 207	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207(e), 207.6
737.92	Residential Density, Group Housing	§§ 207, 208	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and

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			<i>other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i> § 208		
737.92b	<i>Residential Density, Homeless Shelters</i>	<del>§§ 102, 207.1,</del> <del>790.88(c)</del>	<i>Density limits per Section 208(a)</i>		
737.93	<i>Usable Open Space</i> <i>[Per Residential Unit]</i>	<del>§§ 135, 136</del>	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i> § 135(d)		
737.94	<i>Off-Street Parking, Residential</i>	<del>§§ 150, 153-</del> <del>157, 159-</del> <del>160, 204.5</del>	<i>P up to one car for each unit; NP above.</i> <del>§ 145.1, 151.1, 166, 167</del>		
737.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT**

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<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
	<p><del>§ 790.60, §§ 29.1- § 737.54</del> 29.32  Health Code</p>	<p><del>MASSAGE ESTABLISHMENT</del></p> <p><b>Controls:</b> <del>Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).</del></p>
<p>§ 737.84 § 790.141</p>	<p>Health Code § 3308</p>	<p><del>MEDICAL CANNABIS DISPENSARIES</del></p> <p><b>Boundaries:</b> <del>Ocean Avenue Neighborhood Commercial Transit District</del></p> <p><b>Controls:</b></p> <p><del>(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a conditional use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Ocean Avenue NCT District and will supersede the conditional use requirement contained in this Section 737.</del></p> <p><del>(b) The Planning Commission shall approve the application and authorize the conditional use if, in addition to the application's satisfying the requirements of Planning Code Section 303, the facts presented establish that:</del></p> <p><del>(1) the MCD will bring measurable community benefits and enhancements to the Ocean Avenue NCT District;</del></p>

~~(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of patients visiting the MCD; and~~

~~(3) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in its operation of the business, and designating a community liaison to deal effectively with current and future neighborhood concerns.~~

~~(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.~~

~~(d) Medical Cannabis Dispensaries in the Ocean Avenue NCT District may only operate between the hours of 8 a.m. and 10 p.m.~~

\* \* \* \*

**Table 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Glen Park Transit Controls
<b>BUILDING STANDARDS</b>			
738.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 270, 271	30-X & 40-X; additional 5' height allowed for ground floor active uses in 30-X and 40-X; See Zoning Map



1				<i>P up to 4,999 sq. ft.;</i>
2	738.11	<i>Lot Size</i>	§§ 121.1, 790.56	<i>C 5,000 sq. ft. &amp; above</i>
3		<i>[Per Development]</i>		§ 121.1
4				<i>Required at the second story and</i>
5	738.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>above and at all residential levels</i>
6				§ 134(a)(e)
7	738.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>
8				
9	738.13a	<i>Street Frontage, Above-Grade</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15</i>
10		<i>Parking Setback and Active Uses</i>		<i>feet on floors above</i>
11	738.13b	<i>Street Frontage, Required Ground</i>	§ 145.4	<i>Diamond Street; Chenery Street</i>
12		<i>Floor Commercial</i>		
13	738.13c	<i>Street Frontage, Parking and</i>	§ 155(r)	<i>NP: Diamond Street, Chenery Street</i>
14		<i>Loading access restrictions</i>		
15	738.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>
16	738.15	<i>Canopy</i>	§ 136.1(b)	<i>P</i>
17	738.16	<i>Marquee</i>	§ 136.1(c)	<i>P</i>
18				
19	738.17	<i>Streetscape and Pedestrian</i>	§ 138.1	<i>Required</i>
20		<i>Improvements</i>		
21	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
22	738.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
23				
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1			<i>P up to 3,999 sq. ft.;</i>
2	738.21	<i>Use Size</i>	<i>C 4,000 sq. ft. &amp; above</i>
3		<i>[Non-Residential]</i>	<i>§ 121.2</i>
4	738.22	<i>Off-Street Parking,</i>	<i>None required. Limits set forth in §</i>
5		<i>Commercial/Institutional</i>	<i>151.1.</i>
6			
7	738.23	<i>Off-Street Freight Loading</i>	<i>Generally, none required if gross floor</i>
8			<i>area is less than 10,000 sq. ft.</i>
9			<i>§§ 152, 161(b)</i>
10	738.24	<i>Outdoor Activity Area</i>	<i>P if located in front;</i>
11			<i>C if located elsewhere</i>
12			<i>§ 145.2</i>
13	738.25	<i>Drive-Up Facility</i>	
14	738.26	<i>Walk-Up Facility</i>	<i>P</i>
15	738.27	<i>Hours of Operation</i>	<i>P 6 a.m. – 2 a.m.;</i>
16			<i>C 2 a.m. – 6 a.m.</i>
17	738.30	<i>General Advertising Sign</i>	<i>P</i>
18			<i>§ 607.1(e)(1)</i>
19	738.31	<i>Business Sign</i>	
20			
21	738.32	<i>Other Signs</i>	<i>P</i>
22			<i>§ 607.1(e)(d)(g)</i>
23			
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No.	Zoning Category	§ References	Glen Park Transit Controls by Story		
			1st	2nd	3rd+
		§ 790.118			

738.36	Residential Conversion	§ 317	€	€	
738.37	Residential Demolition	§ 317	€	€	€
738.38	Residential Division	§ 207.8	P	P	P
738.39	Residential Merger	§ 317	€	€	€

**Non-Retail Sales and Services**

738.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
738.41	Bar	§ 790.22	P		
738.43	Limited Restaurant	§ 790.90	P		
738.44	Restaurant	§ 790.91	P		
738.45	Liquor Store	§ 790.55	P		
738.46	Movie Theater	§ 790.64	P		
738.47	Adult Entertainment	§ 790.36			
738.48	Other Entertainment	§ 790.38	P		
738.49	Financial Service	§ 790.110	P	€	
738.50	Limited Financial Service	§ 790.112	P		
738.51	Medical Service	§ 790.114	P	P	

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738.52	<i>Personal Service</i>	§ 790.116	P	P	
738.53	<i>Business or Professional Service</i>	§ 790.108	P	P	
738.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	C#		
738.55	<i>Tourist Hotel</i>	§ 790.46	C	C	C
738.56	<i>Automobile Parking</i>	§§ 790.8, 156, 160	C	C	C
738.57	<i>Automotive Gas Station</i>	§ 790.14	C		
738.58	<i>Automotive Service Station</i>	§ 790.17	C		
738.59	<i>Automotive Repair</i>	§ 790.15	C		
738.60	<i>Automotive Wash</i>	§ 790.18			
738.61	<i>Automobile Sale or Rental</i>	§ 790.12			
738.62	<i>Animal Hospital</i>	§ 790.6	C		
738.63	<i>Ambulance Service</i>	§ 790.2			
738.64	<i>Mortuary</i>	§ 790.62			
738.65	<i>Trade Shop</i>	§ 790.124	P	C	
738.66	<i>Storage</i>	§ 790.117			
738.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	C	-	-
738.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-

1	738.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
2	738.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
3	<b>Institutions and Non-Retail Sales and Services</b>					
4	738.70	Administrative Service	§ 790.106			
5	738.80	Hospital or Medical Center	§ 790.44			
6	738.81	Other Institutions, Large	§ 790.50	P	€	€
7	738.82	Other Institutions, Small	§ 790.51	P	P	P
8	738.83	Public Use	§ 790.80	€	€	€
9	738.84	Medical Cannabis Dispensary	§ 790.141	P # 1		
10	<b>RESIDENTIAL STANDARDS AND USES</b>					
11	738.90	Residential Use	§ 790.88	P, except € for frontages listed in 145.4	P	P
12	738.91	Dwelling Unit Density	§ 207	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls		

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			<i>of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. # §§ 207(c), 207.6-</i>
<i>738.92 Residential Density, Group Housing</i>		<i>§§ 207, 208</i>	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning</i>

			<i>Department.</i>		
			<i>§ 208</i>		
738.92b	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102, 207.1, 790.88(e)</i>	<i>Density limits per Section 208(a)</i>		
738.93	<i>Usable Open Space [Per Residential Unit]</i>	<i>§§ 135, 136</i>	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</i>		
738.94	<i>Off-Street Parking, Residential</i>	<i>§§ 150, 153-157, 159-160, 204.5</i>	<i>P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1</i>		
738.95	<i>Community Residential Parking</i>	<i>§ 790.10</i>	€	€	€

<b>SPECIFIC PROVISIONS FOR GLEN PARK NCT DISTRICT</b>					
<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>			
		<i>MESSAGE ESTABLISHMENT</i>			
		<i>Controls: Massage shall generally be subject to Conditional Use authorization.</i>			
§ 738.54	§ 790.60, §§ 29.1- 29.32 <i>Health Code</i>	<i>Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission</i>			

		shall consider, in addition to the criteria listed in Section 303(e), the additional criteria described in Section 303(n).
		<b>ACCESSORY DWELLING UNITS</b> <b>Boundaries:</b> Board of Supervisors District 8 extant on July 1, 2015. <b>Controls:</b> An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.

\* \* \* \*

**Table 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Noriega Street Controls
<b>BUILDING STANDARDS</b>			
739.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map. Additional 5 feet for commercial uses on the ground floor
739.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1



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739.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
739.13	Street Frontage	-	Active Frontage Required § 145.1; Generally Active Use Required § 145.4(e), unless exempted by Conditional Use
739.14	Awning	§ 136.1(a)	P
739.15	Canopy	§ 136.1(b)	P
739.16	Marquee	§ 136.1(c)	P
739.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
739.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
739.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2

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3	739.22	<i>Off-Street Parking, Commercial/Institutional</i>	<del>§§ 150, 153-157, 159- 160, 204.5</del>
4			<i>Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)</i>
5			
6	739.23	<i>Off-Street Freight Loading</i>	<del>§§ 150, 153-155, 204.5</del>
7			<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</i>
8			
9			
10	739.24	<i>Outdoor Activity Area</i>	§ 790.70
11			<i>P if located in front; C if located elsewhere § 145.2</i>
12			
13	739.25	<i>Drive-Up Facility</i>	§ 790.30
14			-
15	739.26	<i>Walk-Up Facility</i>	§ 790.140
16			P
17	739.27	<i>Hours of Operation</i>	§ 790.48
18			<i>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</i>
19	739.30	<i>General Advertising Sign</i>	<del>§§ 262, 602-604, 608, 609</del>
20			-
21	739.31	<i>Business Sign</i>	<del>§§ 262, 602-604, 608, 609</del>
22			<i>P § 607.1(f) 2</i>
23	739.32	<i>Other Signs</i>	<del>§§ 262, 602-604, 608, 609</del>
24			<i>P § 607.1(e) (d) (g)</i>
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No.	Zoning Category	§ References	<i>Noriega Street Controls by Story</i>		
—		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
739.36	<i>Residential Conversion</i>	§ 317	<i>P</i>	<i>€</i>	-
739.37	<i>Residential Demolition</i>	§ 317	<i>P</i>	<i>€</i>	<i>€</i>
<b><i>Retail Sales and Services</i></b>					
739.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	<i>P</i>	<i>P</i>	-
739.41	<i>Bar</i>	§ 790.22	<i>P</i>	-	-
739.43	<i>Limited Restaurant</i>	§ 790.90	<i>P #</i>	-	-
739.44	<i>Restaurant</i>	§ 790.91	<i>P #</i>	-	-
739.45	<i>Liquor Store</i>	§ 790.55	<i>P</i>	-	-
739.46	<i>Movie Theater</i>	§ 790.64	<i>P</i>	-	-
739.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
739.48	<i>Other Entertainment</i>	§ 790.38	<i>P</i>	-	-
739.49	<i>Financial Service</i>	§ 790.110	<i>P</i>	<i>€</i>	-
739.50	<i>Limited Financial Service</i>	§ 790.112	<i>P</i>	-	-
739.51	<i>Medical Service</i>	§ 790.114	<i>P</i>	<i>P</i>	-

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739.52	<i>Personal Service</i>	§ 790.116	P	P	-
739.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
739.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€	-	-
739.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
739.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
739.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
739.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
739.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
739.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
739.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
739.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
739.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
739.64	<i>Mortuary</i>	§ 790.62	-	-	-
739.65	<i>Trade Shop</i>	§ 790.124	P#	€#	-
739.66	<i>Storage</i>	§ 790.117	-	-	-
739.68	<i>Fringe Financial Service</i>	§ 790.111	P#	-	-

1	739.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
2	739.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
3	739.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
4	739.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
5	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
6	739.70	<i>Administrative Service</i>	§ 790.106	-	-	-
7	739.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
8	739.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
9	739.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
10	739.83	<i>Public Use</i>	§ 790.80	€	€	€
11	739.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #	-	-
12	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
13	739.90	<i>Residential Use</i>	§ 790.88	P	P	P
14	739.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i> § 207(e) —		

1 2 3 4	739.92	Residential Density, Group Housing	<del>§§ 207, 208</del>	Generally, up to 1 bedroom per 275 sq. ft. lot area <del>§ 208</del>		
5 6 7	739.92b	Residential Density, Homeless Shelters	<del>§§ 102, 207.1, 790.88(e)</del>	Density limits per Section 208(a)		
8 9 10 11 12	739.93	Usable Open Space [Per Residential Unit]	<del>§§ 135, 136</del>	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common <del>§ 135(d)</del>		
13 14 15 16	739.94	Off-Street Parking, Residential	<del>§§ 150, 153-157, 159-160, 204.5</del>	Generally, 1 space for each dwelling unit <del>§§ 151, 161(a) (g)</del>		
17 18	739.95	Community Residential Parking	<del>§ 790.10</del>	€	€	€

**SPECIFIC PROVISIONS FOR NORIEGA STREET**

**NEIGHBORHOOD COMMERCIAL DISTRICT**

22	<i>Article 7 Code</i>	<i>Other Code</i>	<i>Zoning Controls</i>
23	<i>Section</i>	<i>Section</i>	

1	<del>§ 739.43</del>		<del>Restaurants and Limited Restaurants are P; Formula Retail</del>
2	<del>§ 739.44</del>	§ 303.1	<del>Restaurants and Formula Retail Limited Restaurants are C.</del>
3	§ 739.65	§ 303.1	Trade shops are subject to Formula Retail controls.
4			
5	§ 739.68	§ 790.11 1	Fringe Financial Services are P subject to the restrictions set forth
6			in Subsection 249.35(c)(3).
7		§ 790.141	
8	§ 739.84	Health Code	Medical cannabis dispensaries may only operate between the
9		§ 3308	hours of 8 a.m. and 10 p.m.
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**Table 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Irving Street Controls
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**BUILDING STANDARDS**

740.10	Height and Bulk Limit	<del>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</del>	<i>Varies</i> <i>See Zoning Map</i> <i>Additional 5 feet for</i> <i>commercial uses on the</i> <i>ground floor</i>
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1			<i>P up to 9,999 sq. ft.;</i>
2	<i>740.11</i>	<i>Lot Size</i>	<i>C 10,000 sq. ft. &amp; above</i>
3		<i>[Per Development]</i>	<i>§ 121.1</i>
4			
5	<i>740.12</i>	<i>Rear Yard</i>	<i>Required at the second story</i>
6		<i>§§ 130, 134, 136</i>	<i>and above and at all</i>
7			<i>residential levels</i>
8			<i>§ 134(a) (e)</i>
9			
10	<i>740.13</i>	<i>Street Frontage</i>	<i>Active Frontage Required</i>
11			<i>§ 145.1;</i>
12			<i>Generally Active Use Required</i>
13			<i>§ 145.4(c), unless exempted by</i>
14			<i>Conditional Use</i>
15	<i>740.14</i>	<i>Awning</i>	<i>P</i>
16	<i>740.15</i>	<i>Canopy</i>	<i>P</i>
17	<i>740.16</i>	<i>Marquee</i>	<i>P</i>
18			
19	<i>740.17</i>	<i>Streetscape and Pedestrian</i>	<i>Required</i>
20		<i>Improvements</i>	
21	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
22	<i>740.20</i>	<i>Floor Area Ratio</i>	<i>2.5 to 1</i>
23		<i>§§ 102.9, 102.11, 123</i>	<i>§ 124(a) (b)</i>
24	<i>740.21</i>	<i>Use Size</i>	<i>P up to 3,999 sq. ft.;</i>
25		<i>§ 790.130</i>	



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	<i>[Non-Residential]</i>		<i>C 4,000 sq. ft. &amp; above</i> <i>§ 121.2</i>
740.22	<i>Off-Street Parking, Commercial/Institutional</i>	<i>§§ 150, 153-157, 159- 160, 204.5</i>	<i>Generally, none required if occupied floor area is less than 5,000 sq. ft.</i> <i>§§ 151, 161(g)</i>
740.23	<i>Off-Street Freight Loading</i>	<i>§§ 150, 153-155, 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i> <i>§§ 152, 161(b)</i>
740.24	<i>Outdoor Activity Area</i>	<i>§ 790.70</i>	<i>P if located in front;</i> <i>C if located elsewhere</i> <i>§ 145.2</i>
740.25	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	-
740.26	<i>Walk-Up Facility</i>	<i>§ 790.140</i>	<i>P</i>
740.27	<i>Hours of Operation</i>	<i>§ 790.48</i>	<i>P 6 a.m.-2 a.m.;</i> <i>C 2 a.m.-6 a.m.</i>
740.30	<i>General Advertising Sign</i>	<i>§§ 262, 602-604, 608, 609</i>	-
740.31	<i>Business Sign</i>	<i>§§ 262, 602-604, 608, 609</i>	<i>P</i> <i>§ 607.1(f) 2</i>

1	740.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	P. § 607.1(c) (d) (g)
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4	No.	<i>Zoning Category</i>	<i>§ References</i>	<i>Irving Street Controls by Story</i>		
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8			§790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
9	740.36	<i>Residential Conversion</i>	§ 317	P	€	-
10	740.37	<i>Residential Demolition</i>	§ 317	P	€	€

***Retail Sales and Services***

13	740.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	P	P	-
14	740.41	<i>Bar</i>	§ 790.22	P	-	-
15	740.43	<i>Limited Restaurant</i>	§ 790.90	P #	-	-
16	740.44	<i>Restaurant</i>	§ 790.91	P #	-	-
17	740.45	<i>Liquor Store</i>	§ 790.55	P	-	-
18	740.46	<i>Movie Theater</i>	§ 790.64	P	-	-
19	740.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
20	740.48	<i>Other Entertainment</i>	§ 790.38	P	-	-

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740.49	<i>Financial Service</i>	§ 790.110	P	€	-
740.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
740.51	<i>Medical Service</i>	§ 790.114	P	P	-
740.52	<i>Personal Service</i>	§ 790.116	P	P	-
740.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
740.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 Health Code	€	-	-
740.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
740.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
740.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
740.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
740.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
740.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
740.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
740.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
740.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
740.64	<i>Mortuary</i>	§ 790.62	-	-	-

1	740.65	Trade Shop	§ 790.124	P#	€#	-
2	740.66	Storage	§ 790.117	-	-	-
3	740.68	Fringe Financial Service	§ 790.111	P#	-	-
4	740.69	Tobacco Paraphernalia Establishments	§ 790.123	€	-	-
5	740.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4	-	-	-
6	740.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
7	740.69D	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
8	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
9	740.70	Administrative Service	§ 790.106	-	-	-
10	740.80	Hospital or Medical Center	§ 790.44	-	-	-
11	740.81	Other Institutions, Large	§ 790.50	P	€	€
12	740.82	Other Institutions, Small	§ 790.51	P	P	P
13	740.83	Public Use	§ 790.80	€	€	€
14	740.84	Medical Cannabis Dispensary	§ 790.141	P#	-	-
15	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					

1	740.90	<i>Residential Use</i>	§ 790.88	P	P	P
2	740.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800</i>		
3				<i>sq. ft. lot area</i>		
4				§ 207(e)		
5	740.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per</i>		
6				<i>275 sq. ft. lot area</i>		
7				§ 208		
8	740.92b	<i>Residential Density; Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
9	740.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if</i>		
10				<i>private, or 133 sq. ft. if common</i>		
11				§ 135(d)		
12	740.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>Generally, 1 space for each</i>		
13				<i>dwelling unit</i>		
14				§§ 151, 161(a) (g)		
15	740.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€
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21	<b><i>SPECIFIC PROVISIONS FOR IRVING STREET</i></b>					
22	<b><i>NEIGHBORHOOD COMMERCIAL DISTRICT</i></b>					
23	<b><i>Article 7 Code Section</i></b>		<b><i>Other Code Section</i></b>	<b><i>Zoning Controls</i></b>		
24						
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1			<i>Restaurants and Limited-</i>
2			<i>Restaurants are P; Formula</i>
3	<i>§ 740.43</i>		<i>Retail Restaurants and Formula</i>
4	<i>§ 740.44</i>	<i>§ 303.1</i>	<i>Retail Limited Restaurants are</i>
5			<i>NP.</i>
6			
7	<i>§ 740.65</i>	<i>§ 303.1</i>	<i>Trade shops are subject to</i>
8			<i>Formula Retail controls.</i>
9			
10	<i>§ 740.68</i>	<i>§ 790.111</i>	<i>Fringe Financial Services are P</i>
11			<i>subject to the restrictions set forth</i>
12			<i>in Subsection 249.35(e)(3).</i>
13	<i>§ 740.84</i>	<i>§ 790.141</i>	<i>Medical cannabis dispensaries</i>
14			<i>may only operate between the</i>
15			<i>hours of 8 a.m. and 10 p.m.</i>

\* \* \* \* \*

**Table 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Taraval Street Controls
<b>BUILDING STANDARDS</b>			
741:10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	Varies

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			<i>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</i>
741.11	<i>Lot Size [Per Development]</i>	<i>§§ 121.1, 790.56</i>	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. &amp; above § 121.1</i>
741.12	<i>Rear Yard</i>	<i>§§ 130, 134, 136</i>	<i>Required at the second story and above and at all residential levels § 134(a) (e)</i>
741.13	<i>Street Frontage</i>	-	<i>Active Frontage Required § 145.1; Generally Active Use Required § 145.4(e), unless exempted by Conditional Use</i>
741.14	<i>Awning</i>	<i>§ 136.1(a)</i>	<i>P</i>
741.15	<i>Canopy</i>	<i>§ 136.1(b)</i>	<i>P</i>
741.16	<i>Marquee</i>	<i>§ 136.1(c)</i>	<i>P</i>
741.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			

1	741.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
2				
3	741.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
4				
5	741.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159- 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
6				
7	741.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
8				
9	741.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2
10				
11	741.25	Drive-Up Facility	§ 790.30	-
12				
13	741.26	Walk-Up Facility	§ 790.140	P
14				
15	741.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
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1	741.30	General Advertising Sign	§§ 262, 602-604, 608, 609	-
2				
3	741.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
4				
5	741.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(e) (d) (g)
6				
7				

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

14	741.36	Residential Conversion	§ 317	P	€	-
15						
16	741.37	Residential Demolition	§ 317	P	€	€
17	<b>Retail Sales and Services</b>					
18						
19	741.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	-
20						
21	741.41	Bar	§ 790.22	P	-	-
22						
23	741.43	Limited Restaurant	§ 790.90	P #	-	-
24						
25	741.44	Restaurant	§ 790.91	P #	-	-
	741.45	Liquor Store	§ 790.55	P	-	-

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741.46	<i>Movie Theater</i>	§ 790.64	P	-	-
741.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
741.48	<i>Other Entertainment</i>	§ 790.38	P	-	-
741.49	<i>Financial Service</i>	§ 790.110	P	€	-
741.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
741.51	<i>Medical Service</i>	§ 790.114	P	P	-
741.52	<i>Personal Service</i>	§ 790.116	P	P	-
741.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
741.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1- 29.32 <i>Health Code</i>	€	-	-
741.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
741.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
741.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
741.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
741.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
741.60	<i>Automotive Wash</i>	§ 790.18	-	-	-

1	741.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
2	741.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
3	741.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
4	741.64	<i>Mortuary</i>	§ 790.62	-	-	-
5	741.65	<i>Trade Shop</i>	§ 790.124	P#	C#	-
6	741.66	<i>Storage</i>	§ 790.117	-	-	-
7	741.68	<i>Fringe Financial Service</i>	§ 790.111	P#	-	-
8	741.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
9	741.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	-	-	-
10	741.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
11	741.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
12	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
13	741.70	<i>Administrative Service</i>	§ 790.106	-	-	-
14	741.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
15	741.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
16	741.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
17	741.83	<i>Public Use</i>	§ 790.80	€	€	€

1	741.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P#	-	-
2	<b>RESIDENTIAL STANDARDS AND USES</b>					
3	741.90	<i>Residential Use</i>	§ 790.88	P	P	P
4	741.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800 sq. ft. lot area</i>		
5				§ 207(e)		
6	741.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275 sq. ft. lot area</i>		
7				§ 208		
8	741.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
9	741.93	<i>Usable Open Space</i> <i>[Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common</i>		
10				§ 135(d)		
11	741.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153-157, 159-160, 204.5	<i>Generally, 1 space for each dwelling unit</i>		
12				§§ 151, 161(a) (g)		
13	741.95	<i>Community Residential Parking</i>	§ 790.10	€	€	€

***SPECIFIC PROVISIONS FOR TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
<p>§ 741.43</p> <p>§ 741.44</p>	<p>§ 303.1</p>	<p><i>Restaurants and Limited-Restaurants are P; Formula Retail Restaurants and Limited-Restaurants are NP.</i></p>
<p>§ 741.43</p> <p>§ 741.44</p>	<p>§ 781.2</p>	<p><i>TARAVAL STREET RESTAURANT SUBDISTRICT</i></p> <p><i>Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps SU05 and SU06.</i></p> <p><i>Controls: Restaurants and Limited-restaurant are C; Formula Retail restaurants and Formula-Retail Limited-restaurant are NP.</i></p>
<p>§ 741.65</p>	<p>§ 303.1</p>	<p><i>Trade shops are subject to Formula Retail controls.</i></p>
<p>§ 741.68</p>	<p>§ 790.111</p>	<p><i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i></p>
<p>§ 741.84</p>	<p>§ 790.141 Health Code § 3308</p>	<p><i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i></p>

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**Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Judah Street Controls</i>
<b>BUILDING STANDARDS</b>			
742.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271	<i>Varies</i> <i>See Zoning Map. Additional 5</i> <i>feet for commercial uses on the</i> <i>ground floor</i>
742.11	<i>Lot Size</i> <i>[Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. &amp; above</i> <i>§ 121.1</i>
742.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at the second story</i> <i>and above and at all residential</i> <i>levels</i> <i>§ 134(a) (e)</i>
742.13	<i>Street Frontage</i>	-	<i>Active Frontage Required</i> <i>§ 145.1;</i> <i>Generally Active Use Required</i> <i>§ 145.4(c), unless exempted by</i> <i>Conditional Use</i>
742.14	<i>Awning</i>	§ 136.1(a)	<i>P</i>

1	742.15	Canopy	§ 136.1(b)	P
2	742.16	Marquee	§ 136.1(e)	P
3	742.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
7	742.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
8	742.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
9	742.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	742.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	742.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2

1	742.25	<i>Drive-Up Facility</i>	§ 790.30	-
2	742.26	<i>Walk-Up Facility</i>	§ 790.140	P
3				
4	742.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m.-2 a.m.; C 2 a.m.-6 a.m.
5				
6	742.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
7				
8	742.31	<i>Business Sign</i>	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
9				
10	742.32	<i>Other Signs</i>	§§ 262, 602-604, 608, 609	P § 607.1(e) (d) (g)
11				
12				

13				
14	<b>No.—</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Judah Street Controls by Story</b>
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17	—		§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
18	742.36	<i>Residential Conversion</i>	§ 317	P	C	-
19						
20	742.37	<i>Residential Demolition</i>	§ 317	P	C	C
21	<i>Retail Sales and Services</i>					
22						
23	742.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	-
24						
25	742.41	<i>Bar</i>	§ 790.22	P	-	-



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742.43	<i>Limited-Restaurant</i>	§ 790.90	P #	-	-
742.44	<i>Restaurant</i>	§ 790.91	P #	-	-
742.45	<i>Liquor Store</i>	§ 790.55	P	-	-
742.46	<i>Movie Theater</i>	§ 790.64	P	-	-
742.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
742.48	<i>Other Entertainment</i>	§ 790.38	P	-	-
742.49	<i>Financial Service</i>	§ 790.110	P	€	-
742.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
742.51	<i>Medical Service</i>	§ 790.114	P	P	-
742.52	<i>Personal Service</i>	§ 790.116	P	P	-
742.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
742.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€	-	-
742.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
742.56	<i>Automobile Parking</i>	§§ 156, 160, 790.8	€	€	€
742.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
742.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-

1	742.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
2	742.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
3	742.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
4	742.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
5	742.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
6	742.64	<i>Mortuary</i>	§ 790.62	-	-	-
7	742.65	<i>Trade Shop</i>	§ 790.124	P #	C #	-
8	742.66	<i>Storage</i>	§ 790.117	-	-	-
9	742.68	<i>Fringe Financial Service</i>	§ 790.111	P #	-	-
10	742.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
11	742.69	<i>Amusement Game Arcade (Mechanical</i>	§ 790.4	-	-	-
12	B	<i>Amusement Devices)</i>				
13	742.69	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
14	€					
15	742.69	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
16	D					
17	<i>Institutions and Non-Retail Sales and Services</i>					
18	742.70	<i>Administrative Service</i>	§ 790.106	-	-	-
19	742.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
20	742.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€

1	742.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
2	742.83	<i>Public Use</i>	§ 790.80	€	€	€
3	742.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P#	-	-
4	<b><i>RESIDENTIAL STANDARDS AND USES</i></b>					
5	742.90	<i>Residential Use</i>	§ 790.88	P	P	P
6	742.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 800-sq.-ft. lot area § 207(e)</i>		
7	742.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 275-sq. ft. lot area § 208</i>		
8	742.92	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 790.88(e)	<i>Density limits per Section 208(a)</i>		
9	742.93	<i>Usable Open Space</i> <i>[Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100-sq. ft. if private, or 133-sq. ft. if common § 135(d)</i>		
10	742.94	<i>Off-Street Parking, Residential</i>	§§ 150, 153- 157, 159-160, 204.5	<i>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</i>		

742.95	Community Residential Parking	§ 790.10	€	€	€
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**SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 741.431 § 741.44	§ 303.1	<i>Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are C.</i>
§ 742.65	§ 303.1	<i>Trade shops are subject to Formula Retail controls.</i>
§ 742.68	§ 790.112	<i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(e)(3).</i>
§ 742.84	§ 790.141 <i>Health Code</i> § 3308	<i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>

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**Table 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Folsom Street Controls</i>
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743.10	<i>Height and Bulk Limit</i>	<del>§§ 102.12, 105, 106, 250-252, 260, 270, 271</del>	<del>65-X to 75-X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1</del>
743.11	<i>Lot Size</i> <i>[Per Development]</i>	<del>§§ 121.1, 790.56</del>	<del>P up to 9,999 sq. ft. C 10,000 sq. ft. &amp; above</del>
743.12	<i>Rear Yard</i>	<del>§§ 130, 134, 136</del>	<del>Required at the second story and above and at all residential levels</del>
743.13a	<del><i>Street Frontage, Above-Grade</i></del> <del><i>Parking Setback and Active Uses</i></del>	<del>§ 145.1</del>	<del>Minimum 25 feet on ground floor, 15 feet on floors above</del>
743.13b	<del><i>Street Frontage, Required Ground</i></del> <del><i>Floor Commercial</i></del>	<del>§ 145.4</del>	<del>None</del>
743.13c	<del><i>Street Frontage, Parking and</i></del> <del><i>Loading access restrictions</i></del>	<del>§ 155(r)</del>	<del>Requirements apply</del>
743.14	<i>Awning</i>	§ 136.1(a)	P
743.15	<i>Canopy</i>	§ 136.1(b)	P
743.16	<i>Marquee</i>	§ 136.1(e)	P
743.17	<i>Streetscape and Pedestrian</i> <i>Improvements</i>	§ 138.1	Required
<b><del>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</del></b>			

1	743.20	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123, 124(a), 124(b)	2.5 to 1
2	743.21	<i>Use Size</i> <i>[Non-Residential]</i>	§§ 121.2, 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above
3	743.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	§§ 150, 151.1, 153- 157, 159-160, 166, 204.5	None required. Limits set forth in Section 151.1
4	743.23	<i>Off-Street Freight Loading</i>	§§ 150, 152-155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.
5	743.24	<i>Outdoor Activity Area</i>	§§ 145.2, 790.70	P at 1st and 2nd Floors if located in front; C if located elsewhere
6	743.25	<i>Drive-Up Facility</i>	§ 790.30	NP
7	743.26	<i>Walk-Up Facility</i>	§§ 145.2(b), 790.140	P
8	743.27	<i>Hours of Operation</i>	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
9	743.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	NP
10	743.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	P

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2	743.32	Other Signs	<del>§§ 262, 602-604,</del> 607.1(c) (d) (g), <del>608, 609</del>	P
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No.	Zoning Category	§ References	Folsom Street Controls by Story		
—		§ 790.118	1st	2nd	3rd+

10	743.37	Residential Conversion	<del>§§ 207.7, 317,</del> 790.84	€	€	-
12	743.38	Residential Demolition	<del>§§ 207.7, 317,</del> 790.86	€	€	€
14	743.39	Residential Division	<del>§§ 207.8, 317</del>	€	€	€

***Retail Sales and Services***

17	743.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	-
19	743.41	Bar	§ 790.22	P	-	-
21	743.43	Limited Restaurant	§ 790.90	P up to 10,000 gsf per lot; NP above	-	-

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743.44	<i>Restaurant</i>	§ 790.91	<i>P up to 10,000 gsf per lot; NP above</i>	-	-
743.45	<i>Liquor Store</i>	§ 790.55	€	-	-
743.46	<i>Movie Theater</i>	§ 790.64	-	-	-
743.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
743.48	<i>Other Entertainment</i>	§ 790.38	-	-	-
743.49	<i>Services, Professional; Services, Financial; Services, Medical</i>	§§ 790.110, 790.114, 790.116	<i>P when primarily open to the general public on a client- oriented basis</i>	-	-
743.50	<i>Limited Financial Service</i>	§ 790.112	-	-	-
743.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€	€	-



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743.55	<i>Tourist Hotel</i>	§ 790.46	<i>P up to 25 rooms per hotel; NP above</i>	<i>P up to 25 rooms per hotel; NP above</i>	<i>P up to 25 rooms per hotel; NP above</i>
743.56	<i>Automobile Parking</i>	§§ 158.1, 160, 166, 790.8, 790.10	-	-	-
743.57	<i>Automotive Gas Station</i>	§ 790.14	-	-	-
743.58	<i>Automotive Service Station</i>	§ 790.17	-	-	-
743.59	<i>Automotive Repair</i>	§ 790.15	<i>C with no ingress/ egress onto alleys, as defined in the Western SoMa Community Plan; containin</i>	-	-

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			<i>§ RED or RED-MX Districts</i>		
743.60	<i>Automotive Wash</i>	<i>§ 790.18</i>	-	-	-
743.61	<i>Automobile Sale or Rental</i>	<i>§ 790.12</i>	-	-	-
743.62	<i>Animal Hospital</i>	<i>§ 790.6</i>	<i>P</i>	-	-
743.62a	<i>Animal Services</i>	<i>§ 224(c)</i>	<i>P for grooming and daycare only. No 24 hour care.</i>	-	-
743.63	<i>Ambulance Service</i>	<i>§ 790.2</i>	-	-	-
743.64	<i>Mortuary</i>	<i>§ 790.62</i>	-	-	-
743.65	<i>Trade Shop</i>	<i>§ 790.124</i>	<i>P</i>	<i>C</i>	-
743.65a	<i>Light Manufacturing</i>	<i>§ 790.54(a)</i>	<i>P</i>	<i>P</i>	-
743.65b	<i>Wholesale Sales</i>	<i>§ 790.54(b)</i>	<i>P</i>	<i>P</i>	-
743.66	<i>Storage</i>	<i>§ 790.117</i>	-	-	-
743.68	<i>Fringe Financial</i>	<i>§ 790.111</i>	-	-	-
743.69e	<i>Neighborhood Agriculture</i>	<i>§ 102.35(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>

1	743.69d	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
2	<i>Institutions and Non-Retail Sales and Services</i>					
3	743.80	Hospital or Medical Center	§ 790.44	-	-	-
4	743.81	Assembly and Social Service	§ 790.50(a)	€	€	-
5	743.82a	Child Care	§§ 790.50(b), 790.51(a)	P	P	-
6	743.82b	Residential Care, Small	§ 790.51(b)	-	€	€
7	743.82e	Religious Facility	§ 790.50(d)	-	-	-
8	743.82d	Elementary School	§ 217(f)	P	P	P
9	743.82e	Secondary School	§ 217(g)	P	P	P
10	743.82f	Postsecondary School	§ 217(h)	NP	NP	NP
11	743.84	Public Use	§ 790.80	€	€	€
12	743.85	Medical Cannabis Dispensary	§ 790.141	-	-	-
13	743.86	Office	§ 790.69	P on first or second floor, but not both		-
14	743.86A	Office uses in Historic Buildings	§§ 703.9, 790.69	P	P	P
15	<b>RESIDENTIAL STANDARDS AND USES</b>					
16	743.90	Residential Use	§§ 145.4, 790.88(a)	P	P	P

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743.90a	<i>SRO Housing</i>	<del>§§ 145.4, 823, 890.88(e)</del>	<i>P</i>	<i>P</i>	<i>P</i>
743.90b	<i>Group Housing</i>	<del>§§ 145.4, 790.88(b)</del>	<i>C, except NP on lots with more than 25 ft of street frontage</i>	<i>C</i>	<i>C</i>
743.90e	<i>Student Housing</i>	<del>§ 102.36</del>	<i>#C in newly constructed buildings; NP otherwise</i>		
743.91	<i>Dwelling Unit Density</i>	<del>§ 207</del>	<i>No density limit § 207(e)</i>		
743.92	<i>Residential Density, Group Housing</i>	<del>§§ 207, 208</del>	<i>No density limit</i>		
743.92b	<i>Residential Density, Homeless Shelters</i>	<del>§§ 102, 207.1, 790.88(e)</del>	<i>Density limits per Section 208(a)</i>		
743.93	<i>Usable Open Space [Per Residential Unit]</i>	<del>§§ 135, 136</del>	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) —</i>		

1			<i>None required.</i>		
2			<i>P up to 0.5 parking spaces</i>		
3	743.94	<i>Off-Street Parking, Residential</i>	§§ 145.1, 150,	<i>per unit;</i>	
4			151.1, 153-157, 159-	<i>C up to 0.75 parking spaces</i>	
5			160, 166, 167, 204.5	<i>per unit –</i>	
6					
7	743.95	<i>Community Residential Parking</i>	§§ 145.1, 151.1(f),	NP	-
8			155(r), 166, 790.10		-

**SPECIFIC PROVISIONS FOR FOLSOM STREET NCT DISTRICTS**

<i>Article Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
11		
12		
13		
14	§ 743.90e	<i>Existing buildings may not be converted to Student Housing. Student Housing may only be approved in newly constructed buildings through a conditional use authorization pursuant to Section 303.</i>
15	§ 102.36	
16		
17		

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**Table 744. REGIONAL COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Regional Commercial Controls</i>
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**BUILDING STANDARDS**

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744.10	<i>Height and Bulk Limit</i>	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	55-X, 65-X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1
744.11	<i>Lot Size</i> [Per Development]	§§ 121.1, 790.56	P up to 10,000 sq. ft. C above 10,000 sq. ft.
744.12	<i>Rear Yard</i>	§§ 130, 134, 136	Required at the second story and above and at all residential levels
744.13a	<i>Street Frontage, Above- Grade Parking Setback and Active Uses</i>	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
744.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	Requirements apply
744.13c	<i>Street Frontage, Parking and Loading access restrictions</i>	§ 155(r)	Requirements apply
744.14	<i>Awning</i>	§ 136.1(a)	P
744.15	<i>Canopy</i>	§ 136.1(b)	P
744.16	<i>Marquee</i>	§ 136.1(e)	P

1		<i>Streetscape and</i>		
2	744.17	<i>Pedestrian</i>	§ 138.1	<i>Required</i>
3		<i>Improvements</i>		
4	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
5				
6	744.20	<i>Floor Area Ratio</i>	<del>§§ 102.9, 102.11, 123,</del> 124	<i>2.5 to 1</i>
7				
8	744.21	<i>Use Size</i> <i>[Non-Residential]</i>	<del>§§ 121.2, 790.130</del>	<i>P up to 10,000 sq. ft.;</i> <i>C above;</i> <i>NP above 25,000 sq. ft. except for</i> <i>Elementary and Secondary Schools</i> <i>as defined in Planning Code</i> <i>Section 217(f) and (g) and Child</i> <i>Care as defined in Planning Code</i> <i>Sections 790.50(b) and 790.51(a)</i>
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16	744.22	<i>Off-Street Parking,</i> <i>Commercial/Institutional</i>	<del>§§ 150, 151.1, 153-157,</del> 159-160, 166, 204.5	<i>None required. Limits set forth in</i> <i>Section 151.1</i>
17				
18				
19	744.23	<i>Off-Street Freight</i> <i>Loading</i>	<del>§§ 150, 152-155, 161(b),</del> 204.5	<i>Generally, none required if gross</i> <i>floor area is less than 10,000 sq. ft.</i>
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22	744.24	<i>Outdoor Activity Area</i>	<del>§§ 145.2, 790.70</del>	<i>P at 1st and 2nd Floors if located</i> <i>in front;</i> <i>C if located elsewhere</i>
23				
24	744.25	<i>Drive-Up Facility</i>	§ 790.30	<i>NP</i>
25				

1	744.26	Walk-Up Facility	§§ 145.2(b), 790.140	P
2	744.27	Hours of Operation	§ 790.48	P 6 a.m.-2 a.m.; C 2 a.m.-6 a.m.
3	744.30	General Advertising Sign	§§ 262, 602-604, 608, 609	NP
4	744.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 609	P
5	744.32	Other Signs	§§ 262, 602-604, 607.1(e) (d) (g), 608, 609	P

No.	Zoning Category	§ References	Regional Commercial Controls by Story		
—		§ 790.118	1st	2nd	3rd+

744.37	Residential Conversion	§§ 207.7, 317, 790.84	€	€	-
744.38	Residential Demolition	§§ 207.7, 317, 790.86	€	€	€
744.39	Residential Division	§§ 207.8, 317	€	€	€



***Retail Sales and Services***

744.40	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 790.102	P	P	-
744.41	<i>Bar</i>	§ 790.22	P	-	-
744.43	<i>Limited Restaurant</i>	§ 790.90	P up to 10,00 0 gsf per lot; NP above	-	-
744.44	<i>Restaurant</i>	§ 790.91	P up to 10,00 0 gsf per lot; NP above	-	-
744.45	<i>Liquor Store</i>	§ 790.55	C	-	-
744.46	<i>Movie Theater</i>	§ 790.64	-	-	-

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744.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
744.48	<i>Other Entertainment</i>	§ 790.38	-	-	-
744.49	<i>Services, Professional; Services, Financial; Services, Medical</i>	§§ 790.110, 790.114, 790.116	<i>P when prima rily open to the gener al public on a client- orient ed basis</i>	-	-
744.50	<i>Limited Financial Service</i>	§ 790.112	-	-	-
744.54	<i>Massage Establishment</i>	§ 790.60, §§ 29.1-29.32 <i>Health Code</i>	€	€	-
744.55	<i>Tourist Hotel</i>	§ 790.46	-	-	-

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744.56	<i>Automobile Parking</i>	<del>§§ 158.1, 160,</del> <del>166, 790.8,</del> 790.10	<del>C;</del> <del>subjee</del> <del>t to</del> <del>eriteri</del> <del>a of</del> <del>See.</del> <del>158.1</del>	-	-
744.57	<i>Automotive Gas Station</i>	§ 790.14	-	-	-
744.58	<i>Automotive Service Station</i>	§ 790.17	-	-	-
744.59	<i>Automotive Repair</i>	§ 790.15	<del>C with</del> <del>no</del> <del>ingres</del> <del>s/</del> <del>egress</del> <del>onto</del> <del>alleys,</del> <del>as</del> <del>define</del> <del>d in</del> <del>the</del> <del>Weste</del> <del>rn</del> <del>SoMa</del> <del>Com-</del>	-	-

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744.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
744.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
744.62	<i>Animal Hospital</i>	§ 790.6	-	-	-
744.62a	<i>Animal Services</i>	§ 224(e)	<i>P for groom ing and dayca re only. No 24</i>	-	-

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			<i>hour</i>		
			<i>care.</i>		
744.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
744.64	<i>Mortuary</i>	§ 790.62	-	-	-
744.65	<i>Trade Shop</i>	§ 790.124	P	€	-
744.65a	<i>Light Manufacturing</i>	§ 790.54(a)	P	P	-
744.65b	<i>Wholesale Sales</i>	§ 790.54(b)	P	P	-
744.66	<i>Storage</i>	§ 790.117	-	-	-
744.67	<i>Commercial Storage</i>	§ 890.54(e)	P	€	-
744.68	<i>Fringe Financial</i>	§ 790.111	-	-	-
744.69e	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
744.69d	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
<i>Institutions and Non-Retail Sales and Services</i>					
744.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
744.81	<i>Assembly and Social Service</i>	§ 790.50(a)	€	€	€
744.82a	<i>Child Care</i>	§§ 790.50(b), 790.51(a)	<i>P for 12 children or fewer.</i>		-

			<i>€ for 13 children or more.</i>		
744.82b	<i>Residential Care, Small</i>	§ 790.51(b)	-	€	€
744.82e	<i>Religious Facility</i>	§ 790.50(d)	-	-	-
744.82d	<i>Elementary School</i>	§ 217(f)	P	P	P
744.82e	<i>Secondary School</i>	§ 217(g)	P	P	P
744.82f	<i>Postsecondary School</i>	§ 217(h)	NP	NP	NP
744.84	<i>Public Use</i>	§ 790.80	P	P	P
744.85	<i>Medical Cannabis Dispensary</i>	§ 790.141	-	-	-
744.86a	<i>Office</i>	§ 790.69	<i>P on first or second floor, but not both</i>		
744.86b	<i>Office uses in Historic Buildings</i>	§§ 703.9, 790.69	P	P	P
<b>RESIDENTIAL STANDARDS AND USES</b>					
744.90	<i>Residential Use</i>	§§ 145.4, 790.88(a)	P	P	P
744.90a	<i>SRO Housing</i>	§§ 145.4, 823, 890.88(e)		P	P
744.90b	<i>Group Housing</i>	§§ 145.4, 790.88(b)	€, except	€	€

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			<i>NP on lots with more than 25 ft of street frontage</i>		
<i>744.90e</i>	<i>Student Housing</i>	<i>§§ 145.4, 401</i>		-	-
<i>744.91</i>	<i>Dwelling Unit Density</i>	<i>§ 207</i>	<i>No density limit</i>		
			<i>§ 207(e)</i>		
<i>744.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207, 208</i>	<i>No density limit</i>		
<i>744.93</i>	<i>Usable Open Space [Per Residential Unit]</i>	<i>§§ 135, 136</i>	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common</i>		
<i>744.94</i>	<i>Off-Street Parking, Residential</i>	<i>§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5</i>	<i>None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit</i>		

1			€;		
2			subject		
3		§§ 145.1,	to		
4	744.95	Community Residential Parking	151.1(f), 155(r),	criteria	-
5			158.1, 166,	a of	
6			790.10	See	
7			158.1		

\* \* \* \*

**Table 745. EXCELSIOR OUTER MISSION STREET**

**NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Excelsior Outer Mission Street Controls
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**BUILDING STANDARDS**

17			Generally 40-X; see Zoning Map.
18			Height Sculpting on Alleys; §
19		§§ 102.12, 105, 106,	261.1
20	745.10	Height and Bulk Limit	Additional 5 feet in height
21		250-252, 260, 261.1,	allowed for Ground Floor Active
22		263.20, 270, 271	Uses in 40-X and 50-X height
23			districts; § 263.20
24	745.11	Lot Size	P up to 9,999 sq. ft.;
25		{Per Development}	€ 10,000 sq. ft. & above



1	745.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above: § 134(a)(1)(C)
2				
3	745.13a	Street Frontage	§ 145.1	Required
4				
5	745.13b	Street Frontage, Ground Floor Commercial	§ 145.4	Required
6				
7	745.14	Awning	§ 136.1(a)	P
8	745.15	Canopy	§ 136.1(b)	P
9				
10	745.16	Marquee	§ 136.1(c)	P
11				
12	745.17	Streetscape and Pedestrian Improvements	§ 138.1	Required
13	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
14				
15	745.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
16				
17	745.21	Use Size [Non-Residential]	§§ 121.2, 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above
18				
19	745.22	Off-Street Parking, Commercial/Institutional	§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1.
20				
21				
22	745.23	Off-Street Freight Loading	§§ 150, 153-155, 161(b), 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.
23				
24				
25				

1	745.24	<i>Outdoor Activity Area</i>	§§ 145.2, 790.70	<i>P if located in front;</i> <i>C if located elsewhere</i>
2				
3	745.25	<i>Drive-Up Facility</i>	§ 790.30	-
4				
5	745.26	<i>Walk-Up Facility</i>	§§ 145.2(b), 790.140	<i>P</i>
6				
7	745.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m.</i> <i>C 2 a.m. – 6 a.m.</i>
8				
9	745.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	-
10				
11	745.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(3), 608, 609	<i>P</i>
12				
13	745.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(e) (d) (g), 608, 609	<i>P</i>
14				
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17				
18	<i>No. —</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Excelsior Outer Mission Street Controls by Story</i>
19				
20				
21				

22			§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
23						
24	745.38	<i>Residential Conversion</i>	§§ 317, 790.84	<i>C</i>	<i>C</i>	<i>C</i>
25						

1	745.39	Residential Demolition	§§ 317, 790.86	C	C	C
2	<b>Retail Sales and Services</b>					
3		<i>Other Retail Sales and Services</i>				
4	745.40	[Not Listed Below]	§ 790.102	P #	P #	P #
5						
6	745.41	Bar	§ 790.22	P	P	-
7	745.43	Limited Restaurant	§ 790.90	P	P	-
8	745.44	Restaurant	§ 790.91	P	P	-
9	745.45	Liquor Store	§ 790.55	NP #	-	-
10	745.46	Movie Theater	§ 790.64	P	P	-
11	745.47	Adult Entertainment	§ 790.36	C	C	-
12	745.48	Other Entertainment	§ 790.38	P	P	-
13	745.49	Financial Service	§ 790.110	P	P	-
14	745.50	Limited Financial Service	§ 790.112	P	P	-
15	745.51	Medical Service	§ 790.114	P	P	P
16	745.52	Personal Service	§ 790.116	P	P	P
17	745.53	Business or Professional Service	§ 790.108	P	P	P
18						
19	745.54	Massage Establishment	§ 790.60, §§ 29.1-29.32 Health Code	C	C	-
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745.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
745.56	<i>Automobile Parking</i>	§§ 156, 158.1, 160, 790.8	€	-	-
745.57	<i>Automobile Gas Station</i>	§ 790.14	€	-	-
745.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
745.59	<i>Automotive Repair</i>	§ 790.15	€	€	-
745.60	<i>Automotive Wash</i>	§ 790.18	€	-	-
745.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
745.62	<i>Animal Hospital</i>	§ 790.6	€	€	-
745.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
745.64	<i>Mortuary</i>	§ 790.62	€	€	€
745.65	<i>Trade Shop</i>	§ 790.124	P	P	P
745.66	<i>Storage</i>	§ 790.117	€	€	€
745.68	<i>Fringe Financial Services</i>	§ 790.111	#	-	-
745.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
745.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
745.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
745.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€

***Institutions and Non-Retail Sales and Services***

745.70	<i>Administrative Service</i>	§ 790.106	C	C	C
745.80	<i>Hospital or Medical Center</i>	§ 790.44	C	C	C
745.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
745.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
745.83	<i>Public Use</i>	§ 790.80	C	C	C
745.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P#	P#	P#

***RESIDENTIAL STANDARDS AND USES***

745.90	<i>Residential Use</i>	§ 790.88	<i>P, except C for frontages listed in 145.1(d)</i>	P	P
745.91	<i>Dwelling Unit Density</i>	§ 207	<i>Generally, up to 1 unit per 600 sq. ft. lot area § 207(e)</i>		
745.92	<i>Residential Density, Group Housing</i>	§§ 207, 208	<i>Generally, up to 1 bedroom per 210 sq. ft. lot area</i>		

1 2 3 4	745.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
5 6 7 8	745.94	Off-Street Parking, Residential	§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5	P up to one car for each unit; NP above		
9 10 11	745.95	Community Residential Parking	§§ 145.1, 166, 790.10	€	-	-

**SPECIFIC PROVISIONS FOR THE EXCELSIOR OUTER MISSION STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT**

15 16 17	Article 7 Code Section	Other Code Section	Zoning Controls
18 19 20 21 22 23 24 25	§ 745.40 § 745.45	§ 790.55 § 790.102 (a), (b)	<p><b>OFF-SALE LIQUOR ESTABLISHMENTS</b></p> <p><b>Boundaries:</b> Excelsior Outer Mission Street Neighborhood Commercial District.</p> <p><b>Controls:</b></p> <p>(a) <del>New Liquor Store uses with Type 20 or Type 21 ABC licenses are not permitted in the district; provided, however, that any use within the District with an existing Type 20 or Type 21</del></p>

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		<p><i>ABC license may obtain a new license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or reconstruction.</i></p> <p><i>—(b) Liquor Store uses may relocate within the district with conditional use authorization.</i></p> <p><i>—(c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the following good neighbor policies:</i></p> <p><i>—(1) Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;</i></p> <p><i>—(2) Advertisements in windows and clear doors are not permitted, and no more than 25 percent of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.</i></p>
§ 745.68	§ 249.35	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><b><i>Boundaries:</i></b> <i>The FFSRUD and its 1/4 mile buffer includes, but is</i></p>

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		<p><i>not limited to, properties within the Excelsior Outer Mission Street Neighborhood Commercial District.</i></p> <p><b>Controls:</b> <i>Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Section 249.35(c)(3).</i></p>
<p>§ 745.84</p> <p>§ 790.141</p>	<p><i>Health Code</i></p> <p>§ 3308</p>	<p><b>MEDICAL CANNABIS DISPENSARIES</b></p> <p><b>Boundaries:</b> <i>Excelsior Outer Mission Street Neighborhood Commercial District.</i></p> <p><b>Controls:</b></p> <p><del>—(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a conditional use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD and will supersede the condition use requirement contained in this Section 745.</del></p> <p><del>—(b) In addition to the requirements of Planning Code Section 303, the Planning Commission shall approve the application and authorize the conditional use if the facts presented are such to establish that:</del></p> <p><del>—(1) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,</del></p>



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		<p><del>—(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients,</del></p> <p><del>—(3) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in the operation of their business and designating a community liaison to deal effectively with current and future neighborhood concerns.</del></p> <p><del>—(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.</del></p> <p><del>—(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.</del></p> <p><del>—(e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be accessible to persons with disabilities as required under the California Building Code.</del></p>
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***Table 746. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
ZONING CONTROL TABLE***

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Divisadero Street Transit Controls</i>
<b><i>BUILDING STANDARDS</i></b>			

1			<i>Generally, 65-X, and 40-X south of</i>
2			<i>Oak Street; see Zoning Map.</i>
3			<i>Height Sculpting on Alleys; § 261.1.</i>
4	746.10	<i>Height and Bulk Limit</i>	<i>Additional 5 feet in height allowed for parcels in the 40-X and 50-X height district with active uses; see § 263.20</i>
5			
6			
7			
8	746.11	<i>Lot Size [Per Development]</i>	<i>P up to 9,999 sq. ft.;</i> <i>C 10,000 sq. ft. &amp; above</i>
9			
10			
11	746.12	<i>Rear Yard</i>	<i>Required at the second story and above and at all residential levels</i> <i>§ 134(a) and (e)</i>
12			
13	746.13	<i>Street Frontage</i>	<i>Required</i>
14			
15			
16	746.13a	<i>Street Frontage, Above-Grade Parking Setback and Active Uses</i>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
17			
18			
19			
20	746.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<i>Required along Divisadero Street between Haight and O'Farrell Streets</i>
21			
22	746.14	<i>Awning</i>	<i>P</i>
23	746.15	<i>Canopy</i>	<i>P</i>
24			
25	746.16	<i>Marquee</i>	<i>P</i>

1		<i>Streetscape and</i>		
2	746.17	<i>Pedestrian</i>	<del>§ 138.1</del>	<i>Required</i>
3		<i>Improvements</i>		
4	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
5				
6	746.20	<i>Floor Area Ratio</i>	<del>§§ 102.9, 102.11, 123</del>	<i>2.5 to 1</i>
7				<i>§ 124(a) and (b)</i>
8	746.21	<i>Use Size</i>	<del>§§ 121.2, 790.130</del>	<i>P up to 3,999 sq. ft.;</i>
9		<i>[Non-Residential]</i>		<i>C 4,000 sq. ft. &amp; above</i>
10				
11	746.22	<i>Off-Street Parking,</i>	<del>§§ 145.1, 150, 151.1,</del>	<i>None required. Maximum permitted</i>
12		<i>Non-residential</i>	<del>153-157, 159-160, 204.5</del>	<i>as set forth in Section 151.1</i>
13	746.23	<i>Off-Street Freight</i>	<del>§§ 150, 152, 153-155,</del>	<i>Generally, none required if gross</i>
14		<i>Loading</i>	<del>161(b), 204.5</del>	<i>floor area is less than 10,000 sq. ft.</i>
15	746.24	<i>Outdoor Activity</i>	<del>§§ 145.2(a), 790.70</del>	<i>P if located in front;</i>
16		<i>Area</i>		<i>C if located elsewhere</i>
17	746.25	<i>Drive-Up Facility</i>	<del>§ 790.30</del>	-
18				
19	746.26	<i>Walk-Up Facility</i>	<del>§§ 145.2(b), 790.140</del>	<i>P if recessed 3 ft.;</i>
20				<i>C if not recessed</i>
21	746.27	<i>Hours of Operation</i>	<del>§ 790.48</del>	<i>P 6 a.m. – 2 a.m.</i>
22				<i>C 2 a.m. – 6 a.m.</i>
23	746.30	<i>General Advertising</i>	<del>§§ 262, 602-604, 608,</del>	-
24		<i>Sign</i>	<del>609</del>	
25				

1 2 3 4 5 6	746.31	Business Sign	§§ 262, 602-604, 607.1(f)(2), 608, 609	P
746.32	Other Signs	§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609	P	

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

746.36	Residential Conversion	§ 317	P	€	-
746.37	Residential Demolition	§ 317	P	€	€
746.38	Residential Division	§ 207.8	P	P	P
746.39	Residential Merger	§ 317	€	€	€

**Retail Sales and Services**

746.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P#	P#	-
746.41	Bar	§ 790.22	P	P#	-
746.43	Limited Restaurant	§ 790.90	P	P#	-
746.44	Restaurant	§ 790.91	P	P#	-

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746.45	<i>Liquor Store</i>	§ 790.55	NP #	-	-
746.46	<i>Movie Theater</i>	§ 790.64	P	P#	-
746.47	<i>Adult Entertainment</i>	§ 790.36	-	-	-
746.48	<i>Other Entertainment</i>	§ 790.38	P	P#	-
746.49	<i>Financial Service</i>	§ 790.110	€	-	-
746.50	<i>Limited Financial Service</i>	§ 790.112	P	-	-
746.51	<i>Medical Service</i>	§ 790.114	P	P	-
746.52	<i>Personal Service</i>	§ 790.116	P	P	-
746.53	<i>Business or Professional Service</i>	§ 790.108	P	P	-
746.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.32 Health Code	€	-	-
746.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
746.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	€	-	-
746.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
746.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
746.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
746.60	<i>Automotive Wash</i>	§ 790.18	-	-	-

1	746.61	<i>Automobile Sale or Rental</i>	§ 790.12	-	-	-
2	746.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
3	746.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
4	746.64	<i>Mortuary</i>	§ 790.62	-	-	-
5	746.65	<i>Trade Shop</i>	§ 790.124	P	P#	-
6	746.66	<i>Storage</i>	§ 790.117	-	-	-
7	746.68	<i>Fringe Financial Services</i>	§ 790.111	NP	-	-
8				#	-	-
9	746.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
10	746.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
11	746.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
12	746.69D	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
13	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
14	746.70	<i>Administrative Service</i>	§ 790.106	-	-	-
15	746.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
16	746.81	<i>Other Institutions, Large</i>	§ 790.50	P	€	€
17	746.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
18	746.83	<i>Public Use</i>	§ 790.80	€	€	€

1	746.84	<i>Medical Cannabis Dispensary</i>	§ 790.141	P #	-	-
2	746.85	<i>Philanthropic Administrative Service</i>	§ 790.107	-	P #	-

3  
4 **RESIDENTIAL STANDARDS AND USES**

5	746.90	<i>Residential Use</i>	§ 790.88	P	P	P
6	746.91	<i>Residential Density, Dwelling Units</i>	§§ 207, 207.1, 207.4, 790.88(a)	<p>7 <i>No residential</i> 8 <i>density limit by lot</i> 9 <i>area. Density</i> 10 <i>restricted by</i> 11 <i>physical envelope</i> 12 <i>controls of height,</i> 13 <i>bulk, setbacks,</i> 14 <i>open space,</i> 15 <i>exposure, required</i> 16 <i>dwelling unit mix,</i> 17 <i>and other</i> 18 <i>applicable controls</i> 19 <i>of this and other</i> 20 <i>Codes, as well as</i> 21 <i>by applicable</i> 22 <i>design guidelines,</i> 23 <i>applicable elements</i> 24 <i>and area plans of</i> 25 <i>the General Plan,</i></p>		

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			<i>and design review by the Planning Department. § 207.4, 207.6</i>
<i>746.92</i>	<i>Residential Density, Group Housing</i>	<i>§§ 207.1, 208, 790.88(b)</i>	<i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning</i>



			<i>Department.</i>		
			§ 208		
746.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</i>		
746.94	<i>Off-Street Parking, Residential</i>	§§ 150, 151.1, 153-157, 159- 160	<i>None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above</i>		
746.95	<i>Community Residential Parking</i>	§ 790.10	C	-	-

***SPECIFIC PROVISIONS FOR THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 746.41 § 746.43 § 746.44	-	<i>A Bar, Restaurant, Limited Restaurant, Movie Theater, Other Entertainment, Trade Shop, or Philanthropic Administrative Service use is permitted on the Second Story of existing buildings which have had no immediately prior second-story Residential Use.</i>

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<p><del>§ 746.46</del> <del>§ 746.48</del> <del>§ 746.65</del> <del>§ 746.85</del></p>		
<p>§ 746.40 § 746.45</p>		<p><del>—(a) Liquor Stores are not permitted within the Divisadero Street NCD. Liquor Store uses which become inactive for more than 180 days may not be reestablished. A lawfully existing Liquor Store may relocate within the district with Conditional Use authorization;</del></p> <p><del>—(b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following Good Neighbor requirements:</del></p> <p><del>—(1) The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. In addition the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of litter associated with the business during business hours in accordance with Article 1 Section 34 of the San Francisco Police Code.</del></p> <p><del>— For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.</del></p> <p><del>—(2) The business operator shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.</del></p> <p><del>—(3) No more than one-third of the square footage of the windows and</del></p>

		<p><del>clear doors of the business shall bear advertising or signage of any sort and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises including the area in which the cash registers are maintained from the exterior public sidewalk or entrance to the premises.</del></p>
<p>§ 746.68</p>	<p>§ 249.35</p>	<p><del>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</del></p> <p><del><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Divisadero Street NCD.</del></p> <p><del><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Section 249.35(e)(3).</del></p>
<p>§ 746.84</p>	<p>§ 790.141 Health Code § 3308</p>	<p><del>Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</del></p>

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

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Fillmore Street Transit Controls</i>
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**BUILDING STANDARDS**

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747.10	<i>Height and Bulk Limit</i>	<del>§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271</del>	<i>Generally, 65-X, and 40-X south of Oak Street; see Zoning Map. Height Sculpting on Alleys; § 261.1. Additional 5 feet in height allowed for parcels in the 40-X and 50-X height district with active uses; see § 263.20</i>
747.11	<i>Lot Size [Per Development]</i>	<del>§§ 121.1, 790.56</del>	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. &amp; above</i>
747.12	<i>Rear Yard</i>	<del>§§ 130, 134, 136</del>	<i>Required at residential levels § 134(a) and (e)</i>
747.13	<i>Street Frontage</i>	<del>§ 145.1</del>	<i>Required</i>
747.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	<del>§ 145.1</del>	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
747.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	<del>§ 145.4</del>	<i>Required along Fillmore Street from Bush Street to McAllister Street</i>
747.14	<i>Awning</i>	<del>§ 136.1(a)</del>	<i>P</i>
747.15	<i>Canopy</i>	<del>§ 136.1(b)</del>	<i>P</i>
747.16	<i>Marquee</i>	<del>§ 136.1(e)</del>	<i>P</i>

1	747.17	<i>Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	<i>Required</i>
2	<b><i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</i></b>			
3	747.20	<i>Floor Area Ratio</i>	<i>§§ 102.9, 102.11, 123</i>	<i>3.6 to 1 § 124(a) and (b)</i>
4	747.21	<i>Use Size [Non-Residential]</i>	<i>§§ 121.2, 790.130</i>	<i>P up to 5,999 sq. ft.; C 6,000 sq. ft. &amp; above</i>
5	747.22	<i>Off-Street Parking, Non- residential</i>	<i>§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5</i>	<i>None required. Maximum permitted as set forth in Section 151.1</i>
6	747.23	<i>Off-Street Freight Loading</i>	<i>§§ 150, 152, 153-155, 161(b), 204.5</i>	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
7	747.24	<i>Outdoor Activity Area</i>	<i>§§ 145.2(a), 790.70</i>	<i>P if located in front; C if located elsewhere</i>
8	747.25	<i>Drive-Up Facility</i>	<i>§ 790.30</i>	-
9	747.26	<i>Walk-Up Facility</i>	<i>§§ 145.2(b), 790.140</i>	<i>P if recessed 3 ft.; C if not recessed</i>
10	747.27	<i>Hours of Operation</i>	<i>§ 790.48</i>	<i>No limit</i>
11	747.30	<i>General Advertising Sign</i>	<i>§§ 262, 602-604, 608, 609</i>	-
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1	747.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	P
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3	747.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(e), (d), and (g), 608, 609	P
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7				<i>Fillmore Street</i>		
8	<i>No.—</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Transit</i>		
9				<i>Controls by Story</i>		
10						
11	—	-	§ 790.118	<i>1st</i>	<i>2nd</i>	<i>3rd+</i>
12						

13	747.36	<i>Residential Conversion</i>	§ 317	P	NP	NP
14						
15	747.37	<i>Residential Demolition</i>	§ 317	P	€	€
16						
17	747.38	<i>Residential Division</i>	§ 207.8	P	P	P
18						
19	747.39	<i>Residential Merger</i>	§ 317	€	€	€

***Retail Sales and Services***

20	747.40	<i>Other Retail Sales and Services</i> <i>[Not Listed Below]</i>	§ 790.102	P	P	P
21						
22	747.41	<i>Bar</i>	§ 790.22	P	P	-
23						
24	747.43	<i>Limited Restaurant</i>	§ 790.90	P	P	-
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	747.44	<i>Restaurant</i>	§ 790.91	P	P	-

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747.45	<i>Liquor Store</i>	§ 790.55	-	-	-
747.46	<i>Movie Theater</i>	§ 790.64	P	P	-
747.47	<i>Adult Entertainment</i>	§ 790.36	€	€	-
747.48	<i>Other Entertainment</i>	§ 790.38	P	P	-
747.49	<i>Financial Service</i>	§ 790.110	P	P	-
747.50	<i>Limited Financial Service</i>	§ 790.112	P	P	-
747.51	<i>Medical Service</i>	§ 790.114	P	P	P
747.52	<i>Personal Service</i>	§ 790.116	P	P	-
747.53	<i>Business or Professional Service</i>	§ 790.108	P	P	P
747.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.32 Health Code	€	€	-
747.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
747.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	€	-	-
747.57	<i>Automotive Gas Station</i>	§ 790.14	€	-	-
747.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
747.59	<i>Automotive Repair</i>	§ 790.15	€	€	-
747.60	<i>Automotive Wash</i>	§ 790.18	€	-	-

1	747.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-
2	747.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
3	747.63	<i>Ambulance Service</i>	§ 790.2	€	-	-
4	747.64	<i>Mortuary</i>	§ 790.62	€	€	€
5	747.65	<i>Trade Shop</i>	§ 790.124	P	€	€
6	747.66	<i>Storage</i>	§ 790.117	€	€	€
7	747.68	<i>Fringe Financial Services</i>	§ 790.111	NP #	-	-
8	747.69	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
9	747.69B	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	€	-	-
10	747.69C	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
11	747.69D	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
12	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
13	747.70	<i>Administrative Service</i>	§ 790.106	€	€	€
14	747.80	<i>Hospital or Medical Center</i>	§ 790.44	€	€	€
15	747.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
16	747.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
17	747.83	<i>Public Use</i>	§ 790.80	€	€	€



1	747.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
2	747.85	Philanthropic Administrative Service	§ 790.107	-	P	-

***RESIDENTIAL STANDARDS AND USES***

6	747.90	Residential Use	§ 790.88	P	P	P
7	747.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	<p><i>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i></p> <p>§ 207.4, 207.6</p>		
22	747.92	Residential Density, Group Housing	§§ 207.1, 208, 790.88(b)	<p><i>No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open</i></p>		

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			<i>space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.</i> § 208		
747.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	<i>Generally, either 80 sq. ft. if private, or 100 sq. ft. if common</i> § 135(d)		
747.94	Off-Street Parking- Residential	§§ 150, 151.1, 153-157, 159-160	<i>None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above</i>		
747.95	Community Residential Parking	§ 790.10	€	€	€

<b><i>SPECIFIC PROVISIONS FOR THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT</i></b>		
<i>Article 7</i>  <i>Code</i>  <i>Section</i>	<i>Other</i>  <i>Code</i>  <i>Section</i>	<b><i>Zoning Controls</i></b>

<p>1 2 3 4 5 6 7 8</p> <p><del>§ 747.68</del></p>	<p><del>§ 249.35</del></p>	<p><i>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</i></p> <p><i><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore Street NCD.</i></p> <p><i><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</i></p>
<p>9 10 11 12 13</p> <p><del>§ 747.84</del></p>	<p><del>§ 790.141</del></p> <p><i>Health Code</i></p> <p><del>§ 3308</del></p>	<p><i>Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i></p>

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**Table 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

<i>No.</i>	<i>Zoning Category</i>	<i>§ References</i>	<i>Japantown Controls</i>
<b>BUILDING STANDARDS</b>			
748.10	<i>Height and Bulk Limit</i>	§§ 102, 105, 106, 250-252, 260, 261.1,	<i>Generally 50-X, and 65-A along Fillmore Street. In the 50-X height district, an</i>

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		261.3, 263.20, 270, 271	<i>additional five feet height allowed for the ground floor for active uses (as defined in 145.1(b)). Upper story setback of one foot for every foot above 35 feet in height from the front property line required along Buchanan Street between Post and Sutter. See Zoning Map.</i>
748.11	<i>Lot Size [Per Development]</i>	§§ 121.1, 790.56	<i>P up to 9,999 sq. ft.; C 10,000 sq. ft. and above</i>
748.12	<i>Rear Yard</i>	§§ 130, 134, 136	<i>Required at residential levels § 134(a) and (e)</i>
748.13	<i>Street Frontage</i>	§ 145.1	<i>Required</i>

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748.13a	<i>Street Frontage, Above Grade Parking Setback and Active Uses</i>	§ 145.1	<i>Minimum 25 feet on ground floor, 15 feet on floors above</i>
748.13b	<i>Street Frontage, Required Ground Floor Commercial</i>	§ 145.4	<i>Requirements apply to Buchanan Street between Post Street and Sutter Street and Post Street between Fillmore Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.</i>
748.13e	<i>Street Frontage, Parking and Loading Access Restrictions</i>	§ 155(r)	<i>Restrictions apply to the north side of Post Street from Webster Street to Laguna Street; the south side of Post Street from Fillmore Street to Webster Street; and Buchanan Street</i>

			<i>from Post Street to Sutter Street.</i>
748.14	<i>Awning</i>	§§ 102, 136.1(a)	<i>P</i>
748.15	<i>Canopy</i>	§§ 102, 136.1(b)	<i>P</i>
748.16	<i>Marquee</i>	§§ 102, 136.1(e)	<i>P</i>
748.17	<i>Streetscape and Pedestrian Improvements</i>	§ 138.1	<i>Required</i>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
748.20	<i>Floor Area Ratio</i>	§§ 102, 123	<i>3.6 to 1</i> <i>§ 124(a) and (b)</i>
748.21	<i>Use Size</i> <i>[Non-Residential]</i>	§§ 121.2, 790.130	<i>P up to 2,499 sq. ft.;</i> <i>C 2,500 sq. ft. &amp;</i> <i>above</i>
748.22	<i>Off Street Parking, Non-residential</i>	§§ 145.1, 150, 151.1, 153-157, 159-160, 161(g), 204.5	<i>None required.</i> <i>Maximum permitted</i> <i>as set forth in</i> <i>Section 151.1</i>

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748.23	<i>Off-Street Freight Loading</i>	§§ 150, 152, 153- 155, 161(b), 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft.</i>
748.24	<i>Outdoor Activity Area</i>	§§ 145.2(a), 790.70	<i>P if located in front; C if located elsewhere</i>
748.25	<i>Drive-Up Facility</i>	§ 790.30	<i>NP</i>
748.26	<i>Walk-Up Facility</i>	§ 790.140	<i>P</i>
748.27	<i>Hours of Operation</i>	§ 790.48	<i>P 6 a.m. – 2 a.m. C 2 a.m. – 6 a.m.</i>
748.30	<i>General Advertising Sign</i>	§§ 262, 602-604, 608, 609	<i>NP</i>
748.31	<i>Business Sign</i>	§§ 262, 602-604, 607.1(f)(2), 608, 609	<i>P #</i>
748.32	<i>Other Signs</i>	§§ 262, 602-604, 607.1(e),	<i>P</i>

			(d), and (g), 608, 609		
No.	Zoning Category	§ References	Japantown Controls by Story		
—		§ 790.118	1st	2nd	3rd+
748.38	Residential Conversion	§ 317	P	€	€
748.39	Residential Demolition	§ 317	P	€	€
<b>Retail Sales and Services</b>					
748.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	€
748.41	Bar	§ 790.22	P#	€#	€ #
748.43	Limited Restaurant	§ 790.90	P#	P#	€ #
748.44	Restaurant	§ 790.91	P#	P#	€ #
748.45	Liquor Store	§ 790.55	P	€	-
748.46	Movie Theater	§ 790.64	P	P	P
748.47	Adult Entertainment	§ 790.36	-	-	-



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748.48	<i>Other Entertainment</i>	§ 790.38	P #	P #	€ #
748.49	<i>Financial Service</i>	§ 790.110	P #	€ #	€ #
748.50	<i>Limited Financial Service</i>	§ 790.112	€	P	P
748.51	<i>Medical Service</i>	§ 790.114	€	P	P
748.52	<i>Personal Service</i>	§ 790.116	P	P	€
748.53	<i>Business or Professional Service</i>	§ 790.108	€	P	P
748.54	<i>Massage Establishment</i>	§ 790.60 §§ 29.1-29.33 Health Code	€	€	€
748.55	<i>Tourist Hotel</i>	§ 790.46	€	€	€
748.56	<i>Automobile Parking</i>	§§ 145.1, 156, 160, 790.8	€	€	€
748.57	<i>Automotive Gas Station</i>	§ 790.14	-	-	-
748.58	<i>Automotive Service Station</i>	§ 790.17	€	-	-
748.59	<i>Automotive Repair</i>	§ 790.15	€	-	-
748.60	<i>Automotive Wash</i>	§ 790.18	-	-	-
748.61	<i>Automobile Sale or Rental</i>	§ 790.12	€	-	-

1	748.62	<i>Animal Hospital</i>	§ 790.6	€	-	-
2	748.63	<i>Ambulance Service</i>	§ 790.2	-	-	-
3	748.64	<i>Mortuary</i>	§ 790.62	-	-	-
4	748.65	<i>Trade Shop</i>	§ 790.124	P #	P #	P #
5	748.66	<i>Storage</i>	§ 790.117	-	-	-
6	748.68	<i>Fringe Financial Services</i>	§ 790.111	-	-	-
7	748.69a	<i>Tobacco Paraphernalia Establishments</i>	§ 790.123	€	-	-
8	748.69b	<i>Amusement Game Arcade (Mechanical Amusement Devices)</i>	§ 790.4	P #	P #	P #
9	748.69c	<i>Neighborhood Agriculture</i>	§ 102	P	P	P
10	748.69d	<i>Large-Scale Urban Agriculture</i>	§ 102	€	€	€
11	<b><i>Institutions and Non-Retail Sales and Services</i></b>					
12	748.70	<i>Administrative Service</i>	§ 790.106	-	€	€
13	748.80	<i>Hospital or Medical Center</i>	§ 790.44	-	-	-
14	748.81	<i>Other Institutions, Large</i>	§ 790.50	P	P	P
15	748.82	<i>Other Institutions, Small</i>	§ 790.51	P	P	P
16	748.83	<i>Public Use</i>	§ 790.80	€	€	€

1	748.84	Medical Cannabis Dispensary	§ 790.141	-	-	-
2	748.85	Philanthropic Administrative Service	§ 790.107	€	P	P
3	<b>RESIDENTIAL STANDARDS AND USES</b>					
4	748.90	Residential Use	§ 790.88	P	P	P
5	748.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area		
6	748.92	Residential Density, Group Housing	§§ 207.1, 208, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area		
7	748.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
8	748.94	Off Street Parking, Residential	§§ 150, 151.1, 153-157, 159-160	None required. P up to .75 cars per unit, C up to 1.00 cars per unit, NP above		
9	748.95	Community Residential Parking	§ 790.10	€	€	€

**SPECIFIC PROVISIONS FOR THE JAPANTOWN  
NEIGHBORHOOD COMMERCIAL DISTRICT**

<i>Article 7 Code Section</i>	<i>Other Code Section</i>	<i>Zoning Controls</i>
§ 748.31	-	<i>Business signs are also subject to the guidelines in the "Commission Guide for Formula Retail."</i>
§§ 748.38- 748.95	-	<i>The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.</i>
§ 748.41 § 748.43 § 748.44 § 748.48 § 748.65 § 748.69b	§§ 2901, 2909(b) <i>of the Police Code</i>	<i>No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) by more than 8 dBC.</i>
§ 748.49	§ 790.110	<i>Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new Financial Services uses are not permitted south of Post Street.</i>

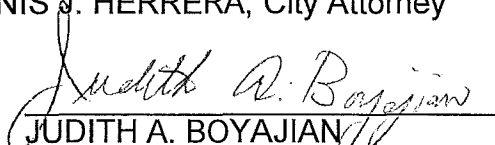
Section 4. Effective Date. This ordinance shall become effective 30 days after enactment, or the effective date of the companion ordinance in Board of Supervisors File No. 170203 that enacts new Article 7 Zoning Control Tables and makes other amendments to the Planning Code, whichever is later. Enactment 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

1 ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors  
2 does not override that veto, then this ordinance shall expire immediately by operation of law  
3 and be of no force or effect.

4  
5 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
6 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
7 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
8 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
9 additions, and Board amendment deletions in accordance with the "Note" that appears under  
10 the official title of the ordinance.

11  
12 APPROVED AS TO FORM:  
13 DENNIS J. HERRERA, City Attorney

14 By:

  
15 JUDITH A. BOYAJIAN  
16 Deputy City Attorney

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## LEGISLATIVE DIGEST

[Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables]

**Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

### Existing Law

Article 7 establishes a number of general and named Neighborhood Commercial (NC) and Neighborhood Commercial Transit (NCT) Districts as well as some Subdistricts and Restricted Use Districts. Land use controls, development standards, and density controls for each District are outlined in a Zoning Control Table. Specific uses are defined in Sections 790.2 through 790.142. Other sections of the Planning Code that are applicable to Neighborhood Commercial Districts are listed in Section 799.

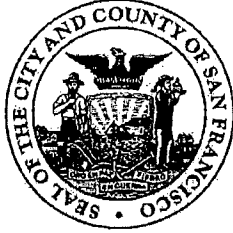
### Amendments to Current Law

This ordinance is one of two interrelated ordinances that reorganize and update Article 7 of the Planning Code. Because the two ordinances are interrelated, the amendments made by this ordinance will not go into effect unless the companion ordinance is also enacted and in effect.

This ordinance deletes all the current Article 7 zoning control tables, the definitions that were added to Section 102 in the Article 2 reorganization legislation but temporarily left in Article 7, and other text that became outdated with the enactment of the Article 2 reorganization legislation. The companion ordinance reorganizes Article 7, revises all the Article 7 Zoning Control Tables to match the format of the Tables in Article 2, and makes technical and substantive amendments to applicable sections in other Articles to update, correct, clarify, and simplify language.

All the proposed amendments – both technical and substantive -- are detailed and explained in the Executive Summary that was prepared for the Planning Commission hearing by Department staff, which will be transmitted to the Board as part of the legislative package. The Executive Summary describes the Main Amendments, the Definition Changes, the specific amendments to the Sunset Neighborhood Commercial District (NCD), the co-terminous North Beach NCD and North Beach Special Use District, and an amendment to the Broadway NCD.

BOARD of SUPERVISORS



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

March 7, 2017

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

Dear Commissioners:

On February 28, 2017, Mayor Lee introduced the following legislation:

**File No. 170204**

**Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

Angela Calvillo, Clerk of the Board

*Alisa Somera*  
for By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

c: John Rahaim, Director of Planning  
Aaron Starr, Acting Manager of Legislative Affairs  
Scott Sanchez, Zoning Administrator  
Lisa Gibson, Acting Environmental Review Officer  
AnMarie Rodgers, Senior Policy Advisor  
Jeanie Poling, Environmental Planning  
Joy Navarrete, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment.

*Jeanie Poling 3/9/17*



# SAN FRANCISCO PLANNING DEPARTMENT

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February 28, 2017

Ms. Angela Calvillo, Clerk  
Honorable Mayor Lee  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

1650 Mission St.  
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CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Re: Transmittal of Planning Department Case Number 2014-001965PCA  
Article 7: Phase 2 of the Planning Code Reorganization Project  
Board File No. TBD  
Planning Commission Recommendation: Approval with Modification**

Dear Ms. Calvillo and Mayor Lee

On February 2, 2017, the Planning Commission conducted duly noticed public hearings at regularly scheduled meetings to consider the proposed Ordinance, initiated by the Planning Commission, that would amend the Planning Code to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and prohibit vehicular access on certain streets within the North Beach NCD and SUD; and create the definition of Special Food Manufacturing and amending the Eating and Drinking Controls for the North Beach SUD amend Planning Code Section 249.62. At the hearing the Planning Commission recommended approval with modification.

The Commission's proposed modifications were as follows:

- Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Our office understands that Mayor Lee will be introducing this Ordinance at the Board and taking over sponsorship.



Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron D. Starr', with a large, stylized flourish extending to the right.

Aaron D. Starr  
Manager of Legislative Affairs

cc:

Judith Boyajian, Deputy City Attorney

Mawuli Tugbenyoh, Liaison to the Board of Supervisors, Office of Mayor Edwin Lee

Shahde Tavakoli, Legislative Aide, Office of Mayor Edwin M. Lee

Andrea Ausberry, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution

Planning Department Executive Summary



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19847 HEARING DATE FEBRUARY 2, 2017

*Project Name:* Article 7: Phase 2 of the Planning Code Reorganization  
*Case Number:* 2014-001965PCA [Board File No. TBD]  
*Initiated by:* Planning Department  
*Staff Contact:* Aaron Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE WITH MODIFICATIONS THAT AMENDS THE PLANNING CODE TO REORGANIZE ARTICLE 7 AND TO UPDATE, CORRECT, CLARIFY, AND SIMPLIFY CODE LANGUAGE IN OTHER PLANNING CODE SECTIONS; REQUIRING CONDITIONAL USE AUTHORIZATION FOR BARS, AND LIQUOR STORES ON THE FIRST FLOOR IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; ENACTING PERMANENT CONTROLS REQUIRING CONDITIONAL USE AUTHORIZATION FOR MEDICAL CANNABIS DISPENSARIES IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; REQUIRE CONDITIONAL USE AUTHORIZATION FOR PERSONAL SERVICES ON THE SECOND FLOOR IN THE NORIEGA, IRVING, TARAVAL, AND JUDAH NEIGHBORHOOD COMMERCIAL DISTRICTS; PROHIBIT KENNELS, LARGE SCALE URBAN AGRICULTURE, BUSINESS HOURS FROM 2 A.M. TO 6 A.M., AND THE DEMOLITION OR MERGE OF UNITS ON THE SECOND STORY AND ABOVE IN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT; PRESERVE THE SMALL STOREFRONTS, STREET FRONTAGE AND PROHIBIT VEHICULAR ACCESS ON CERTAIN STREETS WITHIN THE NORTH BEACH NCD AND SUD; CREATE THE DEFINITION OF SPECIAL FOOD MANUFACTURING AND AMENDING THE EATING AND DRINKING CONTROLS FOR THE NORTH BEACH SUD; REQUIRING CONDITIONAL USE FOR BARS AND PRINCIPALLY PERMITTING RESTAURANTS IN THE BROADWAY NCD; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1, AND ADOPTING FINDINGS OF PUBLIC CONVENIENCE, NECESSITY, AND WELFARE UNDER PLANNING CODE SECTION 302.

WHEREAS, On February 12, 2015, the Board of Supervisors Passed Phase One of the Planning Reorganization project under Board File 141253 and Enactment Number 022-15, which focused on consolidating definitions into one section of the Planning Code and reorganizing Article 2 of the Planning Code so that it uses zoning control tables; and

WHEREAS, The Code Reorganization Project seeks to restructure the Planning Code so that it's easier to read, understand, and use; and

WHEREAS, the proposed amendments are contained in two ordinances, which are adopted together under this single Resolution; and

WHEREAS, Phase Two and Phase Three were discussed as part of the overall Planning Code Reorganization project effort during the adoption process of Phase One; and

WHEREAS, Phase Two of the Code Reorganization Project will remove duplicative definitions in the Planning Code bringing more consistency to how land use is regulated in San Francisco; and

WHEREAS, Phase Two will also reformat the Neighborhood Commercial District zoning control tables in Article 7 of the Planning Code to make them consistent with the zoning control tables in Article 2; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to initiate of the proposed Ordinance on June 30, 2016; and,

WHEREAS, The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider adoption of the proposed Ordinance on February 2, 2017; and,

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modifications** the proposed ordinance.

The Commission's Proposed Modifications are as follows:

1. Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The Commission finds that at over 1336 pages and including 111 zoning districts, the Planning Code is a large and complicated document. This complexity, some of which is necessary, can make it difficult to effectively implement and interpret the City's land use regulations. It also makes it difficult for members of the community to effectively engage in the City's development process.

2. The Commission strongly believes that consolidating use definitions and making the Planning Code easier to use by creating zoning control tables for all zoning districts will help mitigate these issues.
3. The Commission further finds that standardizing how zoning districts are organized will aide future community planning efforts by providing a clear framework for existing land use regulations and use definitions.
4. The Commission finds that while this Ordinance is extremely large, it is not seeking to make any substantive policy changes to the City's land use controls that have not already been reviewed and voted on by this Commission.
5. The Commission finds that Staff has thoroughly reviewed and vetted the proposed Ordinance, and has held or attended several community meetings to seek input and answer questions on the proposed changes. This effort has created a more complete and accurate Ordinance; however as with any large undertaking small errors and typos are inevitable. As such, the Commission has included in its recommendation a provision that allows Planning Staff to continue to refine the proposed Ordinance.
6. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

### **Housing element**

#### **OBJECTIVE 10**

ENSURE A STREAMLINED, YET THOROUGH, AND TRANSPARENT DECISION-MAKING PROCESS.

#### **Policy 10.1**

Create certainty in the development entitlement process, by providing clear community parameters for development and consistent application of these regulations.

*The proposed Ordinance will bring more consistency to the Planning Code by consolidating uses into one section of the Code. This will ensure that each zoning district references one definition for a particular use. The proposed Ordinance will also reorganize Article 7 so that the zoning controls for each district are consistent with the other zoning control tables in the Planning Code. Both of these improvements will help bring certainty to the development process by providing clear community parameters for development and consistent application of these regulations.*

### **COMMERCE AND INDUSTRY ELEMENT**

#### **OBJECTIVE 1**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.2**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The proposed Ordinance organizes the commercial and industrial operating and location restrictions into one easily referenced section of the planning code helping to ensure that such standards are enforced and understood.*

**Policy 1.3**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed ordinance will preserve appropriate land use controls for commercially zoned property.*

7. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*


8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

8. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance with modifications as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 2, 2017.

  
Jonas P. Ionin  
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel,

NOES: Melgar, Moore

ABSENT: Richards

ADOPTED: February 2, 2017



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Planning Code Text Amendment HEARING DATE: FEBRUARY 2, 2017 EXPIRATION DATE: N/A

Project Name: **Article 7: Phase 2 of the Planning Code Reorganization**  
Case Number: **2014-001965PCA [Board File No. TBD]**  
Initiated by: **Planning Department**  
Staff Contact: **Aaron Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 415-558-6362**  
Recommendation: **Recommend Approval with Modifications**

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Planning  
Information:  
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### PLANNING CODE AMENDMENT

Ordinance amending the Planning Code to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and prohibit vehicular access on certain streets within the North Beach NCD and SUD; create the definition of Special Food Manufacturing and amending the Eating and Drinking Controls for the North Beach SUD; and requiring Conditional Use for Bars and Principally Permitting Restaurants in the Broadway NCD.

#### The Way It Is Now:

##### Main Amendments

1. Article 7 of the Planning Code contains land use controls, development standards, and density controls for the City's Neighborhood Commercial Districts (NCD). These controls are outlined in zoning control tables.
2. All uses allowed in NCDs are defined in Section 790 of the Planning Code.
3. The Conditional Use (CU) mailed notice requirement is 20 days for NCD and Mixed Use Districts (MUD) and 10 days for all other zoning districts. The General Plan, and Variance mailing requirement is 10 days for all zoning districts.
4. Section 316 contains CU procedures and findings for NCDs and MUDs, which are essentially the same as the controls in Section 306 of the Planning Code.

**Definition Changes**

5. Other Entertainment; Public Use; Other Institution, Larger; Other Institution Small; Business or Professional Services; and Other Retail Sales and Service are all use definitions that group together several other uses. These “sub-uses” are regulated separately in zoning districts found in Article 2.
6. Massage Establishment, as defined in Section 790.60, includes the following uses defined in Section 102: Massage Establishment and Foot/Chair Massage. Per the definition, Foot and Chair Massage is allowed without a CU if it is visible to the public.
7. Personal Services, as defined in Section 790.116, includes the following uses defined in Section 102: Personal Service and Instructional Services.
8. Takeout Food Use is defined in Section 102 as an individual Retail Sales and Service Use; it is also defined in Section 790.122 as an individual use.
9. Mobile Food Facilities are currently listed as a separate use in the Article 2 zoning control tables, and defined as a distinct and separate use in Section 102 of the Planning Code.
10. Use Characteristic is a term used in the Article 2 zoning control tables but not currently defined in the Planning Code.
11. Accessory Uses are defined in Section 204 of the Planning Code.

**Sunset NCD Amendments**

12. Bars and Liquor Stores are principally permitted on the first floor in the Noriega, Irving, Taraval, and Judah NCDs;
13. An interim control requires CU authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs.
14. Personal Services are principally permitted on the second floor in the Noriega, Irving, Taraval, and Judah NCDs.

**North Beach NCD and SUD<sup>1</sup> Amendments**

15. Ground Floor Commercial is not required in the North Beach NCD and SUD per Section 145.4.
16. There are no limits on lot mergers within the North Beach NCD and SUD per Section 121.7.
17. There are no limits on storefront consolidation in the North Beach NCD and SUD.
18. Per Section 155, vehicular access (driveway) is prohibited on Columbus between Washington and North Point Streets, but permitted on Grant Avenue, and Green Street.
19. Large Scale Agriculture and Kennels require CU authorization within the North Beach NCD.
20. Within the North Beach NCD and SUD, Business Hours may be extended from 2:00 AM to 6:00 AM with CU authorization.

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<sup>1</sup> The North Beach NCD and SUD are coterminous.



21. Within the North Beach NCD and SUD, Restaurants are exempt from the 18-month abandonment period per Section 186.1. Instead, Restaurants are considered abandoned after three years, which is the standard throughout the Code.
22. Within the North Beach NCD and SUD, Movie Theaters are exempt from the non-residential use size limits in Section 121.2.
23. Limited-Restaurants are permitted as an accessory use in all NCDs, including the North Beach NCD and SUD.
24. Bakeries and other specialty food manufacturing businesses are considered Limited Restaurants in the North Beach NCD and SUD and require CU authorization.
25. Eating and Drinking uses in the North Beach SUD are permitted with CU authorization only if they do not take over a space previously occupied by a Basic Neighborhood Sale or Service use, as defined in Planning Code Section 780.3.

#### **Broadway NCD Amendments**

26. Within the Broadway NCD, Bars are principally permitted and Restaurants require CU authorization.

#### **The Way It Would Be:**

#### **Main Amendments**

1. Article 7 of the Planning Code will still contain land use controls, development standards, and density controls for the City's NCDs; however the proposed ordinance would revise the zoning control tables to match the tables in Article 2.
2. Use definitions in Section 790 of the Planning Code would be deleted. NCDs would use the standardized use definitions in Section 102.
3. The CU, General Plan, and Variance mailing noticing requirement would be 20 days for all zoning districts.
4. Section 316 would be deleted. Conditional Use procedures and findings for CUs in NCDs and MUDs would be found in Section 306 of the Planning Code along with all other zoning districts.

#### **Definition Changes**

5. The following use groupings would be split-up into more discrete uses so that they can be regulated separately. The control for the use would be the same as the control for the use grouping. For example, if Other Entertainment requires Conditional Use authorization, then General Entertainment and Nighttime Entertainment would also require a Conditional Use authorization.
  - a. **Other Entertainment:** General Entertainment, and Nighttime Entertainment.
  - b. **Public Use:** Public Facilities, Open Recreation Area, Passive Outdoor Recreation, Community Recycling Center, Internet Service Exchange, Public Transportation Facility, Utility Installation, and Wireless Telecommunications Services Facility.

- c. **Other Institution, Small:** Childcare Facilities with 12 or fewer children and Residential Care Facilities with six or fewer persons (Please note that the numerical distinctions would be maintained as they relate to how the use is regulated, but there would only be one definition for these uses in Section 102).
  - d. **Other Institutions, Large:** Child Care Facilities with 13 or more children, Residential Care Facilities with seven or more people, Community Facilities, Private Community Facilities, Job Training, Post-Secondary Educational Institution, School, Religious Institution, Social Service or Philanthropic Facility, and Trade School.
  - e. **Other Retail Sales and Service:** General Retail Sales & Service, General Grocery, Specialty Grocery, Cat Boarding, Tourist Oriented Gift Store, Jewelry Store, Non-Auto Vehicle Sales/Rental, and Pharmacy.
  - f. **Business or Professional Services:** Retail Professional Service, Design Professional, and Trade Office.
6. Massage Establishment and Foot/Chair Massage will be regulated separately in the zoning control tables in Article 7. Currently, Foot and Chair Massage is allowed without a CU if it is visible to the public; therefore if a Massage use is permitted with a CU in that zoning district, Foot and Chair massage would be principally permitted on the ground floor and require CU on the upper floors. If Massage use is not permitted in that district, Foot and Chair Massage would not be permitted.
  7. Personal Services and Instructional Service will be regulated separately in the zoning control tables in Article 7; however, they will both have the same controls that Personal Service currently has in that district.
  8. Takeout Food Use would be removed from the Planning Code as a separately defined use.
  9. The definition for Mobile Food Facilities would be amended so that it is no longer a within the Retail Sales and Service use category. The new definition would indicate how the use is regulated (either as a temporary use or a permanent restaurant use).
  10. A definition for "Use Characteristic" would be added to Section 102.
  11. The definition of Accessory Uses in Section 204 would be moved to Section 102.

#### **Sunset NCD Amendments**

12. Bars and Liquor Stores would require CU authorization on the first floor in the Noriega, Irving, Taraval, and Judah NCDs;
13. The existing interim control that requires CU authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs would become permanent.
14. Personal Services would require CU authorization to establish on the second floor in the Noriega, Irving, Taraval, and Judah NCDs.

#### **North Beach NCD and SUD**

15. Ground Floor Commercial would be required in the North Beach NCD and SUD per Section 145.4; however this requirement could be amended with CU authorization.
16. Per Section 121.7, lot mergers within the North Beach NCD and SUD of over 25 feet in width would require CU authorization or a waiver by the Zoning Administrator per Section 121.7.

17. Storefront mergers would be prohibited within in the North Beach NCD and SUD.
18. In addition to the prohibitions on vehicular access on Columbus Avenue, vehicular access would also be prohibited on Grant Avenue between Columbus Avenue and Filbert Street, and Green Street between Grant Avenue and Columbus/Stockton Streets.
19. Large Scale Agriculture and Kennels would be prohibited within the North Beach NCD.
20. Business Hours between 2:00 AM to 6:00 AM would be prohibited.
21. Within the North Beach NCD, Restaurants would be subject to the 18-month abandonment period per Section 186.1.
22. Within the North Beach NCD, Movie Theaters would no longer be exempt from the non-residential use size limits in Section 121.2.
23. Limited-Restaurants would no longer be permitted as an Accessory Use in the North Beach NCD.
24. The definitions "Specialty Food Manufacturing" would be added to the North Beach SUD and require CU for approval within the SUD. This use would cover bakeries and other such businesses.
25. The North Beach SUD would be amended to permit Eating and Drinking uses with CU authorization on the ground floor only if the following is met: A Bar may occupy a space that is currently or last legally occupied by a Bar; a Restaurant may occupy a space that is currently or was last legally occupied by a Restaurant or Bar; and a Limited Restaurant may occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant or Bar.
26. Within the Broadway NCD, Bars would require CU authorization and Restaurants would be principally permitted.

## **BACKGROUND**

### **Planning Code's Evolution**

In 1921 The City established its first citywide zoning district system, later titled "a City Planning Code." The Code consisted of 14 maps, which divided every parcel into one of six permitted categories or districts: First Residential, Second Residential, Commercial, Light Industrial, Heavy Industrial, and Unrestricted. There were literally no constraints placed on the use of land in the "Unrestricted" district. Over time, the Planning Code grew in complexity, and by 1974 it consisted of 134 pages and 20 zoning Districts. By 1996, the Code had gone through a tremendous amount of change including the establishment of RH, RM, RC, Downtown, Chinatown, South of Market, and Mission Bay Districts. It included two volumes and contained 443 pages excluding the index, and temporary zoning controls. Since 1996 PDR, RTO, and Eastern Neighborhood's MUDs have been added to the Planning Code. Today, the Code contains over 1,300 pages and 111 zoning districts.

With each new addition came a different way of promulgating zoning information. By the 1940s, the zoning district's use controls were shown in a table with the zoning districts arranged at the top of the table and the uses, including the definition of the use, arranged on the side of the table. Inside the chart contained the control, indicating whether the use was permitted, required conditional use or was not permitted. When the NCDs were added in the mid-1980s, zoning control tables were introduced to the Code. This new way of organization information moved the definitions out of the tables and into a separate section (Section 790), and introduced vertical zoning, which controlled the use by floor. It also

gave each district its own chart that included development requirements like height and bulk restrictions, parking requirements, hours of operation, etc.

When Chinatown and the South of Market Districts were added to the Code they followed a similar format as Article 7, using zoning control tables and adding another set of use definitions (Section 890). Many of these definitions duplicated the use definitions in Article 7. Some exceptions include Chinatown specific definitions like Jewelry Store, and Tourist Oriented Gift-Store, and in the South of Market Districts Design Professional, Laboratory and Life Sciences. Article 9, which controls the land uses in Mission Bay, also has its own set of definitions. At the start of this project there were three separate sets of use definitions in the Code (Section 2, 7, and 8) one set of general definitions in Article 1, fee specific definitions in Article 4, sign specific definitions in Article 6, and Mission Bay specific definitions in Article 9. By the end of the project there will only be one set of use definitions and general definitions, located in Section 102. Article specific definitions will still live in their respective sections.

### **Overall Goals and Phasing**

Initiated in 2013, the Code Reorganization Project seeks to restructure the Planning Code so that it's easier to read, understand, and use. This Ordinance includes Phase 2 of the Planning Code Reorganization project and focuses on Article 7 of the Planning Code. Phase 1 was adopted by the Board of Supervisor on February 10, 2016 (Board File 141253), and signed by the Mayor on February 20, 2015 (Enactment Number 022-15).

Phase 1 of the Code Reorganization Project consolidated all use definitions into Section 102 of the Code. It also reorganized Article 2, which includes Residential (RH, RM, and RC), Downtown (C-3), and Industrial (PDR, and M) zoning districts, by creating zoning control tables similar to the ones already used in our NCDs. The benefit to zoning control tables is that they allow the users to obtain building standards and use controls for a particular zoning district in one easy to use chart. The Planning Commission unanimously recommended approval of the Phase 1, the Article 2 Reorganization Ordinance, in October of 2014.

Having successfully completed Phase 1 with significant community support, the Department moved on to Phase 2. This phase of the project focuses on Article 7 of the Planning Code, which contains controls for NCDs. Phase 2 deletes the definitions in Article 7 (Planning Code Section 790) so that NCDs use the same consolidated definitions in Section 102 created in Phase 1, and updates the format of the Zoning Control Tables. The final phase, Phase 3, will do the same thing for Article 8 of the Planning Code (Mixed Use Districts), and will be initiated once Article 7 is complete.

## **ISSUES AND CONSIDERATIONS**

### **Two Ordinances, One Goal**

The proposed "ordinance" is split into two separate ordinances. One ordinance deletes all of the Article 7 zoning control tables and Article 7 use definitions in Section 790. The other ordinance adds the new zoning control tables back and makes other proposed changes. This was done to make the changes easier to identify and understand, and to make the ordinance more manageable. It also cuts down on the number of pages that the public has to print out.

### Use Consolidation and Changes

Phase 1 of the Code Reorganization project consolidated all use definitions and definitions that are used universally throughout the Planning Code into Section 102. Repeating use definitions that apply to all zoning districts in multiple places needlessly complicated the Planning Code, especially when many of those definitions are identical or overlap. At the end of this project there will no longer be use definitions in Articles 2, 7, or 8. Instead all zoning districts will use the definitions in Section 102.

In consolidating the definitions into Section 102, Staff was careful to preserve all existing use definitions so that existing land use controls could be preserved. To achieve this, use groupings (definitions that include multiple discrete uses) were broken up into their more discrete uses (see items 5-7 in "The Way It Is/Will Be" section). For example, in Article 2 Institutional Uses like Hospitals, Schools, and Social Services are all regulated and defined separately; however, in Articles 7 and 8 these uses are combined into a definition called Other Large Institution. Conversely Articles 7 and 8 are very specific when it comes to Retail Sales and Services Uses, whereas Article 2 made few distinctions in this category. Under the new Section 102 definition the Use Category Retail Sales and Service includes 33 different uses, the vast majority of which came from Articles 7 and 8. The new consolidated set of use definitions ensure that existing fine grained controls in all districts can be maintained, while reducing redundancy in the Code by eliminating multiple sets of definitions.

The following Section 790 definitions have been broken up into their more discrete uses in Section 102:

- **Public Use:** Public Facilities, Open Recreation Area, Passive Outdoor Recreation, Community Recycling Center, Internet Service Exchange, Public Transportation Facility, Utility Installation, and Wireless Telecommunications Services Facility.
- **Other Institution, Small:** Childcare Facilities with 12 or fewer children and Residential Care Facilities with six or fewer persons.
- **Other Institutions, Large:** Child Care Facilities with 13 or more children, Residential Care Facilities with seven or more people, Community Facilities, Private Community Facilities, Job Training, Post-Secondary Educational Institution, School, Religious Institution, Social Service or Philanthropic Facility, and Trade School.
- **Other Retail Sales and Service:** General Retail Sales & Service, General Grocery, Specialty Grocery, Cat Boarding, Tourist Oriented Gift Store, Jewelry Store, Non-Auto Vehicle Sales/Rental, and Pharmacy.
- **Massage Establishment:** Massage Establishment and Foot/Chair Massage
- **Personal Services:** Personal Service and Instructional Services.
- **Business or Professional Services:** Retail Professional Service, Design Professional, and Trade Office.
- **Other Entertainment:** General Entertainment, and Nighttime Entertainment.

### Organizing Structure

The organizational system that this ordinance uses was developed as part of Phase 1 of the Code Reorganization Project. As stated earlier, one of the goals of this project is to bring consistency to the Planning Code. This consistency extends not only to the use definitions, but also to how those controls are promulgated. The organization system is based on eight defined use categories. This system allows

for all uses to be accounted for in each zoning district without having to list each use in every chart. Each use definition starts by indicating which use category it belongs to, and each use category is defined in Section 102 and includes all the uses that are within that category.

All of the Planning Code’s 116 uses definitions have been placed in one of the following eight use categories:

1. **Agriculture**
2. **Industrial**
3. **Institutional:** Education, Healthcare and Community
4. **Sales and Service:** Retail, Non-Retail
5. **Residential**
6. **Entertainment, Arts and Recreation:** Non-Commercial, Retail
7. **Automotive:** Non-Retail, Retail
8. **Utility and Infrastructure**

These categories then inform how the zoning control tables are organized. Each use category has its own section in the table in which the category is listed first, followed by any use in that category that has a different land use control. Below is an example of how this works in the zoning control tables (the “\*” indicates “Not Listed Below”):

Controls by Story				
Industrial Use Category	Section	1st	2nd	3rd+
<b>Industrial Uses</b>	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
<b>Institutional Uses*</b>	§102	P	C	C
Child Care Facility	§102	P	P	P
Hospital	§102	NP	NP	NP
Medical Cannabis Dispensary	§§102, 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§102	NP	NP	NP
Public Facilities	§102	C	C	C
Residential Care Facility	§102	P	P	P

As shown in the table above, instead of listing all 21 Industrial Uses in the zoning control table, the chart only lists the Industrial Use category, and then indicates that the uses under this category are NP (not permitted). Under Institutional Uses, instead of listing all 14 different Institutional Uses, the chart only lists those uses that have controls different from the overall use category. This organizational system helps reduce the length and complexity of the tables. If the reader wants to know what uses are included in the category, they can look it up in Section 102. Conversely, if someone wants to know what category a use is in they can look at the definition of the use in Section 102.

This system also allows every use definition to be accounted for in each district. Currently, in Articles 7 and 8, if the definition is not listed it is not permitted with some exceptions. Staff has found that omitting the use from the table makes the Code vague, especially for members of the public who are not aware of

the rule. Also some charts list uses that others don't, only adding to the confusion. It also requires the Zoning Administrator to make interpretations about some missing uses. For example, Kennels are not listed in the Article 7 charts, but Animal Hospitals are listed. Because the question came up with a proposed project, the Zoning Administrator made an interpretation that Kennels are regulated like Animal Hospitals in NCDs. Accounting for every use in the Code in all zoning districts will help reduce the need to Zoning Administrator interpretations and make the Code clearer for users.

#### **Deletion of Section 316 and the 20-Day Notice**

Planning Code Section 316 outlines the procedures for CU authorization in NCDs, and MUDs. The section is not substantially different than Section 306, which outlines the CU procedures for all other zoning districts in the City. In fact, in several instances the reader is directed back to Section 306. The one significant difference is the 20-day mailed notice required for CU applications in NCDs. In all other districts this mailed notice is required 10 days prior to the hearing. The Department is proposing to maintain the 20-day noticing period and use it for all mailed CU, General Plan, and Variance notices in all zoning districts. Further, other requirements for posted notices and newspaper notices are already 20 days in all zoning districts. This change will help standardize the noticing requirements in the Planning Code.

#### **Take Out Food Amendments**

Take-Out food definition was created when the NCDs were added to the Code in order to clarify what it means to have an accessory takeout food use. It is also a holdover from the eating and drinking uses that existed prior to the Restaurant Rationalization Ordinance in 2011 (Board File 120084). This use was categorized as Retail Sales and Service use as part of Phase 1 of the Planning Code Reorganization project. The activities included in the Take-Out Food use are covered under the Limited Restaurant definition. With Limited Restaurants you can either serve food for on-site or off-site consumption and no seating is required; therefore, as a standalone use Take-Out Food is no longer needed. Further, the definitions for Restaurant, Grocery and Specialty Grocery have all been amended to clarify that a take-out food activity is permitted with these use types. Given that the definition is redundant and no longer needed, Staff has decided to remove it from the Planning Code as part of this ordinance. This change will not impact how we regulate take-out food in the Planning Code, but will remove a redundant use.

#### **Mobile Food Facility Definition Changes**

Mobile Food Facilities is a use that is particular to the Public Works Code, which regulates this use within the public right-of-way. It only comes under the Planning Departments purview when it is outside of the public right-of-way. In those instances, if the use is temporary it is regulated as an intermittent temporary use in Planning Code Section 204.5. When it is not an intermittent temporary use per Section 204.5 it is then considered either a Limited-Restaurant or Restaurant. Therefore, the Department is amending the definition to remove it from the list of Retail Sales and Service use category so that it doesn't show up in the zoning control tables as a separate use. The definitions is also being amended to say that Mobile Food Facilities are either temporary uses, depending on how long they intend to operate, or permanent uses regulated as either Limited Restaurants or Restaurants. How this activity is regulated will not change.

### Changes Requested by Supervisors

The proposed ordinance does include some substantive changes, most which were requested by Supervisors Tang and Peskin. During the drafting of this ordinance, the Planning Department was in discussions with Supervisor Tang's office on amendments that she wanted to make to the NCDs within her District. Staff felt that it was possible to include these changes in the propose Article 7 reorganization. After initiation, at Supervisor Peskin's request, Staff worked with representatives from the North Beach neighborhood – Kathleen Dooley and Nancy Shanahan - on changes that they wanted to see in the North Beach and Broadway NCDs. The items listed below are supported by the Planning Department and included in the proposed ordinance; however, like proposed changes to the Planning Code initiated by a Supervisor's office, the Department assumes that the Supervisors have done their community outreach regarding the proposed changes.

### Sunset Neighborhood Commercial Districts

1. **Make permanent the interim controls that require CU authorization for Medical Cannabis Dispensaries in the Sunset NCDs.** The CU requirement was inadvertently taken out as part of the Article 2 Reorganization. As a stop gap measure, the Supervisor passed interim controls that put them back. The changes in this ordinance would make them permanent.
2. **Require CU for Bars and Liquor Stores on the ground floor.** These uses are currently principally permitted in these districts; however, these uses typically require a CU authorization in most NCDs.
3. **Require CU approval for Personal Service uses on the ground floor and principally permit Instructional Services on the second floor.** These two uses were separated as part of the Phase 1 of the Code Reorganization project with the intention of regulating them separately in the Sunset NC Districts. The purpose of regulating them separately is to reduce the possibility of Personal Service uses located on the second floor from being used as a cover for illicit activities. This is an ongoing issue that the Supervisor has been trying to address in her district.

### Changes to North Beach NCD and SUD<sup>2</sup> and the Broadway NCD

Staff intentionally reached out to representatives from North Beach early in the process. The North Beach NC District with its coterminous Special Use District (SUD) and complicated list of specific provisions is by far the most complex NCD in the City, and provided the most opportunity for error or oversight. Staff initiated discussion in February of 2016 with representatives from North Beach and since then has had several meetings and numerous phone calls discussing the ordinance. Not all of the requested changes from Supervisor' Peskin's office were included in the proposed ordinance. In general, Staff did not include requested changes that extended beyond the boundaries and the North Beach NCD and SUD, or which we felt needed more analysis. The full list of requested changes is attached as Exhibit B.

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<sup>2</sup> The North Beach NCD and North Beach SUD are coterminous. The SUD allows more nuanced controls with regards to eating and drinking uses.



#### Neighborhood Character

1. **Required Ground Floor Commercial.** This change is intended to reinforce the existing character of the neighborhood, which has ground floor commercial and residential units above. Typically, Section 145.4 only requires ground floor uses on certain street of a particular NCD; however, in this case the entire NCD would be required to have the commercial uses that are listed in Table 145.4 and permitted in the District. This requirement could be modified with CU authorization.
2. **Prohibit Storefront Consolidation.** This change is intended to help preserve the fine-grained character of the neighborhood with its small storefronts. This tool is also being used in the proposed Calle 24 SUD to protect that district's unique fine-grained character.
3. **Prohibit vehicular access on Grant Avenue and Green Street.** This tool is utilized in several other neighborhoods to not only reduce pedestrian and traffic conflicts but to maintain an active street frontage. Further, North Beach does not have minimum parking requirements, and is well served by transit eliminating the need for driveway accesses in this District.
4. **Prohibit the loss of dwelling units on upper floors.** The Planning Code already places significant restrictions on the removal of existing housing units; this provision will provide additional protection for existing units in this neighborhood.

#### Use Control Changes

5. **Prohibit Large Scale Agriculture.** This use is unlikely to be located within the district as it applies to agricultural production on plots one acre or larger or on smaller parcels that cannot meet the physical and operational standards for Neighborhood Agriculture. North Beach is one of the City's oldest and densest neighborhoods, and it is unlikely that such a use would be able to locate within the district.
6. **Prohibit Kennels.** Kennel is not separately listed in Article 7; however a Zoning Administrator interpretation allows Kennels through the same method as Animal Hospitals in NCDs. This change will prohibit such a use from being allowed in this district. There are currently no Kennels in North Beach.

#### Other Modifications

7. **Prohibit Business Hours from 2:00 AM to 6:00 AM.** According to Ms. Shanahan and Ms. Dooley, there are no 24 hour businesses in North Beach, and the neighborhood would like to preserve this type of use for the Broadway NCD, which is next to the North Beach NCD. Other NCDs also prohibit business hours between 2:00 AM and 6:00 AM.
8. **Reestablish 18-month period for restaurant abandonment.** This provision was included for a specific business, but is no longer needed. As such, Supervisor Peskin's office has requested that it be removed.
9. **Remove the use size exception for Movie Theaters.** This provision was added so that the Palace Theater, the only movie theater in North Beach, could reopen should it ever be rehabilitated. Since then, the Palace Theater has been demolished and this provision is no longer needed. The demolished theater is expected to be replaced with a mixed-use development.

#### Changes to the North Beach SUD:

10. Add "Specialty Food Manufacturing" definition and require CU for approval in the SUD.

North Beach has long tried to maintain its small-scale food manufactures like bakeries and gelaterias, some of which still maintain a connection to the neighborhood's historic Italian past. Since 2011, bakeries have fallen under the definition of Limited Restaurant; this has allowed bakeries in North Beach to convert to different eating and drinking uses without any public oversight. Adding this definition to the SUD will help preserve existing special food manufactures, and allow new ones to open in the neighborhood.

11. **Revise the SUD's Eating and Drinking controls to address change made under the 2011 Restaurant Ordinance.** The SUD is being amended to allow for more intensive Bar uses to convert to Restaurant Uses, and Restaurant Uses to convert to Limited-Restaurant Uses. Limited-Restaurant uses would not be able to convert to a Restaurant or Bar use. This is essentially what the SUD did prior to the 2011 Restaurant Ordinance; however, with the changes in the definitions the neighborhood was seeing more Limited Restaurants, which was not the original intent of the SUD's controls.

#### Changes to the Broadway NCD

12. **Allow Restaurants as of right and require CU authorization for Bars.** The Broadway NCD currently allows Bars as of right and requires CU authorization for Restaurants. This is exactly the opposite of the controls in many NC Districts primarily because Bars are thought of as a more impactful use than Restaurants. Supervisor Peskin's proposed amendment would reverse these controls to require CU authorization for Bars and allow Restaurants as of right.

#### Changes Since Initiation

Including clerical and other minor corrections and the changes to North Beach and Broadway listed above, staff made the following changes to the proposed ordinance since the Planning Commission initiation. Most of the changes are intended to make sure existing regulations are maintained, or to reconcile the ordinance with change made to the Code since initiation.

1. Reconciled Article 7 Ordinance with recently passed ADU legislation, Planning Code Section 317 changes, Upper Market NCT District Amendments, Sacramento Street NCD amendments, and WTS Facilities Ordinance.
2. Removed "Retail" designation from Art Entertainment and Recreation use category definition: some uses included in the category are not "retail," however those that are still identified as retail in their respective definitions.
3. Added back the controls by floor for Residential Uses to the zoning control tables. This allows all Residential Uses to be accounted for without having to list each one in the table.
4. Removed Arts Activities as permitted use in the NCDs. This is very broad use category and includes uses that are not currently permitted in NCDs. This use can still be permitted in NCDs on a case-by-case basis through the legislative process; however including them now would be a substantive change.
5. Added back Amusement Game Arcade use definition to the list of uses and to the NC District zoning control tables. This was the only use proposed for deletion; however, given the renewed interest in this use, staff has added it back to the Code.
6. Removed the changes to Section 182, 183, and 186.1, Non-conforming Use Controls. The proposed changes did not need to happen in this ordinance and a more thorough review and

reorganization of these sections is required. Staff removed this part of the ordinance based on community concerns.

7. Removed changes to Sections 204 and 204.3 Accessory Use Controls. The proposed changes were intended to consolidate all Accessory Use controls into these two sections of the Code. As a result the Accessory Use controls for Article 7 districts in Section 703.2 were added back into the Code as well. This was done in response to community concerns over unintended consequences, and to simplify the reorganization process. A consolidation could still happen in the future through its own separate ordinance.
8. Added the uses that were previously covered under Other Retail Sales and Service to the list of Formula Retail uses in Section 303.1. These uses include General Grocery, Specialty Grocery, Pharmacy, Jewelry Store, Tourist Oriented Gift Store, and Non-Auto Vehicle Sales or Rental. This change is intended to maintain existing controls on Formula Retail.
9. Modified the definition of Specially Grocery to prohibit seating. This change is intended to distinguish this use from the Limited Restaurant use.
10. Removed Section 168, Baby Diaper Changing Stations, from the proposed ordinance. This section is proposed for deletions from the Planning Code, as such it does not need to be amended.
11. Added a provision to Section 177, "Legitimization of Certain Massage Establishments" that allows the City Attorney to remove this section once the provision for legitimization expires.
12. Removed a provision for RC District in Table 209.3 that prohibited uses above the second floor. This change is intended to correct an error from Phase 1 of the Code Reorganization project.

#### **Outreach and Process to Date**

The Department originally presented the Planning Code Reorganization effort to the Planning Commission on June 20, 2013, while it was an informational presentation there was a general consensus from the Commission that the proposal should move forward. After, the Department held a series of community outreach meetings conducted before and after the ordinance was initiated by the Planning Commission. The Department spent the next few months further refining the proposed Ordinance based on feedback from the outreach meetings, comments from the Commission, and further analysis of the Planning Code. When it was finally adopted by the Planning Commission in October of 2013, those that had participated in the outreach meetings expressed their support for the proposed amendments.

For Phase 2, the Department has also done extensive public outreach, all of which have resulted in refinements and corrections to the proposed Ordinance. The following is a list of the Outreach conducted by staff:

- Staff hosted a pre-initiation outreach meeting on June 3, 2016.
- Staff hosted a post-initiation outreach meeting on September 7, 2016. The email invitation also included an offer to meet with individual neighborhood groups.
- Staff held an additional outreach meeting on January 4, 2017 that went over the proposed ordinance as well as the changes that had been made since the ordinance was initiated.
- Staff attended the CFSN membership meeting and present the proposal on July 19, 2016.
- Staff presented the proposal to the Small Business Commission.
- Staff presented the proposal to the Historic Preservation Commission.
- Staff met with representatives from the Pacific Avenue NCD, and the Polk Street NCD.
- Staff presented the proposal to the Mayor's Office of Economic and Workforce Development, Better Neighborhoods Program.

- Staff had several meetings and phone calls with representatives from Supervisor Peskin's office, and the North Beach NCD.
- Staff met with Paul Wermer on September 14, 2016 to discuss monitoring issues related to Article 7 Districts and Upper Fillmore NCD.
- Staff briefed all Land Use Aides on the proposal, and had more in-depth briefings with Supervisors Mar, Tang, and Breed's offices.

## **IMPLEMENTATION**

The Department has determined that this ordinance will help the Department implement the Planning Code by standardizing the Planning Code, making it easier to use and understand. Overall, Current Planning Staff, Citywide Staff and Enforcement Staff have found the recent changes to Article 2 very helpful in clarifying controls and making the Code much easier to use.

## **REQUIRED COMMISSION ACTION**

The proposed Resolution is before the Commission so that it may recommend approval or disapproval to initiate the Planning Code amendments.

## **RECOMMENDATION**

The Department recommends that the Commission recommend approval with modifications of the proposed ordinance with the following recommendations:

1. Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.

## **BASIS FOR RECOMMENDATION**

At over 1336 pages and including 111 zoning districts, the Planning Code is a large and complicated document. This complexity, some of which is necessary, can make it difficult to effectively implement and interpret the City's land use regulations. It also makes it difficult for members of the community to effectively engage in the City's development process. The Department strongly believes that consolidating use definitions and making the Planning Code easier to use by creating zoning control tables for all zoning districts will help mitigate these issues. Further, standardizing how zoning districts are organized will aide future community planning efforts by providing a clear framework for existing land use regulations and use definitions.

**Recommendation 1: Staff shall continue to review and refine the proposed ordinance to ensure that the existing land use controls will be maintained.** While staff can continue to make non-substantive changes to the ordinance as it moves through the legislative process, there may be changes that the City Attorney's office considers substantive changes to the ordinance, but which are intended to preserve existing Planning Code controls. Staff respectfully asks that the Commission include this recommendation in their motion in case any such changes need to occur.

## **ENVIRONMENTAL REVIEW**

The proposal to amend the Planning Code is anticipated to result in no physical impact on the environment. Evaluation under CEQA will be complete prior to the initiation hearing.

## PUBLIC COMMENT

The Department has received several letters from the CSFN expressing their concerns about the proposed ordinance. Their letters and responses are attached to this report (Exhibit C). In general they are concerned over the length of time they have been given to review the proposed ordinance (now over 7 months), changes that they see as significant and/or substantive, and the quality of the outreach meetings.

Staff also received a letter from Inga Horton (Exhibit C), which is also attached. She would like to see the controls for the Taraval Street Restaurant Sub-district integrated into the zoning control table for the Taraval NCD. She also requests that the names of the districts in the header above the tables be spelled out. Regarding Ms. Horton's first request, this sub-district applies to more than just the Taraval NCD, so it's not easily integrated into the zoning control table beyond what staff has already done; however, in consultation with the District Supervisor, Staff will continue to look at this issue and see if the information can be better integrated into the Taraval Street NCD or if the restaurant sub-district is still needed. Regarding Ms. Horton's second request, staff will continue to refine the ordinance to address her concerns as these are not substantive changes.

Staff also met with Paul Wermer who had concerns about the proposed deletion of the monitoring and reporting requirement for Article 7 in Section 701.2. Staff originally proposed removing this section because it is outdated. Mr. Wermer felt that if it is removed it should be replaced with something that is more up to date and meaningful than a "report to the Board of Supervisors on the Neighborhood Commercial Zoning controls... every twenty-four months..." Mr. Wermer raised some very good ideas on how this provision could be improved upon; however they far exceeded the scope of this ordinance. In recognition of this concern, staff has put back Section 701.2 into the Code until such time as a suitable and more effective replacement can be added.

Staff has worked extensively with Kathleen Dooley and Nancy Shanahan, who are representatives from North Beach and Telegraph Hill. As a result of these conversations, Supervisor Peskin requested the changes listed above to the North Beach NCD and SUD and the Broadway NCD. Ms. Dooley and Shanahan were also extremely helpful in identifying errors and omissions in the draft ordinance, which staff has corrected.

Outstanding concerns of Ms. Dooley and Shanahan include how the new Nighttime Entertainment and General Entertainment definitions replace the old Other Entertainment definition in Section 790.38. In general, The Nighttime Entertainment covers the more impactful uses that were listed under Other Entertainment, such as discos and theater productions where alcohol is served during performances. The General Entertainment definition covers those uses that are less impactful, such as bowling alleys, mini-golf, and skating rinks. Both of these uses are being regulated the same way that Other Entertainment was regulated.

Ms. Dooley and Ms. Shanahan also expressed concern that some of the proposed changes requested by Supervisor Peskin were not included in the proposed ordinance. Staff discusses this issue with them and said that we would include the requested changes in the Staff's case report (see exhibit B) so that the Commission had the opportunity to discuss them; however the changes the Department did not support would not be in the ordinance presented to the Planning Commission.

<b>RECOMMENDATION:</b> <b>Approval with Modifications</b>
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**Attachments:**

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: List of requested amendments from Supervisor Peskin's Office via Nancy Shanahan and Kathleen Dooley
- Exhibit C: Public Comment Letters
- Exhibit D: Proposed Ordinance

170203 & 170204

# San Francisco Planning Code Article 7: Phase 2 of the Planning Code Reorg.



SAN FRANCISCO  
**PLANNING DEPARTMENT**

Land Use and Transpiration  
Committee

April 24, 2017

## Background

### The Code Reorganization Project

- Initiated in 2013, the “Project” seeks to restructure the Planning Code so that it’s easier to read, understand, and use.
- This is accomplished by bring consistency to the Code through standardizing use definitions and zoning district format.
- Code Reorganization Project is divided into 3 Phases.
- Phase 1 became effective in March 2015, focused on the Zoning Districts in Article 2 and consolidating definitions into Section 102.
- Phase 2 of the Planning Code Reorganization and focuses on Article 7 of the Planning Code, using definitions in Section 102.
- Phase 3 will focus on Article 8





## Background

### Why This Necessary

- Over the past 30+ years, the Planning Code has been amended without consideration given to its overall organization structure.
- The result is that the Code is difficult to use and implement, leading to mistakes, misinformation, and degraded customer service.
- The complexity makes it difficult for members of the public and developers to comprehend basic land use requirements.
- The complexity also creates inequities within the many neighborhoods in the City; between those who have the time and access to expertise and those who don't.



## Background

### How Did We Get Here?

- The Planning Code maintained the same basic structure until 1986 when the NCD controls were added to the Code in Article 7.
- Prior, all development standards and general definitions were located in Article 1, use definitions and use controls were located in Article 2.
- As current regulations proved inadequate to address the needs to the City's NC corridors, Article 7 was added to the code.
- Article 7 was given its own set of use definitions and introduced zoning control tables.
- Article 8 was also given its own set of definitions and its own zoning control table format



## Background

### Where Are We Going?

- From 3 different ways of promulgating zoning information down to 1 consistent format. If you can read one chart, you can read them all.
- Instead of 4 different sets of definitions, there will only be only 1 standardized set located in Section 102.
- All this will be done while still maintain existing land use regulations in every zoning district.



## Proposed Changes

### Main Amendments

- Update Article 7 tables to be consistent with new Article 2 tables, which were adopted under Phase 1
- Delete Use definitions in Section 790; Section 102 definitions will be used for Article 7 districts.
- Deletes Section 316, which covers procedures for CUs in NCDs and MUDs. 316 duplicates controls in Section 306. Section 306 will be updated to include NCDs and MUDs.
- Creates a standard 20-day notice for CU, Variance, Map, and GP Amendments. Currently 10 days in all other Districts.



## Proposed Changes

### **Main Amendments (cont.)**

- Eliminates Take Out Food Use and Amends Mobile Food Facility definition.
- Divides Article 7 “Use Groupings” into their individual uses. These individual uses will be regulated the same as the use grouping.
- Clarifies the difference between Limited Restaurant and Specialty Grocery by restricting seating in the latter.



## Proposed Changes

### Outer Sunset NCD Amendments

- Require CU for Bars and Liquor Stores on the ground floor in all Sunset NCDs. Currently Principally Permitted.
- Require CU for Personal Service use on the Second floor in Sunset NCDs.
- Reinststitute CU for MCDs in the Outer Sunset by making interim controls permanent.



## Proposed Changes

### North Beach NCD Amendments

- Required Ground Floor Commercial and prohibit storefront consolidation.
- Prohibit vehicular access on Grant Avenue and Green Street
- Prohibit merger or loss of dwelling units on upper floors.
- Prohibit Large Scale Agriculture, Kennels, and 24-hour businesses.
- Reestablish 18-month period for restaurant abandonment
- Remove the use size exception for Movie Theaters



## Proposed Changes

### **North Beach SUD Amendments**

- Add “Specialty Food Manufacturing” definition to the NBSUD, and require CU for this use.
- Modified Restaurant controls in the SUD in response to changes made in the 2011 Restaurant Ordinance. Allows the same or less intensive eating and drinking use in spaces that previously had eating and drinking uses.

### **Broadway NCD Amendments**

- Allow Restaurants as of right and require CU authorization for Bars.





## Use Category Structure

- Phase 1 categorized all use definitions into 8 Use Categories: Agriculture, Automotive, Entertainment, Arts and Recreation, Industrial, Institutional, Residential, Sales and Service, Utility and Infrastructure
- Each Use Category is defined in Section 102 and includes a list of uses covered under that category.
  - **Agriculture.** A Use Category that includes Neighborhood Agriculture, Large-Scale Urban Agriculture, and Greenhouse.
- All use definitions also identify which category they are in:
  - **Jewelry Store.** A Retail Sales and Service Use that primarily involves the sale of jewelry...



# Use Category Structure

The tables use these Use Categories to organize the uses in each district.

<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>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>P</u>	<u>P</u>	<u>P</u>
<u>Passive Outdoor Recreation</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</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>C</u>	<u>C</u>	<u>C</u>
<u>Child Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
<u>Community Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Community Facility, Private</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
<u>Philanthropic Admin. Services</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Residential Care Facility</u>	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P(3)</u>
<u>Social Service or Philanthropic Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sales and Service Use Category</u>				



## Public Outreach

- 3 general outreach meetings, over 1000 invites sent to our Neighborhood Org. and Legislative Changes Email list.
- Offered to attend any neighborhood group meeting.
- Met with representatives from North Beach, Pacific Avenue, Polk Street, Liberty Hill, Divisadero and Upper Fillmore Street NCDs.
- Attended CSFN, Council of District Merchants meetings.
- Presented to OEWD, and the Historic Preservation Commission.



## Public Outreach

- Continued to brief all land use aides on progress and issues.
- Presented to Small Business Commission and received their endorsement.
- Consistently maintain a project website, which includes information about the outreach meetings, public hearings and links to the ordinance.





**SPUR**

San Francisco | San Jose | Oakland

January 28, 2017

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Article 7: Phase 2 of the Planning Code Reorganization  
2014-001965PCA**

Dear Commission President Hillis, Commission Vice President Richards, and Commissioners Fong, Johnson, Koppel, Melgar and Moore:

SPUR thanks the Planning Commission for the opportunity to comment on the proposal to simplify and reorganize Article 7 of the Planning Code.

As an advocate for good city planning and good government, SPUR supports the Code Reorganization Project, a monumental effort to clarify and simplify the Planning Code so that it is easier to understand.

We supported the reorganization of Article 2 addressed in 2014-15, the first of three planned phases to clean up the Code. We now support the modification of Article 7 addressed in this ordinance, and encourage the department to rapidly follow up with Phase 3, modifying Article 8 in the same fashion. The reorganization and consolidation addressed in this project takes a great step toward making it easier for citizens and practitioners to engage with the planning and development process.

We appreciate the effort to eventually have all zoning districts reference a single set of use definitions. The shift from use charts to zoning control tables is a decision that will be more user-friendly overall. We also appreciate the standardization of noticing requirements across use districts.

SPUR applauds the efforts of city staff and Livable City to undertake and champion a complex effort like this. We urge you to move forward with Phase 3 of the Code Reorganization Project as rapidly as possible and perhaps add additional articles to the scope of this work.

Thank you for considering our recommendation. Should you have any questions, please do not hesitate to contact me at 415-644-4884.

Sincerely,

Kristy Wang  
Community Planning Policy Director

Cc: SPUR Board of Directors

*Coalition for San Francisco*



February 2, 2017

Planning Commission of the City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

Re: Article 7 of the Planning Code of the City and County of San Francisco

Dear President Hillis and Planning Commissioners:

This is the fifth in a series of letters which we have sent to Staff and the Commission requesting that the Commission NOT approve the proposed wholesale changes to Article 7 of the Planning Code, for a number of reasons.

A. Planning Staff (herein "Staff"), after continual denial, has finally acknowledged that there are changes which are substantive, and some are universal. We are aware of many changes to the definitions and in at least two cases substantive changes in the related NCD tables.

B. We believe that very few, if any, of the NCD related tables have been reviewed by or at the direction of supervisors of the neighborhoods involved, except in two cases. The tables for NCDs located within Supervisor Tang's District have been changed and to get there, the Staff has spent months with Supervisor Tang's staff in making numerous changes. Also, initiated by Supervisor Peskin, representatives of the North Beach NCD have been speaking with Staff about numerous defensive and other changes to Staff-proposed changes which were billed as "non-substantive" changes," which were anything but that.

The Tang/Peskin changes are neighborhood-specific with a view to keeping neighborhood character. What does that tell us? Well, that a proposed complete Article 7 reorganization exposes to all NCDs to the risks of unintended consequences and makes clear that a "one size fits all" policy does not work.

So far as we know, there is no other Supervisor who has sought changes for his/her District NCDs. Moreover, there are now four new Supervisors who have probably not even heard of the Article 7 changes. And very few NCDs have the experience and knowledge of either the Staff, which helped in the case of Supervisor Tang's District NCDs, or knowledgeable and experienced representatives in the case of the North Beach NCDs. Others have not had that luxury.

C. Staff has advised that if other NCDs want changes, they should be sought through their respective Supervisors, who should introduce separate and specific legislation to make changes. But residents within most NCDs have never reviewed the proposed changes. Why is that? Because they have been led to believe that they are not substantive. Or they have not even heard about them at all since the outreach efforts were inadequate. We can count on

one hand the number of attendees at at least two of the outreach meetings, which advertised "no substantive changes." The risk of unintended impacts on other provisions of the Planning Code could be enormous.

D. It has been extremely difficult to review the most recent changes made since there have been no "redline" versions made available. The various versions are flying thick (750-plus pages) and fast (a January 20, 2017 version followed the version in the Commission's February 2, 2017 "packet") and NEITHER is red marked to another version. Because of the enormity of the overall changes, as we said previously, we just did sampling of the changes appearing in a much earlier version, and cannot even hope to keep up with these. And we know there have been substantive changes made. Further, the January 20 Department Notice suggests that additional changes will be forthcoming in the "coming week."

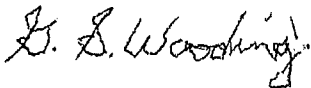
SOLUTION:

If no substantive changes are intended for Article 7 other than those appearing for the NCDs in Tang/Peskin Districts, then introduce new and separate legislation to accomplish that for each of the Tang/Peskin NCDs, and leave Article 7 in place. But have Staff engage each of the other Supervisorial Districts, as it did for the Tang District NCDs, to explain in detail what is going on.

That way all NCDs will have access to technically capable people (the Staff) to address in detail what the tables mean, how they might be changed to address individual NCD needs within a District, so as to cover NCDs in all districts -- not just those in Tang/Peskin Districts.

Thank you.

Respectfully submitted,



/s/ George Wooding, Midtown Terrace Homeowners Association & President of CSFN

/s/ Marlayne Morgan, Cathedral Hill Neighbors Association & 1st Vice President of CSFN

/s/ Rose Hillson, Jordan Park Improvement Association & Delegate to CSFN

/s/ Paul Webber, Telegraph Hill Dwellers & Delegate to CSFN

cc: Aaron Starr, AnMarie Rodgers, Director John Rahaim, Commissions Secretary Jonas Ionin, President of the Board of Supervisors London Breed, Supervisors: Sandra Fewer, Mark Farrell, Aaron Peskin, Katy Tang, Jane Kim, Norman Yee, Jeff Sheehy, Hillary Ronen, Malia Cohen, Ahsha Safai

BOARD of SUPERVISORS



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

March 7, 2017

**File No. 170204**

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

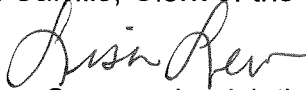
On February 28, 2017, Mayor Lee introduced the following proposed legislation:

**File No. 170204**

**Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

This legislation is being transmitted to you for environmental review.

Angela Calyillo, Clerk of the Board

*for* By:  Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning



BOARD of SUPERVISORS



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

March 7, 2017

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

Dear Commissioners:

On February 28, 2017, Mayor Lee introduced the following legislation:

**File No. 170204**

**Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

Angela Calvillo, Clerk of the Board

*for* By:  Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Acting Environmental Review Officer
- AnMarie Rodgers, Senior Policy Advisor
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

# MEMORANDUM

TO: Regina Dick-Endrizzi, Director  
Small Business Commission, City Hall, Room 448

FROM: *ll for* Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

DATE: March 7, 2017

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS  
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

**File No. 170204**

**Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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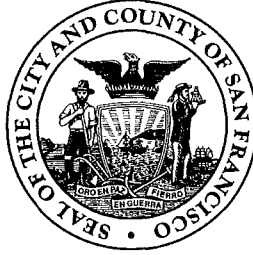
RESPONSE FROM SMALL BUSINESS COMMISSION - Date: \_\_\_\_\_

- No Comment
- Recommendation Attached

\_\_\_\_\_  
Chairperson, Small Business Commission

c: Menaka Mahajan, Small Business Commission

BOARD of SUPERVISORS



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

## MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection

FROM: *ll for* Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

DATE: March 7, 2017

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Lee on February 28, 2017:

**File No. 170204**

**Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

c: William Strawn, Department of Building Inspection  
Carolyn Jayin, Department of Building Inspection

OFFICE OF THE MAYOR  
SAN FRANCISCO



RECEIVED  
EDWIN M. LEE  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 FEB 28 PM 4:26

TO: Angela Calvillo, Clerk of the Board of Supervisors *Ch*  
FROM: *Ed* Mayor Edwin M. Lee *[Signature]*  
RE: Planning Code - Deletion of Duplicate Definitions and Outdated Article 7  
Zoning Control Tables  
DATE: February 28, 2017

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Attached for introduction to the Board of Supervisors is an ordinance amending Article 7 of the Planning Code to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.