BOARD of SUPERVISORS

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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. 170203

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 ("NCDs"); enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah NCDs; 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 NCD; 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; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

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

Angela Calvillo, Clerk of the Board

for By: 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

[Planning Code - Article 7 Reorganization; Technical and Other Amendments]

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 ("NCDs"); enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah NCDs; 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 NCD; 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; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

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

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

Section 1. Findings.

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

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

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

Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1, 121.2, 121.4, 121.7, 134, 145.1,145.2, 145.4, 155, 177, 178, 186.1, 201, 202, 202.1, 202.2, 202.3, 202.5, 204, 208, Tables 209.1, 209.2, 209.3, 210.1, 210.2, 210.3 and 210.4, Sections 231, 249.35A, 249.40A, 249.60, 249.64, 253.1, 253.3, 260, 263.11, 303, 303.1, 306.3, 306.10, 307, 308, 308.1, 310, 312, and 607.1 and deleting Sections 316, 316.1, 316.2, 316.3, 316.4, 316.5, and 316.6, to read as follows:

SEC. 102. DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set forth in this and the following sections. ~~*Additional definitions applicable to Article 7, Neighborhood Commercial Districts, and to Article 9, Mission Bay Districts, are set forth in Section 790.*~~ Additional definitions applicable to Signs are set forth in Section 602. Additional definitions applicable to development impact fees and requirements that authorize the payment of in-lieu fees are set forth in Section 401. Additional definitions applicable only to Article 8, Mixed Use Districts, are set forth in Section 890. *Additional definitions applicable only to the North Beach Neighborhood Commercial District and the North Beach Special Use District are set forth in Sections 780.3.* Additional definitions applicable only to the Bernal Heights Special Use District are set forth in Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set forth in Section 996. All words used in the present tense shall include the future. All words in the plural number shall include the singular number, and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission or its successor of the City and County of San Francisco, State of California, herein referred to as the City: Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be deemed to include an employee of any such officer or department of the City who is lawfully authorized to perform any duty or exercise any power as a representative or agent of that officer or department.

Accessory Use. *A related minor Use that is either necessary to the operation or enjoyment of a lawful Principal Use or Conditional Use, or appropriate, incidental, and subordinate to any such use, and is*

located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 and Sections 703(d) and 803.2(b)(C) of this Code.

* * * *

Amusement Game Arcade. *A Retail Entertainment Arts and Recreation Use that provides eleven or more amusement game devices such as video games, pinball machines, or other such similar mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section 1036.23 of the Police Code as an Ancillary Use. Mechanical amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code.*

* * * *

Arts Activities. ~~*A Retail*~~ *An* Entertainment, Arts and Recreation Use that includes performance, exhibition (except exhibition of films), rehearsal, production, post-production and some schools of any of the following: Dance, music, dramatic art, film, video, graphic art, painting, drawing, sculpture, small-scale glassworks, ceramics, textiles, woodworking, photography, custom-made jewelry or apparel, and other visual, performance and sound arts and craft. It shall exclude accredited Schools and Post-Secondary Educational Institutions. It shall include commercial arts and art-related business service uses including, but not limited to, recording and editing services, small-scale film and video developing and printing; titling; video and film libraries; special effects production; fashion and photo stylists; production, sale and rental of theatrical wardrobes; and studio property production and rental companies. Arts spaces shall include studios, workshops, archives and theaters, and other similar spaces customarily used principally for arts activities, exclusive of a Movie Theater, Amusement Enterprise, Adult Entertainment, and any other establishment where liquor is customarily served during performances.

* * * *

Automotive Service Station. A Retail Automotive Use that provides motor fuels and lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) and services that remain incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than three enclosed service bays in buildings having no openings, other than fixed windows or exits required by law, located within ~~50~~ *40* feet of any R District. It may include other incidental services for automobiles including, but not limited to, accessory towing, if the number of towing vehicles does not exceed one, and all towed vehicles stored on the premises are limited to those vehicles that are to be repaired on the premises. This use is subject to the controls in Sections 187.1, 202.2(b), and 202.5.

* * * *

Conditional Use. *Conditional Use allows the Planning Commission to consider uses or projects that may be necessary or desirable in a particular neighborhood, but which are not allowed as a matter of right within a particular zoning district. Whether a use is conditional in a given district is indicated in this Code. Sections of this Code that govern Conditional Uses include, but are not limited to Sections 178, 179, 303, and 303.1.*

* * * *

Eating and Drinking Use. A grouping of Retail Sales and Service Uses that provide food and/or beverages for either on- or off-site food consumption including Bars, Restaurants, *and* Limited-Restaurants~~, *and Take-out Food*~~. Eating and Drinking Uses are subject to the conditions in Section 202.2(a).

* * * *

Entertainment, General. A Retail Entertainment, Arts and Recreation Use that provides entertainment or leisure pursuits to the general public including *dramatic and musical*

performances where alcohol is not served during performances, billiard halls, bowling alleys, skating rinks, *and* mini-golf ~~*and game arcades*~~, when conducted within a completely enclosed building, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises.

* * * *

~~***Entertainment, Arts and Recreation, Non-Commercial.*** *A subcategory of Entertainment, Arts and Recreation Uses that includes Open Recreation Area and Passive Outdoor Recreation.*~~

~~***Entertainment, Arts and Recreation, Retail.*** *A subcategory of Entertainment, Arts and Recreation Uses that includes Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime Entertainment, Outdoor Entertainment, and Sports Stadium.*~~

Entertainment, Arts and Recreation Use. A Use Category that includes *Amusement Game Arcade,* Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime Entertainment, Open Recreation Area, Outdoor Entertainment, Passive Outdoor Recreation and Sports Stadiums. Adult Business is not included in this definition, except for the purposes of Development Impact Fee Calculation as described in Article *4* ~~*Four*~~.

* * * *

Grocery, General. A Retail Sales and Services Use that:

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

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) *that occupy less than 15% of the Occupied Floor Area of the establishment*

(including all areas devoted to the display and sale of alcoholic beverages) ~~*within the accessory use limits as set forth in Section 703.2 (b)(1)(C)(vi)*~~;

(c) *May prepare* ~~*Prepares*~~ minor amounts *of* ~~*or no*~~ food on site for immediate consumption; ~~*and*~~

(d) Markets the majority of its merchandise at retail prices*;* ~~*.*~~ *and*

(e) ~~*May have a Limited Restaurant use within the accessory use limits as set forth in Section 703.2(b)(1)(C)(iii). Such businesses s*~~*S*hall operate with the specified conditions in Section 202.2(a)(1).

(f) *Such businesses* ~~*R*~~*r*equire~~*s*~~ Conditional Use authorization for conversion of a General Grocery use greater than 5,000 square feet, pursuant to Section 202.3 *and 303(l)*.

Grocery, Specialty. A Retail Sales and Services Use that:

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

(b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) *which occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages)* ~~*within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi)*~~;

(c) *May prepare* ~~*Prepares*~~ minor amounts *of* ~~*or no*~~ food on site for immediate consumption *off-site with no seating permitted*; and

(d) Markets the majority of its merchandise at retail prices.

(e) ~~*May provide Limited Restaurant services within the accessory use limits as set forth in Section 703.2(b)(1)(C)(iii).*~~ Such businesses *that provide food or drink per subsections (b) and (c) above* shall operate with the specified conditions in Section 202.2(a)(1).

* * * *

Hours of Operation. *A commercial Use Characteristic limiting* ~~*T*~~the permitted hours during which any commercial establishment, not including automated teller machines, may be open for business. Other restrictions on the hours of operation of Movie Theaters, Adult Businesses, *Nighttime Entertainment, General Entertainment,* and *Other* Entertainment Uses, as defined in this Section*s 102 and 890* ~~*of the Code*~~, shall apply pursuant to provisions in Section 303*(p)*~~*(c)(5)*~~, when such uses are permitted as ~~*c*~~*C*onditional ~~*u*~~*U*ses. A Pharmacy may qualify for the exception to operate on a 24-hour basis provided in ~~*this*~~ Section *202.2(a)(2) of* the Code.

* * * *

Liquor Store. A Retail Sales and Service Use that sells beer, wine, or distilled spirits to a customer in an open or closed container for consumption off the premises and that needs a State of California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) This classification shall not include retail uses that*:*

(*a*~~*1*~~) are both (*1*~~*a*~~) classified as a General Grocery, a Specialty Grocery, or a Restaurant-Limited, and (*2*~~*b*~~) have a ~~*g*~~*G*ross ~~*f*~~*F*loor ~~*a*~~*A*rea devoted to alcoholic beverages that is within the applicable accessory use limits for the use district in which it is located, ~~*and*~~ *or*

(b) have both (*1*~~*a*~~) a Non-residential Use Size of greater than 10,000 gross square feet and (*2*~~*b*~~) a gross floor area devoted to alcoholic beverages that is within accessory use limits as set forth in Section 204.~~*2*~~*3 or Section 703(d)* of this Code, depending on the zoning district in which the use is located.

(c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, ~~*783,*~~ and 784, the retail uses explicitly exempted from this definition as set forth above shall only apply to General Grocery and Specialty Grocery stores that exceed 5,000 square feet in size shall not:

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

(*2*~~*b*~~) devote more than 15 percent of the gross square footage of the establishment to the display and sale of alcoholic beverages; and

(*3*~~*c*~~) sell single servings of beer in container sizes 24 ounces or smaller.

* * * *

Mobile Food Facility. ~~*A Retail Sales and Service Use as defined in Public Works Code Section 184.80.*~~ *Any vehicle or pushcart used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail. Mobile Food Facility does not include a "Transporter" used to transport packaged food from a food facility or other approved source to the consumer. A Mobile Food Facility does not include any use that sells goods, wares, or merchandise other than food or drink intended for human consumption. For the purposes of the Planning Code, a Mobile Food Facility that is a temporary Use is regulated as an intermittent activity, per Section 205.4; a Mobile Food Facility that exceeds the limitations set forth in Section 205.4 is considered a Restaurant or Limited Restaurant Use, as defined in this Section 102, and is regulated as such by the Use controls for the respective zoning district.* Mobile Food Facilities shall comply with the good neighbor policies set forth in Public Works Code Section 184.94 *as well as Planning Code Section 202.2(a)(1)*.

* * * *

Principal (or Principally Permitted) Use. *A Use permitted as of right in each established district where listed for that class of district in Articles 2, 7, 8, or 9 and as regulated in this Code. Principally permitted uses may be required to comply with the Operating Conditions of Section 202.2.*

* * * *

Residential Use. A Use Category consisting of uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, and Senior Housing, *Homeless Shelters,* and for the purposes of Article 4 only any residential components of Institutional Uses. Single Room Occupancy and Student Housing designations are consider characteristics of certain Residential Uses.

Restaurant. A Retail Sales and Service use that serves prepared, ready-to-eat cooked foods to customers for consumption on ~~*or off*~~ the premises and which has seating. ~~*It may have a Take-Out Food use*~~ ~~a~~A*s* a minor and incidental use*, it may serve such foods to customers for off-site consumption.* It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so, it shall be required to operate as a Bona Fide Eating Place. It is distinct and separate from a Limited-Restaurant. Such businesses shall operate with the specified conditions in Section 202.2(a)(1).

It shall not be required to operate within an enclosed building so long as it is also a Mobile Food Facility. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.

Restaurant, Limited. A Retail Sales and Service Use that serves ready-to-eat foods and/or drinks to customers for consumption on or off the premises, that may or may not have seating. It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on the premises as an ~~a~~A*c*cessory ~~u~~U*s*e as set forth in Section*s 204.3 or* 703.2~~*(b)(1)(C)(v)*~~

depending on the zoning district in which it is located. It includes, but is not limited to, ~~*specialty*~~ foods provided by *sandwich shops, coffee houses, pizzerias, ice cream shops,* bakeries, delicatessens, and confectioneries meeting the above characteristics, but ~~*it*~~ is distinct from a *Specialty Grocery,* Restaurant, and ~~*a*~~ Bar. ~~*It may also operate as a Take-Out Food use.*~~ *Within the North Beach SUD, it is also distinct from Specialty Food Manufacturing, as defined in Section 780.3(b).* It shall not provide on-site beer and/or wine sales for consumption on the premises, but may provide off-site beer and/or wine sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine), *that occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages)* ~~*within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi)*~~. Such businesses shall operate with the specified conditions in Section 202.2(a)*(1)*.

* * * *

Retail Sales and Service, General. A Retail Sales and Service Use that provides goods and/or services to the general public and that is not listed as a separate Retail Sales and Service Use in this Section of the Code. *This use includes, but is not limited to the sale or provision of the following goods and services:*

(a) Personal items such as tobacco and magazines;

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

(c) Household goods and service (including paint, fixtures and hardware, but excluding other building materials);

(d) Variety merchandise, pet supply stores and pet grooming services;

(e) Florists and plant stores;

(f) Apparel and accessories;

(g) Antiques, art galleries, art supplies and framing service;

(h) Home furnishings, furniture and appliances

(i) Books, stationery, greeting cards, office supplies, copying service, music and sporting goods; and

(j) Toys, gifts, and photographic goods and services.

Retail Use. A Commercial Use that includes uses that involve the sale of goods, typically in small quantities, or services directly to the ultimate consumer or end user including, but not limited to, Retail Sales and Service Uses, ~~*Commercial*~~ *some* Entertainment, Arts and Recreation Uses, and Retail Automotive Uses.

* * * *

Sales and Services, Non-Retail. A Commercial Use category that includes ~~*u*~~*U*ses that involve the sale of goods or services to other businesses rather than the end user, or that does not provide for direct sales to the consumer on site. Uses in this category include, but are not limited to: Business Services, Catering, ~~*Laboratory, Life Science,*~~ Commercial Storage, Design Professional, *General Office, Laboratory, Life Science,* Non-Retail Professional Service, ~~*General Office,*~~ *Trade Office,* Wholesale Sales, *and* Wholesale Storage~~*, and Trade Office*~~.

Sales and Services, Retail. A Commercial Use ~~*C*~~*c*ategory that includes ~~*u*~~*U*ses that involve the sale of goods, typically in small quantities, or services directly to the ultimate consumer or end user with some space for retail service on site, excluding Retail Entertainment Arts and Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business, Animal Hospital, Bar, Cat Boarding, *Chair and Foot Massage,* ~~*Fringe Financial Services,*~~ Tourist Oriented Gift Store, General Grocery ~~*Store*~~, Specialty Grocery ~~*Store*~~, Gym, Hotel, Jewelry

Store, Kennel, Liquor Store, Massage Establishment, ~~*Chair and Foot Massage, Mobile Food Facility,*~~ Mortuary (Columbarium), *Motel,* Non-Auto Sales, Pharmacy, Restaurant, Limited Restaurant, General Retail Sales and Service, Financial Service~~s~~, *Fringe Financial Service,* Limited Financial Service~~s~~, Health Service~~s~~, ~~*Motel, Personal Services,*~~ Instructional Service~~s~~, *Personal Service,* Retail Professional Service~~s~~, Self-Storage, ~~*Take-Out Food Facility*~~, Tobacco Paraphernalia *Establishment* ~~*Store*~~, and Trade Shop.

* * * *

Service, Philanthropic Administrative. An Institutional Community ~~u~~Use that provides executive, management, administrative, and clerical services and support related to philanthropic activities that serve non-profit institutions and organizations; such philanthropic activities may include funding and support of educational, medical, environmental, cultural, and social services institutions and organizations. Such ~~u~~Uses:

(a) may not be located on the ~~f~~First ~~s~~Story of buildings where the most recent prior ~~u~~Use was any ~~u~~Use other than ~~r~~Residential or ~~o~~Office; and

(b) may be located in a single undivided space not physically separated from a ~~r~~Residential ~~u~~Use; provided that:

~~*(1)*~~ any Residential Conversion above the ~~f~~First ~~s~~Story, associated with, or following commencement of such ~~u~~Use, shall be considered a ~~c~~Conditional ~~u~~Use requiring approval pursuant to ~~*Section 703.2(b)(1)(B); and*~~

~~*(2) any loss of Dwelling Units described in Section 317 of this Code shall require approval as provided in*~~ Section 317.

* * * *

~~***Take-Out Food.*** *Retail Sales and Service Use without seating that provides ready-to-eat food to a high volume of customers, who carry out the food for off-premises consumption. It sells in disposable*~~

~~*wrappers or containers ready-to-eat food, which is prepared on the premises and generally intended for immediate consumption off the premises.*~~

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

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

* * * *

Use Characteristic. *A feature of a Use, related to its physical layout, location, design, access, or other characteristics. Use Characteristics may be regulated independently of a Use itself. Residential Use Characteristics include Single Room Occupancy and Student Housing. Commercial Use Characteristics include Drive-up Facility, Formula Retail, Hours of Operation, Maritime Use, Open Air Sales, Outdoor Activity, and Walk-Up Facility.*

* * * *

Variance. *An authorization to deviate from the strict application of certain Planning Code requirements pursuant to Section 305 of this Code.*

SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) ***Purpose.*** In order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the table below shall be permitted only as ~~c~~Conditional ~~u~~Uses ~~*subject to the provisions set forth in Sections 316 through 316.8 of this Code*~~.

District	Lot Size Limits
~~*NC-1, NCT-1*~~	~~*5,000 sq. ft.*~~
~~*Broadway*~~	
~~*Castro Street*~~	
~~*Inner Clement Street*~~	
~~*Inner Sunset*~~	
~~*Outer Clement Street*~~	
~~*Upper Fillmore Street*~~	
~~*Haight Street*~~	
~~*North Beach*~~	
~~*Sacramento Street*~~	
~~*Union Street*~~	
~~*24th Street-Mission*~~	
~~*24th Street-Noe Valley*~~	
~~*West Portal Avenue*~~	
~~*Glen Park*~~	
~~*NC-2, NCT-2, Ocean Ave.*~~	~~*10,000 sq. ft.*~~
~~*NC-3, NCT-3, Mission Street*~~	
~~*SoMa, RCD, Folsom Street*~~	
~~*Hayes-Gough,*~~	
~~*Upper Market Street*~~	
~~*Polk Street*~~	
~~*Valencia Street*~~	

~~*NC-S*~~	~~*Not Applicable*~~
NC-1, NCT-1 *24th Street-Mission* *24th Street-Noe Valley* *Broadway* *Castro Street* *Glen Park* *Haight Street* *Inner Clement Street* *Inner Sunset* *Irving Street* *Judah Street* *Noriega Street* *North Beach* *Outer Clement Street* *Sacramento Street* *Taraval Street* *Union Street* *Upper Fillmore Street* *West Portal Avenue*	*5,000 sq. ft.*
NC-2, NCT-2 *NC-3, NCT-3* *Divisadero Street* *Excelsior Outer Mission Street*	*10,000 sq. ft.*

Fillmore Street *Folsom Street* *Hayes-Gough* *Japantown* *Mission Street* *Ocean Avenue* *Pacific Avenue* *Polk Street* *Regional Commercial District* *SoMa* *Upper Market Street* *Valencia Street*	
NC-S	*Not Applicable*

(b) ***Design Review Criteria.*** In addition to the criteria of Section 303(c) of this Code, the City Planning Commission shall consider the extent to which the following criteria are met:

(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

(2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

SEC. 121.2. ***NON-RESIDENTIAL*** **USE SIZE LIMITS** ***IN*** ~~***(NON-RESIDENTIAL),***~~ **NEIGHBORHOOD COMMERCIAL** ***AND NEIGHBORHOOD COMMERCIAL TRANSIT*** **DISTRICTS.**

(a) In order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses of the same size or larger than the square footage stated in the

table below may be permitted only as ~~c~~Conditional ~~u~~Uses ~~*subject to the provisions set forth in Sections 316 through 316.6 of this Code*~~. The use area shall be measured as the Gross Floor Area for each individual Non-Residential Use.

District	Use Size Limits
~~*North Beach*~~	~~*2,000 sq. ft.*~~
~~*Castro Street*~~	
~~*Pacific Avenue*~~	
~~*Inner Clement Street*~~	~~*2,500 sq. ft.*~~
~~*Inner Sunset*~~	
~~*Outer Clement Street*~~	
~~*Upper Fillmore Street*~~	
~~*Haight Street*~~	
~~*Polk Street*~~	
~~*Sacramento Street*~~	
~~*Union Street*~~	
~~*24th Street-Mission NCT*~~	
~~*24th Street-Noe Valley*~~	
~~*West Portal Avenue*~~	
~~*NC-1, NCT-1*~~	~~*3,000 sq. ft.*~~
~~*Broadway*~~	
~~*Hayes-Gough NCT*~~	
~~*Upper Market Street*~~	
~~*Upper Market Street NCT*~~	

~~*Valencia Street*~~	
~~*NC-2, NCT-2, SoMa NCT, Ocean Avenue NCT, Glen Park NCT, Folsom Street*~~	~~*4,000 sq. ft.*~~
~~*NC-3, NCT-3, Mission Street*~~	~~*6,000 sq. ft.*~~
~~*NC-S*~~	

Castro Street *North Beach* *Pacific Avenue*	*2,000 sq. ft.*
24th Street-Mission *24th Street-Noe Valley* *Haight Street* *Inner Clement Street* *Inner Sunset* *Japantown* *Outer Clement Street* *Polk Street* *Sacramento Street* *Union Street* *Upper Fillmore Street* *West Portal Avenue*	*2,500 sq. ft.*
NC-1, NCT-1 *Broadway* *Hayes-Gough* *Upper Market Street* *Valencia Street*	*3,000 sq. ft.*
NC-2, NCT-2 *NC-3, NCT-3* *Divisadero Street* *Folsom Street* *Glen Park* *Irving Street* *Judah Street* *Noriega Street* *Ocean Avenue* *SoMa* *Taraval Street*	*4,000 sq. ft.*

Excelsior Outer Mission Street *Fillmore Street* *Mission Street* *NC-S*	*6,000 sq. ft.*
Regional Commercial District	*10,000 sq. ft.*

* * * *

(b) In order to protect and maintain a scale of development appropriate to each district, ~~n~~Non-~~r~~Residential ~~u~~Uses ~~which~~ *that* exceed the square footage stated in the table below shall not be permitted, except *in the following circumstances:* ~~that in the North Beach Neighborhood Commercial District this Subsection 121.2(b) shall not apply to a Movie Theater use as defined in Section 790.64 and except that~~

(1) ~~i~~In the Castro Street Neighborhood Commercial District, *a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 of this Code that is operated by a non-profit and is neighborhood-serving* ~~certain Large Institutions~~ may ~~by Conditional Use Authorization~~ exceed this Subsection 121.2(b) ~~as described in the Specific Provisions for Section 715.21~~ *with Conditional Use authorization.*

(2) In the Regional Commercial District, Schools and Childcare Facilities as defined in Section 102 may exceed this Subsection 121.2(b) with Conditional Use authorization.

The use area shall be measured as the ~~g~~Gross ~~f~~Floor ~~a~~Area for each individual ~~n~~Non-~~r~~Residential use.

District	Use Size Limits
West Portal Avenue	
North Beach	4,000 sq. ft.
Castro Street	
Regional Commercial District	*25,000 square feet*

SEC. 121.4. *NON-RESIDENTIAL* USE SIZE LIMITS *IN* ~~*(NON-RESIDENTIAL),*~~ MIXED USE DISTRICTS.

* * * *

In the Chinatown Visitor Retail District, the ~~*u*~~*Use* ~~*s*~~*Size* limit shall not apply to *a* Restaurant~~*s as defined in Section 790.91*~~.

SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON PEDESTRIAN-ORIENTED STREETS.

In order to promote, protect, and maintain a fine-grain scale of development in residential districts and on important pedestrian-oriented commercial streets which is appropriate to each district, compatible with adjacent buildings; provide for a diverse streetscape; ensure the maintenance and creation of multiple unique buildings and building frontages rather than large single structures superficially treated; promote diversity and multiplicity of land ownership and discourage consolidation of property under single ownership, merger of lots is regulated as follows:

Street or District	Lot Frontage Limit
Hayes, from Franklin to Laguna	50 feet
RED and RED-MX	50 feet

Church Street, from Duboce to 16th Street	100 feet
Divisadero Street NCT except for the east and west blocks between Oak and Fell, Fillmore Street NCT, Folsom Street NCT, RCD, WMUG, WMUO, and SALI	100 feet
Market, from Octavia to Noe	150 feet
Ocean Avenue in the Ocean Avenue NCT	See *Ss*ubsection (e)
Inner and Outer Clement NCDs	50 feet
*North Beach NCD and SUD**	*25 feet**
NC-2 districts on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue	50 feet

**For lots that do not have street frontage, the merger would not result in a lot with a width greater than 25 feet.*

SEC. 134. REAR YARDS, R, NC, C, SPD, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-MX, RSD, ~~*SLR,*~~ SLI AND SSO DISTRICTS.

* * * *

(a) **Basic Requirements.** The basic rear yard requirements shall be as follows for the districts indicated:

(1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-3, RC-4, NC Districts other than the Pacific Avenue NC District, C, M, MUG, WMUG, MUO, MUR, UMU, RED, RED-MX, SPD, RSD, ~~*SLR,*~~ SLI and SSO Districts.** The minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. For buildings containing only SRO Units in the South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts, the minimum rear yard depth shall be equal to 25% of the

total depth of the lot on which the building is situated, but the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in specific situations as described in subsection (c) below.

* * * *

(B) **NC-2, NCT-2, Ocean Avenue, Castro Street, *Divisadero Street NCT, Excelsior-Outer Mission Street,* Inner Clement Street, Upper Fillmore Street, *Judah Street, Noriega Street,* North Beach, *Taraval Street,* Union Street, Valencia Street, 24th Street-Mission, Glen Park, R*egional* C*ommercial* D*istrict* and Folsom Street Districts.** Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the ~~f~~F~~irst s~~S~~tory if it contains a ~~d~~D~~welling u~~U~~nit.

* * * *

(C) **RC-3, RC-4, NC-3, NCT-3, Broadway, *Fillmore Street NCT,* Hayes-Gough NCT, SoMa NCT, Mission Street NCT, Polk Street, Pacific Avenue, C, M, SPD, RSD, ~~*SLR,*~~ SLI, SSO, MUR, MUG, MUO, and UMU Districts.** Rear yards shall be provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at any level of the building, provided that the project fully meets the usable open space requirement for Dwelling Units per Section 135 of this Code, the exposure requirements of Section 140, and gives adequate architectural consideration to the light and air needs of adjacent buildings given the constraints of the project site.

(D) **Upper Market NCT ~~*and Upper Market NCD*~~.** Rear yards shall be provided at the grade level, and at each succeeding story of the building. For buildings in the Upper Market NCT that do not contain ~~r~~R~~esidential u~~U~~ses and that do not abut adjacent lots

with an existing pattern of rear yards or mid-block open space, the Zoning Administrator may waive or reduce this rear yard requirement pursuant to the procedures of subsection (e).

(E) **RED, RED-MX and WMUG Districts.** Rear yards shall be provided at the ground level for any building containing a ~~d~~Dwelling ~~u~~Unit, and at each succeeding level or story of the building.

* * * *

SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.

* * * *

(c) **Controls.** The following requirements shall generally apply, except for those controls listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor Ceiling Height, which only apply to a "development lot" as defined above.

In NC-S Districts, the applicable frontage shall be the primary facade(s) which contain customer entrances to commercial spaces.

* * * *

(4) **Ground Floor Ceiling Height.** Unless otherwise established elsewhere in this Code:

(A) Ground floor ~~n~~Non-~~r~~Residential ~~u~~Uses in UMU Districts shall have a minimum floor-to-floor height of 17 feet, as measured from grade.

(B) Ground floor ~~n~~Non-~~r~~Residential ~~u~~Uses in all C-3, ~~C-M,~~ NCT, DTR, Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO and MUO Districts shall have a minimum floor-to-floor height of 14 feet, as measured from grade.

* * * *

SEC. 145.2. OUTDOOR ACTIVITY AREAS IN NC DISTRICTS.

The following provisions governing ~~o~~Outdoor ~~a~~Activity ~~a~~Areas shall apply in NC Districts.

In order to provide for limited commercial ~~o~~Outdoor ~~a~~Activity ~~a~~Areas, which promote active street life, but do not detract from the livability of surrounding uses, ~~o~~Outdoor ~~a~~Activity ~~a~~Areas~~, as defined in Section 790.70 of this Code,~~ in NC Districts shall be regulated below, except in the Outer Clement Street Neighborhood Commercial District, where ~~o~~Outdoor ~~a~~Activity ~~a~~Areas shall be a ~~principal~~ Principally ~~p~~Permitted ~~u~~Use if they existed prior to 1985. These provisions shall not apply to those ~~u~~Uses excepted from the requirement for location in an enclosed building~~, as set forth in Section 703.2(b) of this Code~~.

(a) An ~~o~~Outdoor ~~a~~Activity ~~a~~Area operated by a ~~c~~Commercial ~~u~~Use is permitted as a ~~p~~Principal ~~u~~Use if located outside a building and contiguous to the front property line of the lot on which the ~~c~~Commercial ~~u~~Use is located.

In NC-S Districts, an ~~o~~Outdoor ~~a~~Activity ~~a~~Area is permitted as a ~~p~~Principal ~~u~~Use if located within the boundaries of the property and in front of the primary facades which contain customer entrances and if it does not obstruct pedestrian traffic flow between store entrances and parking facilities.

(b) An ~~o~~Outdoor ~~a~~Activity ~~a~~Area which does not comply with the provisions of Paragraph 1 of this ~~S~~subsection (b) is permitted as a ~~c~~Conditional ~~u~~Use~~, subject to the provisions set forth in Sections 316 through 316.8 of this Code~~.

In addition to the criteria of Section 303(c) of this Code, the ~~City~~ Planning Commission shall find that:

(1) The nature of the activity operated in the ~~o~~Outdoor ~~a~~Activity ~~a~~Area is compatible with surrounding uses;

(2) The operation and design of the ~~o~~Outdoor ~~a~~Activity ~~a~~Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

(3) The ~~h~~Hours of ~~o~~Operation of the activity operated in the ~~o~~Outdoor ~~a~~Activity ~~a~~Area are limited so that the activity does not disrupt the viability of surrounding uses.

SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.

* * * *

(b) **Applicability.** The requirements of this Section apply to the following street frontages.

* * * *

(24) Buchanan Street, between Post Street and Sutter Street; ~~and~~

(25) Post Street, between Fillmore Street and Laguna Street on the south side and between Webster Street and Laguna Street on the north side.; *and*

(26) Divisadero Street for the entirety of the Divisadero Street NCT District.

(27) The entirety of the North Beach Neighborhood Commercial District and North Beach Special Use District.

(c) **Definitions.**

"Active commercial uses" shall include those uses specifically identified below in Table 145.4, and:

(1) Shall not include *Automotive* ~~u~~Uses ~~oriented to motor vehicles~~ except for ~~a~~Automobile ~~s~~Sale or ~~r~~Rental *uses* where curb-cuts, garage doors, or loading access are not utilized or proposed, and such sales or rental activity is entirely within an enclosed building and does not encroach on surrounding sidewalks or open spaces;

(2) Shall include ~~p~~Public *Facilities* ~~uses~~ *as defined in Section 102 and a Public Uses as defined in Section 890.80,* except for ~~u~~Utility ~~i~~Installations; and

(3) Shall not include Residential Care Facilities as defined in Sections 102, ~~790.50, 790.51,~~ and 890.50

Table 145.4

Reference for Commercial, *Neighborhood Commercial,* and Residential-Commercial Districts	~~***Reference for Neighborhood Commercial Districts***~~	**Reference for Mixed Use Districts**	**Use**
~~*N/A*~~ *102*	~~*790.4*~~	890.4	Amusement Game Arcade
102	~~*790.6*~~	890.6	Animal Hospital
102	~~*790.12*~~	890.13	Automobile Sale or Rental (see qualification, above)
102	~~*790.22*~~	*102* ~~*790.22*~~	Bar
N/A	~~*N/A*~~	890.23	Business Goods and Equipment Sales and Repair Service
102		*N/A*	*Chair and Foot Massage*
102	~~*N/A*~~	N/A	Child Care Facility
102	~~*N/A*~~	N/A	Community Facility
102	~~*790.34*~~	*102* ~~*790.34*~~	Eating and Drinking Use
102	~~*N/A*~~	N/A	Entertainment, General
N/A	~~*790.38*~~	890.37	Entertainment, Other
102		*N/A*	*Grocery, General*
102		*N/A*	*Grocery, Specialty*

102	~~*N/A*~~	890.39	Gift Store-Tourist Oriented
102		*N/A*	*Gym*
N/A	~~*790.50, 790.51*~~	890.50	Institutions, Other (see qualification, above)
102	~~*N/A*~~	890.51	Jewelry Store
102	~~*790.141*~~	890.133	Medical Cannabis Dispensary
102	~~*790.68*~~	890.68	Neighborhood-Serving Business
102	~~*N/A*~~	890.69	Non-Auto Vehicle Sales or Rental (see qualification, above)
~~*102*~~	~~*790.70*~~	~~*890.71*~~	~~*Outdoor Activity Area*~~
102		*N/A*	*Pharmacy*
102	~~*N/A*~~	N/A	Post-Secondary Educational Institution
102	~~*N/A*~~	N/A	Public *Facility* ~~*Facilities*~~
N/A	~~*790.80*~~	890.80	Public Use (see qualification, above)
102	~~*N/A*~~	N/A	Religious Institution
102	~~*790.91*~~	*102* ~~*790.91*~~	Restaurant
102	~~*790.90*~~	*102* ~~*790.90*~~	Restaurant, Limited
102		*N/A*	*Sales and Services, General Retail*
N/A	~~*790.102*~~	890.102	Sales and Services, Other Retail
~~*102*~~ *N/A*	~~*790.104*~~	890.104	Sales and Services, Retail
102	~~*N/A*~~	N/A	School

102	~~790.110~~	890.110	Service, Financial
102	~~N/A~~	N/A	Service, Health
102		*N/A*	*Services, Instructional*
102	~~790.112~~	890.112	Service, Limited Financial
N/A	~~790.114~~	890.114	Service, Medical
102	~~790.116~~	890.116	Service, Personal
102		*N/A*	*Service, Retail Professional*
102		*N/A*	*Social Service or Philanthropic Facility*
102	~~790.123~~	890.123	Tobacco Paraphernalia Establishment
102	~~790.124~~	890.124	Trade Shop
102	~~790.140~~	~~890.140~~	~~Walk-Up Facility~~

* * * *

SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.

* * * *

(r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In order to preserve the pedestrian character of certain downtown and neighborhood commercial districts and to minimize delays to transit service, garage entries, driveways or other vehicular access to off-street parking or loading (except for the creation of new publicly-accessible streets and alleys) shall be regulated on development lots as follows on the following street frontages:

(1) Folsom Street, from Essex Street to the Embarcadero, not permitted except as set forth in Section 827.

(2) Not permitted:

* * * *

(CC) Buchanan Street from Post Street to Sutter Street.~~,~~

(DD) Grant Avenue between Columbus Avenue and Filbert Street.

(EE) Green Street between Grant Avenue and Columbus/Stockton.

* * * *

SEC. 177. LEGITIMIZATION OF CERTAIN MASSAGE ESTABLISHMENTS.

* * * *

(b) **Legitimization Program for Certain Massage Establishments.** A Massage Establishment shall be considered a ~~L~~*l*egal nonconforming use ~~*Non Conforming Use*~~*, as defined in Section 180,* or a ~~P~~*p*ermitted Conditional Use, and shall be authorized to continue to operate without obtaining a Conditional Use authorization from the Planning Commission, as required by Sections 102~~, 790.60,~~ and 890.60 of this Code, if it meets all of the following requirements:

* * * *

(g) **Sunset.** Unless readopted, this Section 177 shall sunset 18 months after its effective date *of June 27, 2015. The City Attorney is hereby authorized to direct the Publisher to delete Section 177 on or after December 27, 2016.*

SEC. 178. CONDITIONAL USES.

* * * *

(c) **Enlargement, Alteration, or Intensification.**

* * * *

(3) **Formula Retail.** With regard to Formula Retail uses, a change of owner or operator of a Formula Retail establishment is determined to be an intensification of use and a new Conditional Use authorization shall be required if one or more of the following occurs:

(A) Change of ~~a~~Use category, including a change from one ~~a~~Use to another within the sub-categories of ~~a~~Uses ~~set forth~~ in *the definition of General Retail Sales and Service in* ~~*Planning Code*~~ Sections *102* ~~*790.102*~~ *and Other Retail Sales and Service in* Section 890.102 *of this Code*;

* * * *

SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

* * * *

(d) **Discontinuance.** A nonconforming use that is discontinued for a period of three years, or otherwise abandoned or changed to another use that is listed in Article 7 of this Code as a principal or conditional use for the district in which the use is located shall not be reestablished, except for in the following instances:

(1) In the North Beach, Castro Street, and Haight Street Neighborhood Commercial Districts the period of non-use for a nonconforming use to be deemed discontinued shall be 18 months~~, except in the North Beach Neighborhood Commercial District, the period of non-use for a Restaurant use, as defined in Section 790.91, to be deemed discontinued shall be three years~~.

* * * *

SEC. 201. CLASSES OF USE DISTRICTS.

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

* * * *

Neighborhood Commercial Districts (NC) ~~*(Also see Article 7)*~~ **General Neighborhood Commercial Districts** (Defined in Sec.702*(a)(1)*~~.1~~)

NC-1	Neighborhood Commercial Cluster District (Defined in Sec. 710.~~1~~)
NC-2	Small-Scale Neighborhood Commercial District (Defined in Sec. 711.~~1~~)
NC-3	Moderate-Scale Neighborhood Commercial District (Defined in Sec. 712.~~1~~)
NC-S	Neighborhood Commercial Shopping Center District (Defined in Sec. 713.~~1~~)

Named Neighborhood Commercial Districts (Defined in Sec. 702*(a)(1)*.~~1~~)
Broadway Neighborhood Commercial District (Defined in Sec. 714.~~1~~)
Castro Street Neighborhood Commercial District (Defined in Sec. 715.~~1~~)
Inner Clement Street Neighborhood Commercial District (Defined in Sec. 716.~~1~~)
Outer Clement Street Neighborhood Commercial District (Defined in Sec. 717.~~1~~)
Excelsior Outer Mission Neighborhood Commercial District (Defined in Sec.7*20*~~45.1~~)
Upper Fillmore Street Neighborhood Commercial District (Defined in Sec. 718.~~1~~)
Haight Street Neighborhood Commercial District (Defined in Sec. 719.~~1~~)
~~*Irving Street*~~ *North Beach* Neighborhood Commercial District (Defined in 7*22*~~40.1~~)
~~*Judah Street*~~ *Polk Street* Neighborhood Commercial District (Defined in Sec. 7*23*~~42.1~~)
~~*Upper Market*~~ *Sacramento* Street Neighborhood Commercial District (Defined in Sec. 7*24*~~1.1~~)
~~*Noriega*~~ *Union* Street Neighborhood Commercial District (Defined in Sec. 7*25*~~39.1~~)
~~*North Beach*~~ *24th Street - Noe Valley* Neighborhood Commercial District (Defined in Sec. 72~~82.1~~)
~~*Pacific*~~ *West Portal* Avenue Neighborhood Commercial District (Defined in Sec. 7*29*~~32.1~~)
~~*Polk Street*~~ *Inner Sunset* Neighborhood Commercial District (Defined in Sec. 7*30*~~23.1~~)

~~*Sacramento Street*~~ *Pacific Avenue* Neighborhood Commercial District (Defined in Sec. 72~~64.1~~64)
~~*Inner Sunset*~~ *Noriega Street* Neighborhood Commercial District (Defined in Sec. 73~~10.1~~10)
~~*Taraval Street*~~ *Irving Street* Neighborhood Commercial District (Defined in 73~~41.1~~241)
~~*24th Street-Noe Valley*~~ *Taraval Street* Neighborhood Commercial District (Defined in Sec. 73~~28.1~~328)
~~*Union Street*~~ *Judah Street* Neighborhood Commercial District (Defined in Sec. 73~~25.1~~425)
Japantown Neighborhood Commercial District (Defined in Sec. 721)

Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 *(a)(2)*~~.1~~)	
NCT-1	Neighborhood Commercial Transit Cluster District (Defined in Sec. 75~~33A.1~~033A)
NCT-2	Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 75~~34.1~~134)
NCT-3	Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 75~~31.1~~231)

Named Neighborhood Commercial Transit (NCT) Districts (Defined in Sec. 702*(a)(2)*~~.1~~)
~~*Divisadero Street*~~ *Hayes- Gough* NCT (Defined in Sec. 761~~46~~46)
~~*Fillmore*~~ *Valencia* Street NCT (Defined in Sec. 762~~47~~47)
~~*Folsom*~~ *24th* Street *- Mission* NCT (Defined in Sec. 763~~43.1~~43)
~~*Glen Park*~~ *Upper Market Street* NCT (Defined in Sec. 764~~38.1~~38)
~~*Hayes-Gough*~~ *SoMa* NCT (Defined in Sec. 753~~20.1~~20)
~~*Upper Market*~~ *Mission* Street NCT (Defined in Sec. 754~~33.1~~33)

~~*Mission Street*~~ *Ocean Avenue* NCT (Defined in Sec. 7~~*55*~~*36.1*~~*A*~~)
~~*Ocean Avenue*~~ *Glen Park* NCT (Defined in Sec. 7~~*56*~~*37.1*~~*A*~~)
~~*Regional Commercial District*~~ *Folsom Street NCT* (Defined in Sec. 7~~*57*~~*44*~~*A*~~)
~~*SoMa NCT*~~ *Regional Commercial District* (Defined in Sec. 7~~*58*~~*35.1*~~*A*~~)
~~*24th*~~ *Divisadero* Street ~~– *Mission*~~ NCT (Defined in Sec. 7~~*59*~~*27.1*~~*A*~~)
~~*Valencia*~~ *Fillmore* Street NCT (Defined in Sec. 7~~*60*~~*26.1*~~*A*~~)

* * * *

SEC. 202. USES PERMITTED BY THIS CODE.

(a) The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for the use districts of the City, as established by Section 201 of this Code and as shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105. The ~~u~~*U*ses permitted under this Code shall consist of the following:

(1) Principal ~~u~~*U*ses, *as defined in Section 102 of this Code;* ~~*permitted as of right in each established district where listed for that class of districts in Articles 2, 7, 8, and 9 as regulated herein and elsewhere in this Code.*~~

(2) Conditional ~~u~~*U*ses, *as defined in Section 102 of this Code; and* ~~*permitted in each established district when authorized by the Planning Commission under Section 303 of this Code, where listed for that class of districts in Articles 2, 7, 8, and 9 and as regulated herein and elsewhere in this Code.*~~

(3) Accessory ~~u~~*U*ses, *as defined in Section 102 of this Code* ~~*for such permitted principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section 703.2(b)(1)(C), Section 803.3(b)(1)(C), Section 903(a)(3), and Section 986 of this Code*~~. Any ~~u~~*U*se not qualified ~~*under such sections*~~ as an ~~a~~*A*ccessory ~~u~~*U*se shall be classified as a ~~p~~*P*rincipal *Use* or ~~c~~*C*onditional ~~u~~*U*se.

* * * *

SEC. 202.1. ZONING CONTROL TABLES.

* * * *

(d) The uses and features listed in the Zoning Control Tables in Articles 2, 7, 8, and 9 are permitted in the Districts as indicated by the following symbols in the respective columns for each district:

* * * *

R: Required.

1st: First Story and below.

2nd: Second Story

3rd+ Third Story and above

* * * *

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

* * * *

(f) **Residential Uses.** The Residential ~~u~~Uses listed below shall be subject to the corresponding conditions:

(1) **Senior Housing.** In order to qualify as *Senior Housing, as defined in Section 102 of this Code,* ~~*a "dwelling specifically designed for and occupied by senior citizens,"*~~ the following definitions shall apply and shall have the same meaning as the definitions in California Civil Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any *Senior Housing* ~~*development specifically designed for and occupied by senior citizens*~~ must also be consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and Housing Act, California Government Code Sections 12900-12996.

* * * *

(C) "Senior Citizen Housing Development" means a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 ~~d~~D~~welling u~~Units. Any ~~s~~S~~enior e~~C~~itizen ~~h~~H~~ousing d~~D~~evelopment that is required to obtain a public report under Section 11010 of the Business and Professions Code and that submits its application for a public report after July 1, 2001, shall be required to have been issued a public report as a ~~s~~S~~enior e~~C~~itizen ~~h~~H~~ousing d~~D~~evelopment under Section 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a ~~s~~S~~enior e~~C~~itizen ~~h~~H~~ousing d~~D~~evelopment because it was not originally developed or put to use or occupancy by senior citizens.

(D) **Requirements.** In order to qualify as *Senior Housing* ~~*a dwelling specifically designed for and occupied by senior citizens for purposes of Section 209.1*~~, the proposed project must meet all of the following conditions:

* * * *

(ii) **Occupancy.** Each proposed ~~d~~D~~welling u~~Unit must be initially put to use by senior citizens and shall be limited to the occupancy of senior citizens or other qualifying residents under Civil Code Section 51.3 for the actual lifetime of the building, regardless of whether the units will be owner-occupied or renter-occupied. The project must meet all of the requirements of Civil Code Section 51.3 including, but not limited to, the requirement that the covenants, conditions, and restrictions shall set forth limitations on occupancy, residency, and use based on age. Any such limitation shall not be more exclusive than to require that one person in residence in each ~~d~~D~~welling u~~Unit may be required to be a senior citizen and that each other resident in the same ~~d~~D~~welling u~~Unit may be required to be a qualified permanent resident as defined in Civil Code Section 51.3(b), a permitted health care resident as defined in Civil Code Section 51.3(b), or a person under 55 years of age whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That

limitation may be less exclusive but shall at least require that the persons commencing any occupancy of a ~~d~~*D*welling ~~u~~*U*nit include a senior citizen who intends to reside in the unit as his or her primary residence on a permanent basis. The application of the rules set forth in this Section and in State law may result over time in less than all of the ~~d~~*D*wellings being actually occupied by a senior citizen.

* * * *

(iv) **Location.** The proposed project must be within a ¼ of a mile from a NC~~-D~~-2 (Small-Scale Neighborhood Commercial District) zoned area or higher, including NCT and named ~~n~~*N*eighborhood ~~c~~*C*ommercial districts, and must be located in an area with adequate access to services, including but not limited to transit, shopping, and medical facilities;

* * * *

(E) **Density.** For the purpose of qualifying for and receiving additional density at a density ratio or number of ~~d~~*D*welling ~~u~~*U*nits not exceeding twice the number of ~~d~~*D*welling ~~u~~*U*nits otherwise permitted, the project sponsor shall enter into a contract with the City acknowledging that the additional density received under Section *207(c)(3)* ~~*209.1(m) or (o)*~~ is a form of assistance specified in California Government Code Sections 65915 et seq. for purposes of Civil Code Section 1954.52(b) of the Costa-Hawkins Rental Housing Act. All such contracts must be reviewed and approved by the Mayor's Office of Housing and approved as to form by the City Attorney. All contracts that involve 100*% ~~*percent*~~ affordable housing projects in the residential portion shall be executed by the Director of the Mayor's Office of Housing *and Community Development (MOHCD)*. Any contract that involves less than 100*%* ~~*percent*~~ affordable housing in the residential portion, may be executed by either the Director of *MOHCD* ~~*the Mayor's Office of Housing*~~ or, after review and comment by the *MOHCD* ~~*Mayor's Office of Housing*~~, the *Director of* Planning ~~*Director*~~.

(g) **Other Uses.** The uses listed below are subject to the corresponding controls:

(1) **Small Enterprise Workspace (S.E.W.).** S.E.W.'s are subject to the following conditions:

* * * *

(D) S.E.W. projects shall provide a PDR Business Plan in accordance with the requirements of Section *210.3C of this Code* ~~*219.1(c)(9)*~~.

* * * *

SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL GROCERY USE.

Notwithstanding any other provision of this Article, a change in use or demolition of a General Grocery ~~*use*~~, as *defined* ~~*set forth*~~ in Section 102 ~~*and as further defined in Section 790.102*~~, which use exceeds 5,000 gross square feet shall require Conditional Use authorization pursuant to Section 303 of this Code. This Section shall not authorize a change in use if the new ~~*u*~~*U*se or ~~*u*~~*U*ses are otherwise prohibited.

SEC. 202.5. CONVERSION OF AUTOMOTIVE SERVICE STATIONS.

* * * *

(f) **Demolition and Tank Removal.**

* * * *

(2) Notwithstanding ~~*S*~~*s*ubsections (f)(1)(A) and (f)(1)(B) above, if a service station is owned by a lessee of the property and the property lease was signed prior to the effective date of Ordinance 288-91, which lease permits or requires the lessee to remove the service station from the property before or after the expiration or termination of the lease, and the lease has expired or terminated or will do so within 60 days, the lessee may cease operation of the service station as permitted or required in the lease. Nothing in this provision, however, shall relieve the property owner from continued use of property as an Automotive

Service Station as defined by Sections *102* ~~*790.17*~~ and 890.18 of this Code or the requirements of *S*~~*s*~~ubsection (f)(1)(A) above.

* * * *

SEC. 204. ACCESSORY USES, GENERAL.

This Section 204 ~~*Subject to the limitations set forth in this Code,*~~ and ~~*especially as specified in*~~ Sections 204.1 through 204.5, *shall regulate Accessory Uses, as defined in Section 102. Any use which does not qualify as an Accessory Use shall be classified as a Principal or Conditional Use, unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code.* ~~*related minor use that is either (a) necessary to the operation or enjoyment of a lawful principal use or conditional use; or (b) appropriate, incidental, and subordinate to any such use; and (c) in the case of Internet Services Exchange as defined in Section 102, which use does not exceed 25,000 gross square feet of floor area or use more than two megawatts of back-up power generators, shall be permitted as an accessory use when located on the same lot, provided, however, that in the Outer Clement Neighborhood Commercial District the storage of materials for a commercial use shall be permitted as an accessory use if the storage occurred prior to 1985, if it is within 200 feet of the use to which it is accessory, if it is accessible to the principal permitted use without the use of a public sidewalk or other public right-of-way, and if the provision of storage would not conflict with the provisions of Section 145.1 relating to street frontage in N-C Districts. In PDR Districts, accessory uses to non-Office uses (as defined in Section 102) may occupy space that is non-contiguous or on a different story as the principal use so long as the accessory use is located in the same building as the principal use and complies with all other restrictions applicable to such accessory uses.*~~

SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

Except for Single Room Occupancy Units in the South of Market Mixed Use Districts, the density limitations for Group Housing or Homeless Shelters, as described in Sections 102~~,~~ ~~*790.88(b) and (c)*~~ and 890.88(b) and (c) of this Code, shall be as follows:

* * * *

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

* * * *

Table 209.1
ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	*§ References*	*RH-1(D)*	*RH-1* *RH-1(S)*	*RH-2*	*RH-3*
RESIDENTIAL STANDARDS AND USES					
* * * *					
Residential Uses					
Residential Density, Dwelling Units *(6)* ~~*(7)*~~	§ 207	One unit per lot.	P up to one unit per lot. C up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot, if the second unit is 600 square feet or less. C up to one unit per 3,000 square feet of lot area, with no more than three units per lot. P up to two units per lot. C up to one unit per 1,500 square feet of lot area. P up to three units per lot. C up to one

					unit per 1,000 square feet of lot area.
* * * *					
NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Sales and Service Category					
Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C (4)	C (4)
~~*Mobile Food Facility*~~	~~*§ 102*~~	~~*P (5)*~~	~~*P (5)*~~	~~*P (5)*~~	~~*P (5)*~~	~~*P (5)*~~
Mortuary	§ 102	C *(5)*~~*(6)*~~	C *(5)*~~*(6)*~~	C *(5)*~~*(6)*~~	C *(5)*~~*(6)*~~	C *(5)*~~*(6)*~~
Non-Retail Sales and Service*	§ 102	NP	NP	NP	NP	NP

* * * *

* Not listed below.

(1) P for Limited Commercial Uses per § 136.1(a) only; otherwise NP.

(2) C required for 15 or more children.

(3) C required for 7 or more persons.

(4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.

~~*(5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational Institution, additional operating restrictions apply.*~~

(5) ~~(6)~~ Must be located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation.

(6) ~~(7)~~ Construction of Accessory Dwelling Units may be permitted pursuant to Section 207(c)(4).

Table 209.2
ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	*§ References*	*RM-1*	*RM-2*	*RM-3*	*RM-4*
* * * *					
RESIDENTIAL STANDARDS AND USES					
* * * *					
Residential Uses					
Residential Density, Dwelling Units (7) ~~(8)~~	§ 207	Up to one unit per 800 square feet of lot area.	Up to one unit per 600 square feet of lot area.	Up to one unit per 400 square feet of lot area.	Up to one unit per 200 square feet of lot area. (8) ~~(9)~~
Senior Housing	§§ 102, 202.2(f)	P up to twice the number of dwelling units otherwise permitted as a ~~p~~Principal ~~u~~Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a ~~p~~Principal ~~u~~Use in the district and meeting all requirements of Section § 202.2(f)(1) except for § 202.2(f)(1)(D)(iv), related to location.			

Residential Density, Group Housing	§ 208	P *(6)*~~(7)~~, Up to one bedroom for every 275 square feet of lot area.	P *(6)*~~(7)~~, Up to one bedroom for every 210 square feet of lot area.	P *(6)*~~(7)~~, Up to one bedroom for every 140 square feet of lot area.	P *(6)*~~(7)~~, Up to one bedroom for every 70 square feet of
Homeless Shelter	§§ 102, 208	P	P	P	P

NON-RESIDENTIAL STANDARDS AND USES

* * * *

Retail Sales and Service Uses*	§ 102	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C
Mobile Food Facility	§ 102	~~P (5)~~	~~P (5)~~	~~P (5)~~	~~P (5)~~
Mortuary	§ 102	C *(5)* ~~(6)~~	C *(5)* ~~(6)~~	C *(5)* ~~(6)~~	C *(5)* ~~(6)~~
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

* Not listed below.

(1) P for Limited Commercial Uses per § 136.1(a) only, otherwise NP.

(2) C required for 15 or more children.

(3) C required for 7 or more persons.

(4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.

~~*(5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational Institution, additional operating restrictions apply.*~~

(5) ~~*(6)*~~ Must be located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation.

(6) ~~*(7)*~~ C required if the Group Housing is affiliated with and operated by a Hospital or an Institutional Educational Use as defined in Section 102.

(7) ~~*(8)*~~ Construction of Accessory Dwelling Units may be permitted pursuant to Section 207(c)(4).

(8) ~~*(9)*~~ For purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

Table 209.3
ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

* * * *

Zoning Category	§ References	RC-3	RC-4
NON-RESIDENTIAL STANDARDS AND USES			
Commercial Use Characteristics			
Drive-up Facility	§ 102	NP	NP

Formula Retail	§§ 102, 303.1	C	C
Maritime Use	*§ 102*	*NP*	*NP*
Open Air Sales	§ 102	NP	NP
Outdoor Activity Area	§ 102	P (1)	P (1)
Walk-up Facility	§ 102	P	P
~~*Waterborne Commerce*~~	~~*§ 102*~~	~~*NP*~~	~~*NP*~~

* * * *

(4) C required if located on the second floor *or above*. ~~*NP above second floor.*~~

* * * *

Table 210.1
ZONING CONTROL TABLE FOR C-2 DISTRICTS

Zoning Category	§ References	C-2
NON-RESIDENTIAL STANDARDS AND USES		
* * * *		
Commercial Use Characteristics		
Drive-up Facility	§ 102	P
Formula Retail	§§ 102, *303.1*	P
Maritime Use	*§ 102*	*P*
Open Air Sales	§ 102	NP
Outdoor Activity Area	§ 102	P
Walk-up Facility	§ 102	P

~~*Waterborne Commerce*~~	~~*§ 102*~~	~~*P*~~

* * * *

Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G	C-3-S
NON-RESIDENTIAL STANDARDS AND USES						
* * * *						
Commercial Use Characteristics						
Drive-up Facility	§ 102	NP	NP	NP	NP	NP
Formula Retail	§§ 102, 303.1	P	P	P	P (6)	P
Maritime Use	*§ 102*	*NP*	*NP*	*NP*	*NP*	*NP*
Open Air Sales	§ 102	P	P	P	P	P
Outdoor Activity Area	§ 102	P	P	P	P	P
Walk-up Facility	§ 102	P	P	P	P	P
~~*Waterborne Commerce*~~	~~*§ 102*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~

* * * *

Table 210.3
ZONING CONTROL TABLE FOR PDR DISTRICTS

Zoning Category	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2

* * * *

NON-RESIDENTIAL STANDARDS AND USES					
* * * *					
Commercial Use Characteristics					
Drive-up Facility	§ 102	P	P	P	P
Formula Retail	§§ 102, 303.1, 786	P (17)	P	P	P (17)
Maritime Use	*§ 102*	*NP*	*NP*	*NP*	*P*
Open Air Sales	§ 102	P	P	P	P
Outdoor Activity Area	§ 102	P	P	P	P
Small Enterprise Workspace	§§ 102, 202.2(g)	NP	P	P	NP
Walk-up Facility	§ 102	P	P	P	P
~~*Waterborne Commerce*~~	~~*§ 102*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~	~~*P*~~

* * * *

Table 210.4
ZONING CONTROL TABLE FOR M DISTRICTS

Zoning Category	§ References	M-1	M-2
NON-RESIDENTIAL STANDARDS AND USES			
* * * *			
Commercial Use Characteristics			

Drive-up Facility	§ 102	C	C
Formula Retail	§§ 102, 303.1, 786	P (2)	P (2)
Maritime Use	*§ 102*	*P*	*P*
Open Air Sales	§ 102	P	P
Outdoor Activity Area	§ 102	P	P
Walk-up Facility	§ 102	P	P
~~*Waterborne Commerce*~~	~~*§ 102*~~	~~*P*~~	~~*P*~~

* * * *

SEC. 231. LIMITED CORNER COMMERCIAL USES IN RTO AND RM DISTRICTS.

* * * *

(b) **Location.** Uses permitted under this section must be located:

(1) completely within an RTO, RTO-M, RM-3, or RM-4 District;

(2) on or below the ground floor; and

(3) in RTO Districts, on a ~~e~~Corner ~~l~~Lot ~~*as defined by Section 102.15*~~, with no part of the use extending more than 50 feet in depth from said corner, as illustrated in Figure 231.

[Figure 231 not included but not deleted]

(4) in RM-3, RM-4 and RTO-M Districts, on a ~~e~~Corner ~~l~~Lot ~~as defined in Section 102.15~~, with no part of the use extending more than 100 feet in depth from said corner.

(c) **Permitted Uses.** Any use is permitted which complies with the most restrictive use limitations for the ~~f~~First ~~s~~Story and below of an NC-1 District, as set forth in Section~~s~~ 710~~.10 through 710.95~~ of this Code.

(d) **Use Size.** No more than 1,200 ~~occupied~~ square feet of *Occupied Floor Area of* commercial area in a RTO District and no more than 2,500 occupied square feet of ~~e~~Commercial *Use* ~~area~~ in a RM-3, RM-4 or RTO-M District shall be allowed per ~~e~~Corner ~~l~~Lot, except those lots which occupy more than one corner on a given block and which may provide an additional 1,200 ~~occupied~~ square feet of *Occupied Floor Area of* ~~e~~Commercial *Use* ~~area~~ per additional corner, so long as the commercial space is distributed equitably throughout appropriate parts of the parcel or project.

* * * *

SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT.

* * * *

(d) **Controls.** The following controls apply to projects meeting the criteria of subsection (c) and to any subsequent alterations or changes of use in a building approved under this Section.

* * * *

(4) All subsequent changes of use shall require Conditional Use authorization from the Planning Commission. The only ~~n~~Non-~~r~~Residential ~~u~~Uses that may be permitted in the space initially approved for a grocery store shall include Trade Shop ~~(Planning Code Section 790.124)~~, *Institutional Uses, excluding Medical Cannabis Dispensaries, Hospitals and Philanthropic Administrative Services* ~~Other Institutions, Large (Planning Code Section 790.50), Other Institutions, Small (Planning Code Section 790.51), and Public Use (Planning Code Section~~

~~790.80)~~, except that ~~Other~~ *General* Retail Sales and Services, ~~(Planning Code Section 790.102)~~ *Pharmacy, or Specialty Grocery uses* may be permitted provided that no individual tenant occupies more than 3,000 square feet of ~~g~~*G*ross ~~f~~*F*loor ~~a~~*A*rea.

* * * *

SEC. 249.40A. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.

* * * *

(c) **Controls.**

For the entire Special Use District, all provisions of the Planning Code shall continue to apply, except for the following:

(1) The following uses shall require a Conditional Use authorization, pursuant to Section 303, unless the underlying zoning is more restrictive:

(A) Religious facilities, as defined in Sec. 890.50(d);

(B) Bars, as defined in Sec. *102* ~~790.22~~;

(C) Liquor ~~s~~*S*tores, as defined in Sec. *102* ~~790.55~~;

(D) Amusement arcades, as defined in Sec. 890.4;

(E) Restaurants, as defined in Sec. *102* ~~790.91~~;

(F) Adult entertainment, as defined in Sec. 890.36;

(G) Other entertainment, as defined in Sec. 890.37;

(H) Movie theatres, as defined in Sec. 890.64;

(I) Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and

(J) Parking garages, as defined in Sections 890.8, 890.10, and 890.12.

(2) The Land Dedication alternative is available for any project of 55 feet or more under the same terms and conditions as provided for in Section 419 et seq.

(3) In addition to the controls above, the following provisions shall apply to all properties that are not tangent to the following streets: Howard Street, Harrison Street. Folsom Street, 4th, 5th, 6th and 7th Streets: Any project subject to Section 415 et seq. in excess of 45 feet in height within this Special Use District shall be subject to the Tier C affordable housing requirements of Sections 419 et seq.

* * * *

SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT.

* * * *

(a) **Prohibition of New Liquor Stores.** No new Liquor Store, ~~*as defined in Sections 102 and 790.55 of this Code,*~~ shall be permitted in the SUD, except that an existing Liquor Store may relocate pursuant to subsection (c) below.

(b) **Allowed Alcohol-related Uses.** Certain uses which are not likely to generate negative impacts on the surrounding area shall be allowed within the SUD as set forth below:

(1) The following uses shall be eligible for liquor licenses transferred from within the SUD as well as licenses transferred from outside the SUD:

(A) **Bona Fide Eating Places.** A Restaurant Use~~, as defined in Section 790.91 of this Code,~~ operating as a Bona Fide Eating Place~~, as defined in Section 790.142,~~ shall be permitted to serve alcoholic beverages in this SUD.

(B) **Non-Profit Theaters.** A non-profit theater shall be permitted to serve alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a building intended to be used for the specific purposes of presenting any act, play, revue, pantomime, scene, song, dance act, or song and dance act, conducted or participated in by one or more persons, whether or not such person or persons are compensated for such

performance, and which is exempted from payment of income tax under Section 23701d of the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue Code of the United States. A "non-profit theater" shall not include any dance hall, as defined in Section 1022 of the ~~*San Francisco*~~ Police Code, a billiard parlor, pool hall, bowling alley, or ~~*a*~~*A*dult ~~*entertainment*~~ ~~*b*~~*B*usiness ~~*as defined in Section 790.36 of this Code*~~.

(C) **Bowling Alleys and Mini-Golf Courses.** A bowling alley or a mini-golf course shall be permitted to serve alcoholic beverages along with any Restaurant use which is functionally and/or physically integrated with such bowling alley or mini-golf course. ~~*Other*~~ *General* Entertainment uses, ~~*as defined in Section 790.38, but*~~ excluding those uses that require a Place of Entertainment permit, shall be permitted to serve alcoholic beverages along with any Restaurant use which is functionally and/or physically integrated with such ~~*Other*~~ *General* Entertainment use.

(D) **Single Screen Movie Theaters.** A single screen ~~*m*~~*M*ovie ~~*t*~~*T*heater shall be permitted to serve alcoholic beverages, provided that (i) such use ~~*is defined as a movie theater in Section 790.64 of this Code and*~~ contains only a single screen and auditorium, (ii) only beer and wine are offered for consumption, and (iii) such beer and wine are: ~~*(aa)*~~*a.* only consumed on the premises and primarily in the main theater auditorium, ~~*(bb)*~~*b.* only sold and consumed by ticketholders and only immediately before and during performances, and ~~*(cc)*~~ *c.* only offered in conjunction with the screening of films and not as an independent element of the establishment that is unrelated to the viewing of films.

(2) The following uses shall be eligible for liquor licenses transferred from within the district:

(A) General Groceries ~~*as defined in Section 790.102 (a) of this Code*~~ or Specialty Groceries~~*, as defined in Section 790.102 (b)*~~ that are 5,000 square feet or smaller ~~*so long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set*~~

~~*forth in Section 703.2(b)(1)(C)(vi)*~~. Such use shall require a Conditional Use authorization and shall be limited to a Type 20 Liquor License for Specialty Groceries and General Groceries, except that such use shall not sell a single beer or malt beverage in a container size of 24 oz. or smaller, or sell any malt beverage with an alcohol content greater than 5.7% by volume; or any wine in a container size less than 375 ml or with an alcohol content of greater than 15% by volume, except for "dinner wines" that have been aged two years or more and maintained in a corked bottle.

(B) General Groceries ~~*as defined in Section 790.102 (a) of this Code*~~ or Specialty Groceries~~, *as defined in Section 790.102 (b)*~~ that are greater than 5,000 square feet. ~~*Such use shall require a Conditional Use authorization and shall be subject to the limitations set forth in Section 790.55 of this Code.*~~

(C) A new or relocated Bar~~, *as defined in Section 790.22,*~~ shall be considered pursuant to the underlying zoning, except that such authorization shall be as a Conditional Use. A new Bar shall use a liquor license transferred from another Bar from within the SUD.

* * * *

(d) **Good Neighbor Policies.** The operating conditions established in Section *202.2* ~~*703.5*~~ of this Code shall apply to all liquor establishments in this SUD in order to maintain the safety and cleanliness of the premises and vicinity. In addition, all new, relocated, or expanded liquor establishments, and any liquor establishment with a license referred for review to the Planning Department by the State of California Department of Alcohol Beverage Control, shall comply with the requirements set forth below. Liquor establishment shall have the meaning set forth in subsection (c) above.

* * * *

SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.

* * * *

(b) **Development Controls.** Development in the Parkmerced Special Use District shall be regulated by the controls contained in the Parkmerced Design Standards and Guidelines, as adopted by the Planning Commission and periodically amended, except for those controls specifically enumerated in this Section. Where not explicitly superseded by definitions established in the Parkmerced Design Standards and Guidelines, the definitions in this Code shall apply. All procedures and requirements in Article 3 shall apply to development in this Special Use District to the extent that they are not in conflict with this Special Use District or the Development Agreement, approved by the Board of Supervisors in Ordinance No. 89-11. The Planning Commission may amend the Parkmerced Design Standards and Guidelines upon initiation by the Planning Department or upon application by an owner of property within Parkmerced (or his or her authorized agent) to the extent that such amendments are consistent with this Special Use District, the General Plan, and the approved Development Agreement.

* * * *

(2) **Uses.**

(A) **Principally Permitted Uses.** The following uses are principally permitted:

(i) **Parkmerced Residential (PM-R).** ~~*Residential*~~ ~~d~~*D*welling ~~u~~*U*nits; ~~l~~*L*ive/~~w~~*W*ork ~~u~~*U*nits, provided any such ~~l~~*L*ive/~~w~~*W*ork ~~u~~*U*nit is intended for small home business; community gathering spaces such as community rooms and kitchens, business centers, recreation facilities, and art facilities; and ~~c~~*C*hild ~~c~~*C*are ~~f~~*F*acilities not larger than 5,000 occupied square feet;

(ii) **Parkmerced Mixed Use – Social Heart (PM-MU1).** All uses permitted in PM-R; locally serving ~~r~~*R*etail *Sales* and ~~s~~*S*ervice~~s~~ *uses* not larger than 15,000

occupied square feet per business establishment; one ~~*full service*~~ *General* ~~g~~Grocery ~~s~~Store not larger than 50,000 occupied square feet; and *Business Service, Design* ~~p~~Professional, ~~*medical*~~ and *Non-Retail Professional Service Uses* ~~*business offices*~~, provided such ~~*professional, medical or business office*~~ *Non-Retail* ~~u~~Uses shall not exceed 10,000 occupied square feet per business if located on the ground floor of any building;

(iii) **Parkmerced Mixed Use – Neighborhood Commons (PM-MU2).** All uses permitted in PM-R; locally serving ~~r~~Retail *Sales* and ~~s~~Service~~s~~ *Uses* not larger than 5,000 occupied square feet per business establishment; and *Business Service, Design* ~~p~~Professional, ~~*medical*~~ and *Non-Retail Professional Service Uses* ~~*business offices*~~ not larger than 5,000 occupied square feet per business, provided that such use does not occupy more than 2,000 occupied square feet per business establishment on the ground floor;

(iv) **Parkmerced School (PM-S).** Child ~~c~~Care ~~f~~Facilities, pre-schools and one elementary school; all uses permitted in PM-R provided at least 25,000 square feet of the above ~~s~~School uses have been constructed or approved within the district. Pursuant to this zoning designation, child care facilities, pre-schools and elementary school uses shall provide direct access to adjacent, dedicated public open spaces;

(v) **Parkmerced Community/Fitness (PM-CF).** Recreation facilities, spas, physical fitness facilities and other health and wellness related uses; community gathering spaces such as community rooms and kitchens, business centers, recreation facilities and art facilities; and retail intended to support community/fitness activities, provided such use does not exceed 1,000 occupied square feet per business establishment; and

(vi) **Parkmerced Open Space (PM-OS).** Publicly-accessible open space and other open space amenities as specifically established in the Parkmerced Design Standards and Guidelines, including: neighborhood commons; parks and passive

open space; plazas; recreational space including playgrounds and sports fields; *Large-Scale Urban Agriculture or Neighborhood Agriculture* ~~*farms*~~; one ~~r~~Restaurant *or Limited Restaurant* not exceeding 3,500 occupied square feet on Block 23 (as designated in the Parkmerced Design Standards and Guidelines); farmer's markets; and farm support uses and food sales accessory to on-site agriculture. Up to three retail kiosks are permitted on each of Juan Bautista Circle and the land designated as a farm on Block 23 (each as designated and described in Parkmerced Design Standards and Guidelines), provided each such kiosk does not exceed 200 square feet. Up to four retail kiosks not exceeding 500 square feet each and an aggregate total of 1,000 square feet, along with a retail bicycle shop not exceeding 3,200 square feet are permitted on Block 17 (as designated in the Parkmerced Design Standards and Guidelines and also referred to as the "Transit Plaza").

* * * *

(C) **Prohibited Uses.** The following uses shall be prohibited within this Special Use District: ~~d~~Drive-*Up* ~~through~~ *Facility* ~~facilities~~; ~~a~~Adult *Business* ~~entertainment~~; and ~~g~~General ~~a~~Advertising *Sign*. Notwithstanding Sections (b)(1)(A) and (b)(1)(B) above, any ~~n~~Non-~~r~~Residential ~~u~~Use that could pose a nuisance to surrounding ~~r~~Residential ~~u~~Uses shall be prohibited.

* * * *

(5) **Off-Street Automobile Parking.** There is no minimum off-street parking requirement for any use in this Special Use District. Upon completion of the Parkmerced Project, the number of off-street parking spaces within this Special Use District shall not exceed: one parking space per ~~residential~~ ~~d~~Dwelling ~~u~~Unit; one parking space per 500 square feet of occupied *General* ~~g~~Grocery ~~store~~ use; one parking space per 1,000 square feet of occupied ~~s~~School, ~~fitness~~ or ~~e~~Community *Facility* ~~center~~ use; and one parking space per 750 square feet of occupied space for all other ~~n~~Non-~~r~~Residential ~~u~~Uses. Because the Project will

be built in phases, any off-street parking constructed that would cause the cumulative off-street parking in the Special Use District to exceed these ratios may not be used for parking and shall be physically cordoned off to preclude parking use of such spaces (including prohibition of the commercial or public rental of such spaces on a daily, weekly, monthly or annual basis) until such time as sufficient additional development is completed to bring the overall parking ratios in conformance with the applicable ratio. At Project completion, the ratio for off-street parking constructed shall not exceed the above ratios or the following total amounts, whichever is less: 8,900 residential spaces; and 550 non-residential spaces.

(6) **Usable Open Space Requirements for Dwelling Units.** Usable open space meeting the standards of Section 135 of this Code shall be provided for each ~~d~~D~~welling~~ ~~u~~U~~nit~~ in the following ratios: 36 square feet if private or 48 square feet if common. In no event shall any space in a public right-of-way, publicly-accessible "paseo" (as defined in the Parkmerced Design Standards and Guidelines), or public open space required by the Development Agreement, including Juan Bautista Circle, the Transit Plaza, the Farm, the Sports Fields, Belvedere Gardens, the Neighborhood Commons or the Community Gardens (each as more specifically defined in the Parkmerced Design Standards and Guidelines), be counted in satisfaction of the requirements of this subsection *(b)(6)*.

* * * *

(d) **Project Review and Approval.**

* * * *

(8) **Demolition of Dwelling Units.** No mandatory discretionary review or Conditional Use authorization pursuant to Section 317 shall be required for the demolition of any ~~*residential*~~ ~~d~~D~~welling~~ ~~u~~U~~nit~~ within the Parkmerced Special Use District.

* * * *

SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

(a) In the 65-A-1 Height and Bulk District, as designated on Sectional Map *HT-01* ~~*1H*~~ of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted as a ~~*c*~~*C*onditional ~~*u*~~*U*se only upon approval by the ~~*City*~~ Planning Commission ~~*according to the provisions in Sections 316 through 316.8 of this Code*~~. The height of the building or structure so approved by the ~~*City*~~ Planning Commission shall not exceed 65 feet.

(b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the City Planning Commission shall find, ~~*that*~~ in addition to the criteria of Section 303(c), that the proposal is consistent with the expressed purposes of this Code, of the Broadway Neighborhood Commercial District, and of the height and bulk districts, set forth in Sections 101, 714~~.1~~, and 251 *of this Code* ~~*hereof*~~ and that the following criteria ~~*area*~~ *are* met:

(1) The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.

(2) When the height of the new or expanding development exceeds twice the existing height of adjacent buildings, transitions will be provided between the taller and shorter buildings.

(3) The height and bulk of the new or expanding development will be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26 FEET NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE DISTRICT.

(a) In the 26-40-X Height and Bulk District, as designated on Sectional Map *HT*13~~*H*~~ of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height

shall be permitted as a ~~c~~Conditional ~~u~~Use only upon approval by the ~~City~~ Planning Commission ~~according to the provisions in Section 316 through 316.8 of this Code~~. The height of any building or structure so approved by the ~~City~~ Planning Commission shall not exceed 40 feet.

(b) In authorizing any such proposal for a building or structure exceeding 26 feet in height, the ~~City~~ Planning Commission shall find that, in addition to the criteria of Section 303(c), the proposal is consistent with the expressed purposes of this Code, the NC-S District, the Lakeshore Plaza Special Use District, and the height and bulk districts as set forth respectively in Sections 101, 713~~.1~~, 780~~.1~~ and 251 *of this Code* ~~hereof~~.

SEC. 260. HEIGHT LIMITS: MEASUREMENT.

* * * *

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

* * * *

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

* * * *

(P) Enclosed recreational facilities up to a height of 10 feet above the otherwise applicable height limit when located within a 65-U Height and Bulk District and either an MUO or SSO District, and only then when authorized by the Planning Commission as a ~~c~~Conditional ~~u~~Use pursuant to Section~~s~~ 303 ~~and 316~~ of this Code, provided that the project is designed in such a way as to reduce the apparent mass of the structure above a base 50 foot building height.

* * * *

SEC. 263.11. SPECIAL HEIGHT EXCEPTIONS: SOUTH OF MARKET RSD 40-X/85-B HEIGHT DISTRICT.

(a) **General.** In the 40-X/85-B Height and Bulk District, as designated on Sectional Map No. *HT01* ~~*1H*~~ of the Zoning Map, located within the boundaries of the South of Market RSD District, height exceptions above the 40-foot base height to a maximum of 85 feet may be approved in accordance with the ~~c~~Conditional ~~u~~Use procedures and criteria provided in Section~~s~~ 303 ~~*and 316*~~ of this Code, and the criteria and conditions set forth below.

* * * *

SEC. 303. CONDITIONAL USES.

(a) **General.** The Planning Commission shall hear and make determinations regarding applications for the authorization of ~~c~~Conditional ~~u~~Uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for ~~c~~Conditional ~~u~~Uses shall be as specified in this Section and in Sections 306 through 306.6, except that Planned Unit Developments shall in addition be subject to Section 304, *Hospitals* ~~*medical institutions*~~ and ~~p~~Post-~~s~~Secondary ~~e~~Educational ~~i~~Institutions shall in addition be subject to the ~~i~~Institutional ~~m~~Master ~~p~~Plan requirements of Section 304.5.~~*, and conditional use and Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code for uses or features in Neighborhood Commercial Districts, and conditional use applications within South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of this Code, with respect to conduct of hearings and reconsideration.*~~

(b) **Initiation.** A ~~c~~Conditional ~~u~~Use action may be initiated by application of the owner, or authorized agent for the owner, of the property for which the ~~c~~Conditional ~~u~~Use is sought. For a ~~c~~Conditional ~~u~~Use application to relocate a ~~g~~General ~~a~~Advertising ~~s~~Sign under

subsection (l) below, application shall be made by a ~~g~~General ~~a~~Advertising ~~s~~Sign company that has filed a Relocation Agreement application and all required information with the Planning Department pursuant to Section 2.21 of the San Francisco Administrative Code.

(c) **Determination.** After its hearing on the application, or upon the recommendation of the Director of Planning ~~*if the application is filed pursuant to Sections 316 through 316.8 of this Code and*~~ *that* no hearing is required, the Planning Commission shall approve the application and authorize a ~~c~~Conditional ~~u~~Use if the facts presented are such to establish that:

(d) **Conditions.** When considering an application for a ~~c~~Conditional ~~u~~Use as provided herein with respect to applications for development of "dwellings" as defined in Chapter 87 of the ~~*San Francisco*~~ Administrative Code, the Commission shall comply with that Chapter which requires, among other things, that the Commission not base any decision regarding the development of "dwellings" in which "protected class" members are likely to reside on information which may be discriminatory to any member of a "protected class" (as all such terms are defined in Chapter 87 of the ~~*San Francisco*~~ Administrative Code). In addition, when authorizing a ~~c~~Conditional ~~u~~Use as provided herein, the Planning Commission, or the Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those specified in this Code, as are in its opinion necessary to secure the objectives of the Code. Once any portion of the ~~c~~Conditional ~~u~~Use authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. The violation of any condition so imposed shall constitute a violation of this Code and may constitute grounds for revocation of the ~~c~~Conditional ~~u~~Use authorization. Such conditions may include time limits for exercise of the ~~c~~Conditional ~~u~~Use authorization; otherwise, any exercise of such authorization must commence within a reasonable time.

(e) **Modification of Conditions.** Authorization of a change in any condition previously imposed in the authorization of a ~~c~~Conditional ~~u~~Use shall be subject to the same procedures as a new ~~c~~Conditional ~~u~~Use. Such procedures shall also apply to applications for modification or waiver of conditions set forth in prior stipulations and covenants relative thereto continued in effect by the provisions of Section 174 of this Code.

(f) **Conditional Use Abatement.** The Planning Commission may consider the possible revocation of a ~~c~~Conditional ~~u~~Use or the possible modification of or placement of additional conditions on a ~~c~~Conditional ~~u~~Use when the Planning Commission determines, based upon substantial evidence, that the applicant for the ~~c~~Conditional ~~u~~Use had submitted false or misleading information in the application process that could have reasonably had a substantial effect upon the decision of the Commission or the ~~c~~Conditional ~~u~~Use is not in compliance with a condition of approval, is in violation of law if the violation is within the subject matter jurisdiction of the Planning Commission, or operates in such a manner as to create hazardous, noxious or offensive conditions enumerated in Section 202(c) if the violation is within the subject matter jurisdiction of the Planning Commission and these circumstances have not been abated through administrative action of the Director, the Zoning Administrator or other City authority. Such consideration shall be the subject of a public hearing before the Planning Commission but no fee shall be required of the applicant or the subject ~~c~~Conditional ~~u~~Use operator.

(1) **Public Hearing.** The Director of Planning or the Planning Commission may seek a public hearing on ~~c~~Conditional ~~u~~Use abatement when the Director or Commission has substantial evidence submitted within one year of the effective date of the Conditional Use authorization that the applicant for the ~~c~~Conditional ~~u~~Use had submitted false or misleading information in the application process that could have reasonably had a substantial effect upon the decision of the Commission or substantial evidence of a violation of conditions

of approval, a violation of law, or operation which creates hazardous, noxious or offensive conditions enumerated in Section 202(c).

(2) **Notification.** The notice for the public hearing on a ~~C~~conditional ~~U~~se abatement shall be subject to the notification procedure described in Sections 306.3 and 306.8 except that notice to the property owner and the operator of the subject establishment or use shall be mailed by regular and certified mail.

(3) **Consideration.** In considering a ~~C~~conditional ~~U~~se revocation, the Commission shall consider whether and how the false or misleading information submitted by the applicant could have reasonably had a substantial effect upon the decision of the Commission, or the Board of Supervisors on appeal, to authorize the ~~C~~conditional ~~U~~se, substantial evidence of how any required condition has been violated or not implemented or how the ~~C~~conditional ~~U~~se is in violation of the law if the violation is within the subject matter jurisdiction of the Planning Commission or operates in such a manner as to create hazardous, noxious or offensive conditions enumerated in Section 202(c) if the violation is within the subject matter jurisdiction of the Planning Commission. As an alternative to revocation, the Commission may consider how the use can be required to meet the law or the conditions of approval, how the hazardous, noxious or offensive conditions can be abated, or how the criteria of Section 303(c) can be met by modifying existing conditions or by adding new conditions which could remedy a violation.

(4) **Appeals.** A decision by the Planning Commission to revoke a ~~C~~conditional ~~U~~se, to modify conditions or to place additional conditions on a ~~C~~conditional ~~U~~se or a decision by the Planning Commission refusing to revoke or amend a ~~C~~conditional ~~U~~se, may be appealed to the Board of Supervisors within 30 days after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). The Board of Supervisors may disapprove the action of the Planning Commission in an abatement matter

by the same vote necessary to overturn the Commission's approval or denial of a ~~c~~Conditional ~~u~~Use. The Planning Commission's action on a ~~c~~Conditional ~~u~~Use abatement issue shall take effect when the appeal period is over or, upon appeal, when there is final action on the appeal.

(5) **Reconsideration.** The decision by the Planning Commission with ~~regards~~ *respect* to a ~~c~~Conditional ~~u~~Use abatement issue or by the Board of Supervisors on appeal shall be final and not subject to reconsideration within a period of one year from the effective date of final action upon the earlier abatement proceeding, unless the Director of Planning determines that:

(A) There is substantial new evidence of a new ~~c~~Conditional ~~u~~Use abatement issue that is significantly different than the issue previously considered by the Planning Commission; or

(B) There is substantial new evidence about the same ~~c~~Conditional ~~u~~Use abatement issue considered in the earlier abatement proceeding, this new evidence was not or could not be reasonably available at the time of the earlier abatement proceeding, and that new evidence indicates that the Commission's decision in the earlier proceeding has not been implemented within a reasonable time or raises significant new issues not previously considered by the Planning Commission. The decision of the Director of Planning regarding the sufficiency and adequacy of evidence to allow the reconsideration of a ~~c~~Conditional ~~u~~Use abatement issue within a period of one year from the effective date of final action on the earlier abatement proceeding shall be final.

* * * *

(j) **Change in Use or Demolition of Movie Theater Uses.**

~~(1)~~ With respect to a change in use or demolition of a Movie Theater use *pursuant to Section 202.4* ~~as defined in Sections 102, 703.2(b)(1)(B)(ii), 803.2(b)(1)(B)(iii) or~~

~~803.3(b)(1)(B)(ii)~~, in addition to the criteria set forth in ~~S~~subsections (c) and (d) above, the Commission shall make the following findings:

~~(A)~~ (1) Preservation of a Movie Theater use is no longer economically viable and cannot effect a reasonable economic return to the property owner. For purposes of defining "reasonable economic return," the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section 102; ~~and~~

~~(B)~~ (2) The change in use or demolition of the Movie Theater use will not undermine the economic diversity and vitality of the surrounding District; and

~~(C)~~ (3) The resulting project will preserve the architectural integrity of important historic features of the movie theater use affected.

(k) **Relocation of Existing General Advertising Signs pursuant to a General Advertising Sign Company Relocation Agreement.**

(1) Before the Planning Commission may consider an application for a ~~c~~Conditional ~~u~~Use to relocate an existing lawfully permitted ~~g~~General ~~a~~Advertising ~~s~~Sign as authorized by Section 611 of this Code, the applicant sign company must have:

* * * *

(2) The Department, in its discretion, may review in a single ~~c~~Conditional ~~u~~Use application all signs proposed for relocation by a ~~g~~General ~~a~~Advertising Sign company or may require that one or more of the signs proposed for relocation be considered in a separate application or applications. Prior to the Commission's public hearing on the application, the Department shall have verified the completeness and accuracy of the ~~g~~General ~~a~~Advertising ~~s~~Sign company's sign inventory.

* * * *

(4) In addition to applicable criteria set forth in subsection (c) above, the Planning Commission shall consider the size and visibility of the signs proposed to be located

as well as the following factors in determining whether to approve or disapprove a proposed relocation:

* * * *

(B) The factors set forth in this ~~S~~subsection *(k)(4)*(B) shall weigh against the Commission's approval of the proposed relocation:

* * * *

(iv) The proposed relocation site is within, adjacent to, or visible from a zoning district where ~~g~~*G*eneral ~~a~~*A*dvertising ~~s~~*S*igns are prohibited.

(6) The Planning Commission may adopt additional criteria for relocation of ~~g~~*G*eneral ~~a~~*A*dvertising ~~s~~*S*igns that do not conflict with this Section 303(k) or Section 611 of this Code.

* * * *

(l) **Change in Use or Demolition of General Grocery ~~*Store*~~ Uses.**

~~(1)~~ With respect to a change in use or demolition of General Grocery ~~*Store*~~ use ~~*as defined in Sections 102, 703.2(b)(1)(B)(iii), 803.2(b)(1)(B)(iv) or 803.3 (b)(1)(B)(iii) of this Code*~~ which use exceeds 5,000 gross square feet *pursuant to Section 202.3 of this Code*, in addition to the criteria set forth in ~~S~~subsections (c) and (d) above, the Commission shall make the following findings:

(1) ~~(A)~~ Preservation of a General Grocery ~~*Store*~~ use is no longer economically viable and cannot effect a reasonable economic return to the property owner. The Commission may disregard the above finding if it finds that the change in use or replacement structure in the case of demolition will contain a ~~g~~*G*eneral ~~g~~*G*rocery ~~*store*~~ that is of a sufficient size to serve the shopping needs of nearby residents and offers comparable services to the former ~~g~~*G*eneral ~~g~~*G*rocery store. For purposes of defining "reasonable

economic return," the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section 102; and

(2) ~~(B)~~ The change in use or demolition of the General Grocery ~~*Store*~~ use will not undermine the economic diversity and vitality of the surrounding neighborhood.

* * * *

(n) **Massage Establishments.**

~~(1)~~ With respect to Massage Establishments that are subject to Conditional Use authorization, ~~*as defined in Sections 102, 790.60, and 890.60 of this Code,*~~ in addition to the criteria set forth in S~~s~~ubsection (c) above, the Commission shall make the following findings:

(1) ~~(A)~~ Whether the applicant has obtained, and maintains in good standing, a permit for a Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the ~~*San Francisco*~~ Health Code;

(2) ~~(B)~~ Whether the use's façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include:

(A) ~~(i)~~ active street frontage of at least 25 feet in length where 75% ~~*percent*~~ of that length is devoted to entrances to commercially used space or windows at the pedestrian eye-level;

(B) ~~(ii)~~ windows that use clear, untinted glass, except for decorative or architectural accent;

(C) ~~(iii)~~ any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, should be at least 75% ~~*percent*~~ open to perpendicular view and no more than six feet in height above grade;

(3) ~~(C)~~ Whether the use includes pedestrian-oriented lighting. Well lit establishments where lighting is installed and maintained along all public rights-of-way

adjacent to the building with the massage use during the post-sunset hours of the massage use are encouraged:

(4) ~~(D)~~ Whether the use is reasonably oriented to facilitate public access. Barriers that make entrance to the use more difficult than to an average service-provider in the area are to be strongly discouraged. These include (but are not limited to) foyers equipped with double doors that can be opened only from the inside and security cameras.

* * * *

(p) **Adult Business, *Nighttime Entertainment,* General Entertainment, and Other Entertainment Uses.**

(1) With respect to Conditional Use authorization applications for Adult *Business* ~~*Business*~~, *Nighttime Entertainment,* General Entertainment and Other Entertainment uses, such use or feature shall:

* * * *

(2) Notwithstanding the above, the Planning Commission may authorize a ~~c~~Conditional ~~u~~Use which does not satisfy the criteria set forth in (p)(1)(B) and/or (p)(1)(C) above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control.

(3) The action of the Planning Commission approving a ~~c~~Conditional ~~u~~Use does not take effect until the appeal period is over or while the approval is under appeal.

* * * *

(r) **Development of Large Lots in RTO and RTO-M Districts.** In order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in Table 209.4 under Large Project Review shall be permitted only as ~~c~~Conditional ~~u~~Uses subject to the provisions set forth in this Section of this Code.

* * * *

SEC. 303.1. FORMULA RETAIL USES.

(a) **Findings.**

* * * *

(9) Neighborhood Commercial Districts are intended to preserve the unique qualities of a district while also serving the daily needs of residents living in the immediate neighborhood; however, community members have reported loss of daily needs uses due to inundation of formula retailers that target larger citywide or regional audiences. The City strives to ensure that goods and services that residents require for daily living are available within walking distance and at an affordable price. Establishments that serve daily needs and ~~f~~Formula ~~r~~Retail establishments are neither mutually exclusive nor completely overlapping.

* * * *

(c) **"Retail Sales or Service Activity or Retail Sales or Service Establishment."** For the purposes of this Section 303.1, a retail sales or service activity or retail sales or service establishment shall include the following uses whether functioning as a principal or accessory use, as defined in Articles 1, 2, 7, and 8 of this Code:

(1) Bar;

(2) Drive-up Facility;

(3) Eating and Drinking Use;

(4) Liquor Store;

(5) Sales and Service, Other Retail *and Retail Sales and Service, General*;

(6) Restaurant;

(7) Limited-Restaurant;

~~*(8) Take-Out Food;*~~

~~*(9)*~~ *(8)* Sales and Service, Retail;

~~*(10)*~~ *(9)* Service, Financial;

~~*(11)*~~ *(10)* Movie Theater;

~~*(12)*~~ *(11)* Amusement ~~*and*~~ Game Arcade;

~~*(13)*~~ *(12)* Service, Limited Financial, except single automated teller machines at the street front that meet the Commission's adopted Performance-Based Design Guidelines and automated teller machines located within another use that are not visible from the street;

~~*(14)*~~ *(13)* Service, Fringe Financial;

~~*(15)*~~ *(14)* Tobacco Paraphernalia Establishment;

~~*(16)*~~ *(15)* Massage Establishment;

~~*(17)*~~ *(16)* Service, Personal;

~~*(18)*~~ *(17)* Service, Instructional; ~~*and*~~

~~*(19)*~~ *(18)* Gym~~;~~

(19) General Grocery;

(20) Specialty Grocery;

(21) Pharmacy;

(22) Jewelry Store;

(23) Tourist Oriented Gift Store; and

(24) Non-Auto Vehicle Sales or Rental.

(d) **Conditional Use Criteria.** With regard to a ~~c~~Conditional ~~u~~Use authorization application for a Formula Retail use, the Planning Commission shall consider, in addition to the criteria set forth in Section 303, the criteria below and the Performance-Based Design Guidelines adopted by the Planning Commission to implement the criteria below.

* * * *

(e) **Conditional Use Authorization Required.** A Conditional Use Authorization shall be required for a Formula Retail use in the following zoning districts unless explicitly exempted:

(1) All Neighborhood Commercial Districts in Article 7;

(2) All Mixed Use-General Districts in Section 840;

(3) All Urban Mixed Use Districts in Section 843;

(4) All Residential-Commercial Districts as defined in Section *209.3*~~*206.3*~~;

~~*(5) Japantown Special Use District as defined in Section 249.31;*~~

~~*(6)*~~ *(5)* Chinatown Community Business District as defined in Section 810~~.1~~;

~~*(7)*~~ *(6)* Chinatown Residential/Neighborhood Commercial District as defined in 812~~.1~~;

~~*(8)*~~ *(7)* Western SoMa Planning Area Special Use District as defined in 823;

~~*(9) Residential Transit-Oriented Districts as defined in 206.4 and 206.5;*~~

~~*(10)*~~ *(8)* Limited *Commercial* ~~*Conforming Use/Non-Conforming*~~ Use*s* in *RH, RM, RTO,* ~~*RH-RM-RTO*~~ and RED Districts*, as permitted by Sections 186, 186.3, and 231*;

~~*(11)*~~ *(9)* Third Street Formula Retail Restricted Use District, as defined in Section 786;

~~*(12)*~~ *(10)* The C-3-G District with frontage on Market Street, between 6th Street and the intersection of Market Street, 12th Street and Franklin Street.

* * * *

(g) **Neighborhood Notification and Design Review.** Any application for a Formula Retail use as defined in this section shall be subject to the notification and review procedures of ~~S~~subsections 312(d) and (e) of this Code. A ~~e~~Conditional ~~u~~Use hearing on an application for a Formula Retail use may not be held less than 30 calendar days after the date of mailed notice.

* * * *

(j) **Change of Use.** Changes of Formula Retail establishments are generally described below, except that a change of a Formula Retail use that is also a nonconforming use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail establishments from one use category to another, including a change from one use to another within the sub-categories of uses set forth in *the definition of Retail Sales and Services* in ~~*Planning Code*~~ Section ~~*790.*~~102 and *in* Section 890.102 *for Mixed Use Districts*, require a new Conditional Use authorization as a new Formula Retail use. Changes of Formula Retail owner or operator within the same use category that are determined to be an enlargement or intensification of use pursuant to ~~S~~subsection 178(c) are required to obtain Conditional Use authorization and shall meet the Commission's adopted Performance-Based Design Guidelines for Formula Retail. In cases determined not to be an enlargement or intensification of use, the Performance-Based Design Guidelines for Formula Retail may be applied and approved administratively by the Planning Department, unless the applicant requests a Conditional Use ~~H~~hearing at the Planning Commission. The applicant shall also pay an administrative fee to compensate Planning Department and City staff for its time reviewing the project under this ~~S~~subsection *(j)*, as set forth in Section 360 of this Code.

(k) **Accessory Uses.** Conditional ~~u~~Use authorization shall be required for all ~~a~~Accessory ~~u~~Uses within those use categories subject to Formula Retail controls as defined in this Section 303.1, except for the following:

(1) Single automated teller machines falling within the definition of Limited Financial Services that are located at the street front that meet the Commission's adopted Performance-Based Design Guidelines for automated teller machines;

(2) Automated teller machines located within another use that are not visible from the street;

(3) Vending machines that do not exceed 15 feet of street frontage or occupy more than 200 square feet of area facing a public right of way.

SEC. 306.3. NOTICE OF HEARINGS.

(a) Except as indicated in *Ss*ubsection (b) below, ~~*and except as provided in Sections 316.3 and 316.4 of this Code for conditional use applications where such authorization is required pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710 through 729 for each Neighborhood Commercial District,*~~ notice of the time, place and purpose of the hearing on action for an amendment to the Planning Code or General Plan, ~~e~~*C*onditional ~~u~~*U*se or a ~~v~~*V*ariance shall be given by the Zoning Administrator as follows:

(1) By mail to the applicant or other person or agency initiating the action;

(2) By mail, except in the case of proposed amendments to change the text of the Code, not less than ~~*10*~~ *20* days prior to the date of the hearing to the owners of all real property within the area that is the subject of the action and within 300 feet of all exterior boundaries of such area, using for this purpose the names and addresses of the owners as shown on the latest citywide assessment roll in the Office of the Tax Collector. Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action;

(3) By publication, except in ~~v~~*V*ariance cases, at least once in a newspaper of general circulation in the City not less than 20 days prior to the date of the hearing;

(4) Such other notice as the Zoning Administrator shall deem appropriate.

(b) In the following situations, notice of hearings shall be given as indicated.

(1) In the case of ~~v~~Variance applications involving a less than 10% ~~percent~~ deviation as described in Section 305(c), the Zoning Administrator need give only such notice as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.

* * * *

(c) In addition to any other information required by the Planning Department, the Zoning Administrator and the Planning Commission, any notice required by this Section of an application for a ~~c~~Conditional ~~u~~Use ~~permit~~ authorization or ~~v~~Variance which proposes a ~~c~~Commercial ~~u~~Use for the subject property shall disclose the name under which business will be, or is expected to be, conducted at the subject property, as disclosed in the permit application pursuant to Section 306.1(c), if the business name is known at the time notice is given. If the business name becomes known to the applicant during the notice period, the applicant promptly shall amend the notice to disclose such business name and the Department shall disseminate all the various required hearing notices again with the disclosed name and allow the prescribed time between the date of the notice and the date of the hearing.

SEC. 306.10. MULTIPLE LANGUAGE REQUIREMENT FOR NOTICES.

(a) **Applicability.** In addition to the notice requirements set forth elsewhere in this Code, the requirements of this section shall apply to the mailed notices that are required by the following sections of the Planning Code: Sections *202.5(e)(3)* ~~*228.4(c)*~~, 304.5(d), 306.3, 306.7(g), 306.9(c), 309(c) through 309(h), 311, 312, 313.4(b), 314.4(a), ~~*316.3(d),*~~ 330.7, and any other section of the Planning Code that requires a notice to be mailed or personally

served to property owners or occupants adjacent to or near a property for which Planning Department development approval is sought.

* * * *

SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR. In addition to those specified in Sections 302 through 306~~, and Sections 316 through 316.6~~ of this Code, the Zoning Administrator shall have the following powers and duties in administration and enforcement of this Code. The duties described in this Section shall be performed under the general supervision of the Director of Planning, who shall be kept informed of the actions of the Zoning Administrator.

* * * *

(g) **Exceptions from Certain Specific Code Standards through Administrative Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use Districts.** The Zoning Administrator may allow complete or partial relief from rear yard, open space and wind and shadow standards as authorized in the applicable sections of this Code, when modification of the standard would result in a project better fulfilling the criteria set forth in the applicable section. The procedures and fee for such review shall be the same as those which are applicable to ~~v~~V*ariances*, as set forth in Sections 306.1 through 306.5 and 308.2.

* * * *

SEC. 308. APPEALS.

In the case of any amendment, ~~c~~C*onditional* ~~u~~U*se* or ~~v~~V*ariance* action described in Sections 302 through 305 ~~and Sections 316 through 316.6~~ of this Code, and in the case of any order, requirement, decision or other determination (other than a ~~v~~V*ariance*) made by the Zoning Administrator, the procedures for appeals shall be as described in Sections 308 through 308.2.

SEC. 308.1. APPEALS: AMENDMENTS TO THE PLANNING CODE AND CONDITIONAL USES.

(a) **Right of Appeal.** The action of the Planning Commission, in disapproving in whole or in part an amendment to the Planning Code initiated by application as described in Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in part an application for ~~c~~Conditional ~~u~~Use authorization as described in Sections 303 and 304~~, and~~ Sections 306 through 306.5~~, and Sections 316 through 316.6~~ of this Code, shall be subject to appeal to the Board of Supervisors in accordance with this Section. An action of the Commission so appealed from shall not become effective unless and until approved by the Board of Supervisors in accordance with this Section.

(b) **Notice of Appeal.** Any appeal under this Section shall be taken by filing written notice of appeal with the Board of Supervisors within 30 days after the date of action by the Planning Commission. The notice of appeal shall be subscribed by either (i) the owners of at least 20% ~~percent~~ of the property affected by the proposed amendment or ~~c~~Conditional ~~u~~Use or (ii) five members of the Board of Supervisors. The signature on the appeal of members of the Board shall not be deemed to be any indication of their position on the merits of the appeal but rather shall indicate only that they believe there is sufficient public interest and concern in the matter to warrant a hearing by the Board of Supervisors. For the purposes of this Section, the property affected shall be calculated as follows:

(1) When a proposed amendment or ~~c~~Conditional ~~u~~Use has been disapproved by the Planning Commission, the property affected shall be deemed to be all property within the area that is the subject of the application for amendment or ~~c~~Conditional ~~u~~Use, and within 300 feet of all exterior boundaries of the property that is the subject of the application;

(2) When a proposed ~~c~~Conditional ~~u~~Use has been approved by the Planning Commission, the property affected shall be deemed to be all property within 300 feet of all exterior boundaries of the property for which the ~~c~~Conditional ~~u~~Use has been approved by the Planning Commission, excluding the property for which the approval has been given;

(3) In either of the above cases, when any property is owned by the City and County of San Francisco, the United States Government or the State of California, or any department or agency thereof, or by any special district, and is located within 300 feet of the area that is the subject of the application for amendment or ~~c~~Conditional ~~u~~Use, such property shall be excluded in determining the property affected unless such owner shall itself be a subscriber of the notice of appeal; and

(4) Wherever a property is held in joint owner-ship, the signatures of joint owners shall be calculated as representing affected property in direct proportion to the amount of the total ownership of that property attributable to the joint owner or owners subscribing to the notice of appeal. For the purposes of this calculation, the term "joint ownership" shall include joint tenancies, interests in common, community property, partnerships, stock cooperatives, condominiums, community apartments and planned unit developments. Where each owner has exclusive rights to a portion of the property, the proportion of the total ownership attributable to that owner shall be calculated in terms of a ratio of the floor area and land area in which that owner has exclusive, joint and common rights to the total floor area and land area of that property. Under these calculations, the land area of an affected property in joint ownership shall be given the same weight as the land area of an affected property not in joint ownership, in determining whether 20% ~~percent~~ of the property affected is represented by signatures to the notice of appeal.

* * * *

SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10.

Notwithstanding any other provision of this Code, the procedures set forth in this Article 3 (Sections 301 through 309 ~~*and Sections 316 through 316.6*~~ of this Code) shall not apply to Article 10, Preservation of Historical, Architectural and Aesthetic Landmarks; the procedures applicable to Article 10 are included therein.

SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

* * * *

(b) **Applicability.** Except as indicated herein, all building permit applications for demolition, new construction, the removal of an authorized or unauthorized ~~*residential*~~ *Dwelling* ~~*u*~~*Unit*, changes in use to a ~~*f*~~*Formula* ~~*r*~~*Retail* use as defined in Section 303.1 of this Code or alterations which expand the exterior dimensions of a building shall be subject to the notification and review procedures required by ~~*S*~~*s*ubsection 312(d). Subsection 312(f) regarding demolition permits and approval of replacement structures shall apply to all NC, and Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section, addition to a building of the features listed in Section 136(c)(1) through 136(c)(24) and 136(c)(26) shall not be subject to notification under this Section.

(c) **Changes of Use.** In NC Districts, all building permit applications for a change of use to *or the establishment of an Adult Business,* ~~*a*~~ Bar ~~*as defined in Sections 102 and 790.22*~~, *Child-Care Facility, General Entertainment, Group Housing, Limited Restaurant,* ~~*a*~~ Liquor Store, ~~*as defined in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a*~~ Restaurant ~~*as defined in Sections 102 and 790.91*~~, ~~*a*~~ Massage Establishment ~~*as defined in Sections 102 and 790.60*~~, *Nighttime Entertainment,* ~~*an*~~ Outdoor Activity Area ~~*as defined in Section 790.70, an Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial Service use as defined in Sections 102 and 790.111*~~, *Post-Secondary Educational Institution, Private*

Community Facility, Public Community Facility, Religious Institution, Residential Care Facility, School, Tobacco Paraphernalia Establishments ~~*as defined in Sections 102 and 790.123*~~, or *Trade School* ~~*Group Housing as defined in Sections 102 and 790.88(b)*~~ shall be subject to the provisions of ~~S~~subsection 312(d); provided, however, that a change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions of ~~S~~subsection 312(d). ~~*In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from any one land use category to another land use category shall be subject to the provisions of Subsection 312(d).*~~ In addition, any accessory massage use in the Ocean Avenue Neighborhood Commercial Transit District shall be subject to the provisions of ~~S~~subsection 312(d).

In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from any one land use category to another land use category shall be subject to the provisions of subsection 312(d). For the purposes of this ~~S~~subsection *(c)*, "land use category" shall mean those categories used to organize the individual land uses which appear in the use tables in Article 8, immediately preceding a group of individual land uses, and include the following: Residential Use, Institutional Use, Retail Sales and Service Use, assembly, Recreation and Entertainment Use, Office Use, motor vehicle services use, Industrial home and business service Use, or other use.

* * * *

(g) **Wireless Telecommunications Services Facility as Accessory Use, Notification and Review Required.** Building permit applications for new construction of a ~~w~~*W*ireless ~~t~~*T*elecommunications ~~s~~*S*ervices ~~f~~*F*acility as an ~~a~~*A*ccessory ~~u~~*U*se under Article 7 or 8 of the Planning Code in all NC, RED, or Eastern Neighborhoods Mixed Use Districts shall be subject to the notification and review procedures required by this Section.

* * * *

~~***SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD COMMERCIAL, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, AND SOUTH OF MARKET MIXED USE DISTRICTS.***~~

~~*In addition to the provisions of Sections 306.1, 306.4, and 306.5 of this Code, the following procedures set forth in this and the following sections shall govern applications for Conditional Use authorization where this authorization is required pursuant to Sections 178, 179, 181(f) or (g), 260(b)(2)(P) or 263.11 of this Code; zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial District; Sections 813 through 818 for the South of Market Mixed Use Districts; Section 840 through 843 for the Eastern Neighborhoods Mixed Use Districts; or Section 823 for the Western SoMa Special Use District. The criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 of Article 7 are set forth in the Section of this Code containing the control. Additional criteria for determinations on certain applications within Mixed Use Districts are set forth in Sections 263.11 and 803.5 through 803.9 of this Code. Additional criteria for determination on certain applications within the Western SoMa Special Use District are set forth in Section 823 of this Code.*~~

~~***SEC. 316.1. APPLICATIONS AND FILING FEES.***~~

~~*The provisions set forth in Section 306.1 of this Code shall govern with respect to applications and filing fees.*~~

~~***SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND RECOMMENDATION.***~~

~~*The Zoning Administrator shall review and schedule applications for conditional use authorization for Planning Commission review at a public hearing.*~~

~~*(a) **Review.** After an application for conditional use is filed at the Department, the Zoning Administrator shall review the application and determine if the facts presented establish that the*~~

~~*proposed use or feature is in conformity with the criteria set forth in Section 303(c) and any other applicable provision of this Code.*~~

~~*(b) **Scheduling of Determination.** After reviewing an application, the Zoning Administrator shall set a time and place for Planning Commission determination at a public hearing.*~~

~~*(c) **Report and Recommendation.** The Zoning Administrator shall make necessary investigations and studies and submit proposed findings to the Planning Director. The report and recommendation of the Planning Director will be submitted to the Planning Commission at a public hearing.*~~

~~***SEC. 316.3. NOTICE OF TIME, PLACE, AND PURPOSE OF THE HEARING.***~~

~~*After review of an application subject to these procedures and scheduling of the matter for Planning Commission determination, the Zoning Administrator shall provide notice of the time, place, and purpose of the hearing, as follows:*~~

~~*(a) By mail to the applicant or other person or agency initiating the action;*~~

~~*(b) By posting on the subject property at least 20 days prior to the date that the matter is scheduled for determination by the Planning Commission;*~~

~~*(c) By publication at least once in a newspaper of general circulation in the City not less than 20 days prior to the scheduled date of the appearance of the item on the Planning Commission calendar at a public hearing;*~~

~~*(d) By mail at least 20 days prior to the date that the matter is scheduled for determination by the City Planning Commission to property owners within 300 feet of the property that is the subject of the action using the names and addresses of owners as shown on the latest citywide Assessment Roll in the office of the Tax Collector, as well as groups or individuals requesting such notice in writing.*~~

~~*Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action;*~~

~~*(c) Such other notice as the Zoning Administrator shall deem appropriate.*~~

~~***SEC. 316.4. CONDUCT OF PUBLIC HEARINGS AND DETERMINATION.***~~

~~*The provisions set forth in Section 306.4 of this Code with respect to conduct of hearings shall govern whenever a public hearing is required.*~~

~~***SEC. 316.5. RECONSIDERATION.***~~

~~*The provisions set forth in Section 306.5 of this Code shall govern with respect to reconsideration of conditional use applications which have been disapproved.*~~

~~***SEC. 316.6. APPEAL.***~~

~~*A final determination by the Planning Commission on an application for conditional use authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1 of this Code.*~~

SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL DISTRICTS.

* * * *

(c) **Identifying Signs.** Identifying Signs, as defined in Section 602, shall be permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the limits set forth below.

* * * *

(2) One Sign identifying a shopping center or shopping mall shall be permitted subject to the conditions in subsection (c)(1), but shall not exceed 30 square feet in area. Any Sign identifying a permitted *Commercial* ~~u~~Use ~~*listed in zoning categories .40 through .70*~~

~~*in Section 703.2 (a)*~~ in an NC District shall be considered a Business Sign and subject to Section 607.1(f) of this Code. Such Signs may be Nonilluminated, Indirectly Illuminated, or Directly Illuminated during the hours of operation of the businesses in the shopping center or shopping mall.

* * * *

Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702, 702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 720, 721, 722, 726, 727, 731, 732, 733, 734, 735, 736, 737, 738, 743, 744, 746, 747, 780.1, 780.2, 780.3, 781.1, 781.4, 781.5, 781.6, 781.7, 781.9, 784, 787, 788, 801.2, 803.3, 803.8, 803.9, and 825, adding Sections 750, 751, 752, 761, 762, 763, 764, and new Zoning Control Tables 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 736, 737, 738, 739, 740, 741, 742, 743. 744, 745, 746, 747, 748, 753, 754, 755, 756, 757, 758, 759, 760, and deleting Section 733A to read as follows:

SEC. 701.1. PURPOSE OF ARTICLE 7.

This Article is intended to provide a comprehensive and flexible zoning system for Neighborhood Commercial Districts which is consistent with the objectives and policies set forth in the San Francisco ~~*Master*~~ *General* Plan. More specifically, the purposes of this Article are:

(a) To provide in one article a complete listing of or cross-reference to all of the zoning categories, ~~*definitions,*~~ control provisions, and review procedures which are applicable to properties or uses in Neighborhood Commercial Districts.

(b) To establish a zoning system which will accommodate all classes of Neighborhood Commercial Districts including general districts for citywide area groupings and individual districts which are tailored to the unique characteristics of specific areas.

(c) To provide zoning control categories which embrace the full range of land use issues in all Neighborhood Commercial Districts, in order that controls can be applied individually to each district class to address particular land use concerns in that district.

SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

The following classes of districts are established for Neighborhood Commercial Districts.

~~***SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.***~~

(a) ***Neighborhood Commercial and Neighborhood Commercial Transit Districts.*** The ~~*following*~~ *Neighborhood Commercial and Neighborhood Commercial Transit* ~~*d*~~Districts, *listed in Section 201 of this Code,* are established for the purpose of implementing the Commerce and Industry element and other elements of the General Plan, according to the objective and policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial ~~*(NC)*~~ *and Neighborhood Commercial Transit* District in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

The description and purpose statements and land use controls applicable to each of the general and individual area districts are set forth in this Code for each district class. The boundaries of the various Neighborhood Commercial *and Neighborhood Commercial Transit* Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

~~*Neighborhood Commercial General Area Districts*~~	~~*Section Number*~~
~~*NC-1 – Neighborhood Commercial Cluster District*~~	~~*§ 710*~~
~~*NC-2 – Small-Scale Neighborhood Commercial District*~~	~~*§ 711*~~
~~*NC-3 – Moderate-Scale Neighborhood Commercial District*~~	~~*§ 712*~~

~~*NC-S – Neighborhood Commercial Shopping Center District*~~	~~*§ 713*~~

~~***Named Neighborhood Commercial Districts***~~	~~***Section Number***~~
~~*Broadway Neighborhood Commercial District*~~	~~*§ 714*~~
~~*Castro Street Neighborhood Commercial District*~~	~~*§ 715*~~
~~*Inner Clement Street Neighborhood Commercial District*~~	~~*§ 716*~~
~~*Outer Clement Street Neighborhood Commercial District*~~	~~*§ 717*~~
~~*Excelsior Outer Mission Street Neighborhood Commercial District*~~	~~*§ 745*~~
~~*Upper Fillmore Street Neighborhood Commercial District*~~	~~*§ 718*~~
~~*Haight Street Neighborhood Commercial District*~~	~~*§ 719*~~
~~*Irving Street Neighborhood Commercial District*~~	~~*§ 740*~~
~~*Judah Street Neighborhood Commercial District*~~	~~*§ 742*~~
~~*Upper Market Street Neighborhood Commercial District*~~	~~*§ 721*~~
~~*Noriega Street Neighborhood Commercial District*~~	~~*§ 739*~~
~~*North Beach Neighborhood Commercial District*~~	~~*§ 722*~~
~~*Pacific Avenue Neighborhood Commercial District*~~	~~*§ 732*~~
~~*Polk Street Neighborhood Commercial District*~~	~~*§ 723*~~
~~*Sacramento Street Neighborhood Commercial District*~~	~~*§ 724*~~
~~*Inner Sunset Neighborhood Commercial District*~~	~~*§ 730*~~
~~*Taraval Street Neighborhood Commercial District*~~	~~*§ 741.1*~~

~~*24th Street-Noe Valley Neighborhood Commercial District*~~	~~*§ 728*~~
~~*Union Street Neighborhood Commercial District*~~	~~*§ 725*~~
~~*West Portal Avenue Neighborhood Commercial District*~~	~~*§ 729*~~

~~*(b) The following districts are Neighborhood Commercial Transit (NCT) Districts, including both general area districts and individual area districts identified by street or area name. These districts are a subset of the Neighborhood Commercial (NC) Districts.*~~

~~***Neighborhood Commercial Transit Districts***~~	~~***Section Number***~~
~~*NCT-1 – Neighborhood Commercial Transit Cluster District*~~	~~*§ 733A*~~
~~*NCT-2 – Small Scale Neighborhood Commercial Transit District*~~	~~*§ 734*~~
~~*NCT-3 – Moderate-Scale Neighborhood Commercial Transit District*~~	~~*§ 731*~~

~~*Named Neighborhood Commercial Transit (NCT) Districts*~~	~~*Section Number*~~
~~*Divisadero Street Neighborhood Commercial Transit District*~~	~~*§ 746*~~
~~*Fillmore Street Neighborhood Commercial Transit District*~~	~~*§ 747*~~
~~*Folsom Street Neighborhood Commercial Transit District*~~	~~*§ 743*~~
~~*Glen Park Neighborhood Commercial Transit District*~~	~~*§ 738*~~
~~*Hayes-Gough Neighborhood Commercial Transit District*~~	~~*§ 720*~~
~~*Upper Market Street Neighborhood Commercial Transit District*~~	~~*§ 733*~~
~~*Mission Street Neighborhood Commercial Transit District*~~	~~*§ 736*~~
~~*Ocean Avenue Neighborhood Commercial Transit District*~~	~~*§ 737*~~
~~*Regional Commercial District*~~	~~*§ 744*~~

~~*SoMa Neighborhood Commercial Transit District*~~	~~*§ 735*~~
~~*24th Street-Mission Neighborhood Commercial Transit District*~~	~~*§ 727*~~
~~*Valencia Street Neighborhood Commercial Transit District*~~	~~*§ 726*~~

*(1) **Neighborhood Commercial Districts.** Neighborhood Commercial Districts are low to high density mixed-use neighborhoods of varying scale established around historical neighborhood commercial centers. The Neighborhood Commercial Districts are intended to support neighborhood-serving uses on the lower floors and housing above. These Districts tend to be linear commercial corridor, but also include small clusters of commercial activity in Residential Districts. Housing density is limited by the area of the lot and minimum parking ratios are typically required for Residential Uses and commercial uses greater than 5,000 square feet; however some Neighborhood Commercial Districts have no minimum parking requirements. Individually named Neighborhood Commercial Districts are intended to allow for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.*

*(2) **Neighborhood Commercial Transit Districts.*** ~~*NCT*~~ *Neighborhood Commercial Transit* Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The ~~*NCT*~~ *Neighborhood Commercial Transit* Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for ~~r~~*R*esidential ~~u~~*U*ses, including open space and exposure, and urban design guidelines. Residential parking is not

required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

~~***SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.***~~

(b) ***Neighborhood Commercial Special Use Districts.*** ~~*In addition to the Neighborhood Commercial Use Districts established by Section 702.1 of this Code, certain*~~ Neighborhood Commercial Special Use Districts*, as listed in Section 201 of this Code,* are established for the purpose of controlling changes in use and new development within sensitive neighborhood areas.

The purposes and provisions set forth in Section 780.1 of this Code shall apply within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

~~*Neighborhood Commercial Special Use Districts*~~	~~*Section Number*~~
~~*Lakeshore Plaza Special Use District*~~	~~*§ 780.1*~~
~~*Bayshore-Hester Special Use District*~~	~~*§ 780.2*~~
~~*North Beach Special Use District*~~	~~*§ 780.3*~~
~~*Mission-Harrison Special Use District*~~	~~*§ 780.4*~~

~~***SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.***~~

(c) ***Neighborhood Commercial Restricted Use Subdistricts.*** ~~*In addition to the Neighborhood Commercial Use Districts established by Section 702.1 of this Code, certain*~~ Neighborhood Commercial Restricted ~~*Special*~~ Use Subdistricts ~~*Districts*~~ *listed in Section 201 of*

this Code are established for the purpose of controlling the expansion of certain kinds of uses *that* ~~*which*~~ if uncontrolled may adversely affect the character of certain Neighborhood Commercial Districts.

The purposes and provisions set forth in Sections 781.1 through 781.10, Section 784, and Sections 249.35 through 249.99 of this Code shall apply respectively within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Section 105 of this Code, subject to the provisions of that Section.

~~*Neighborhood Commercial Restricted Use Subdistricts*~~	~~*Section Number*~~
~~*Taraval Street Restaurant Subdistrict*~~	~~*§ 781.1*~~
~~*Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict*~~	~~*§ 781.4*~~
~~*Mission Street Formula Retail Restaurant Subdistrict*~~	~~*§ 781.5*~~
~~*North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict*~~	~~*§ 781.6*~~
~~*Chestnut Street Financial Service Subdistrict*~~	~~*§ 781.7*~~
~~*Haight Street Alcohol Restricted Use District*~~	~~*§ 781.9*~~
~~*Lower Haight Street Alcohol Restricted Use District*~~	~~*§ 784*~~
~~*Fringe Financial Service Restricted Use District*~~	~~*§ 249.35*~~
~~*Mission Alcohol Restricted Use District*~~	~~*§ 249.60 (formerly 781.8)*~~
~~*Third Street Alcohol Restricted Use District*~~	~~*§ 249.62 (formerly 782)*~~

~~*SEC. 702.4. SPECIAL USE DISTRICTS.*~~

(d) ***Other Special Use Districts.*** ~~*In addition to the Neighborhood Commercial Use Districts and Neighborhood Commercial Special Use Districts established by Sections 702.1 and 702.2 of this Code, e*~~*C*ertain special use districts established in *Section 201 of* this Code are located within certain Neighborhood Commercial District boundaries. ~~*The designations, locations, and boundaries of the special use districts are as provided below:*~~

~~***Special Use Districts***~~	~~***Section Number***~~
~~*Third Street Special Use District*~~	~~*§ 249.14*~~
~~*17th – Rhode Island Street Special Use District*~~	~~*§ 249.61 (formerly 781.10)*~~
~~*Geary Boulevard/Divisadero Street Special Use District*~~	~~*§ 249.13*~~
~~*California Street And Presidio Avenue Community Central Special Use District*~~	~~*§ 249.21*~~
~~*Japantown Special Use District*~~	~~*§ 249.31*~~
~~*Fulton Street Grocery Store Special Use District*~~	~~*§ 249.35*~~
~~*Upper Market Special Sign District*~~	~~*§ 608.10*~~

SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

~~*The Neighborhood Commercial District zoning control categories consist of building standards listed in Section 703.1 of this Code and permitted uses listed in Section 703.2 of this Code. The controls are either stated, or summarized and cross-referenced to the sections in other articles of this Code containing the requirements, in Sections 710.1 through 729.95 of this Code, for each of the district classes listed in Section 702.1, or referenced in Section 799 of this Code.*~~

~~***SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.***~~

*(a) **Zoning Control Tables.** Each Zoning District in Article 7 has a corresponding Zoning Control Table that details the basic development standards and Use controls for the respective district. Zoning Control Tables are explained in Section 202.1 of this Code. Any and all uses Permitted or Conditionally permitted in the zoning districts described in this Section are detailed in the corresponding Zoning Control Tables.*

~~*A use is the specific purpose for which a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-referenced in Article 7 of this Code for each district class.*~~

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

~~*No.*~~	~~*Zoning Control Categories for Uses*~~	~~*Section Number of Use Definition*~~
~~*.24*~~	~~*Outdoor Activity Area*~~	~~*§ 790.70*~~
~~*.25*~~	~~*Drive-Up Facility*~~	~~*§ 790.30*~~
~~*.26*~~	~~*Walk-Up Facility*~~	~~*§ 790.140*~~
~~*.27*~~	~~*Hours of Operation*~~	~~*§ 790.48*~~
~~*.36*~~	~~*Residential Conversion*~~	~~*§ 317*~~
~~*.37*~~	~~*Residential Demolition*~~	~~*§ 317*~~
~~*.38*~~	~~*Residential Division*~~	~~*§ 207.8*~~
~~*.39*~~	~~*Residential Merger*~~	~~*§ 317*~~

~~.40~~	~~Other Retail Sales and Services~~	~~§ 790.102~~
~~.41~~	~~Bar~~	~~§ 790.22~~
~~.43~~	~~Limited Restaurant~~	~~§ 790.90~~
~~.44~~	~~Restaurant~~	~~§ 790.91~~
~~.45~~	~~Liquor Store~~	~~§ 790.55~~
~~.46~~	~~Movie Theater~~	~~§ 790.64~~
~~.47~~	~~Adult Entertainment~~	~~§ 790.36~~
~~.48~~	~~Other Entertainment~~	~~§ 790.38~~
~~.49~~	~~Financial Service~~	~~§ 790.110~~
~~.50~~	~~Limited Financial Service~~	~~§ 790.112~~
~~.51~~	~~Medical Service~~	~~§ 790.114~~
~~.52~~	~~Personal Service~~	~~§ 790.116~~
~~.53~~	~~Business or Professional Service~~	~~§ 790.108~~
~~.54~~	~~Massage Establishment~~	~~§ 790.60~~
~~.55~~	~~Tourist Hotel~~	~~§ 790.46~~
~~.56~~	~~Automobile Parking~~	~~§ 790.8~~
~~.57~~	~~Automotive Gas Station~~	~~§ 790.14~~
~~.58~~	~~Automotive Service Station~~	~~§ 790.17~~
~~.59~~	~~Automotive Repair~~	~~§ 790.15~~

~~.60~~	~~*Automotive Wash*~~	~~*§ 790.18*~~
~~.61~~	~~*Automobile Sale or Rental*~~	~~*§ 790.12*~~
~~.62~~	~~*Animal Hospital*~~	~~*§ 790.6*~~
~~.63~~	~~*Ambulance Service*~~	~~*§ 790.2*~~
~~.64~~	~~*Mortuary*~~	~~*§ 790.62*~~
~~.65~~	~~*Trade Shop*~~	~~*§ 790.124*~~
~~.66~~	~~*Storage*~~	~~*§ 790.117*~~
~~.68~~	~~*Fringe Financial Service*~~	~~*§ 790.111*~~
~~.69~~	~~*Tobacco Paraphernalia Establishment*~~	~~*§ 790.123*~~
~~.69B~~	~~*Amusement Game Arcade (Mechanical Amusement Devices)*~~	~~*§ 790.4*~~
~~.69C~~	~~*Neighborhood Agriculture*~~	~~*§ 102.35(a)*~~
~~.69D~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102.35(b)*~~
~~.70~~	~~*Administrative Service*~~	~~*§ 790.106*~~
~~.80~~	~~*Hospital or Medical Center*~~	~~*§ 790.44*~~
~~.81~~	~~*Other Institutions, Large*~~	~~*§ 790.50*~~
~~.82~~	~~*Other Institutions, Small*~~	~~*§ 790.51*~~
~~.83~~	~~*Public Use*~~	~~*§ 790.80*~~
~~.84~~	~~*Medical Cannabis Dispensary*~~	~~*§ 790.141*~~
~~.85~~	~~*Service, Philanthropic Administrative*~~	~~*§ 790.107*~~

~~.90 Residential Use § 790.88~~

~~.95 Community Residential Parking § 790.10~~

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

~~(1)~~ ~~**Permitted Uses.**~~ ***Uses in Enclosed Buildings.*** All permitted uses shall be conducted within an enclosed building in Neighborhood Commercial Districts, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: uses which, when located outside of a building, qualify as an Outdoor Activity Area *or Open Air Sales*, ~~as defined in Sections 102 and 790.70 of this Code;~~ accessory off-street parking and loading, and other uses listed below which function primarily as open-air uses, or which may be appropriate if located on an open lot, outside a building, or within a partially enclosed building, subject to other limitations of this Article 7 and other sections of this Code.

~~No.~~	~~Zoning Control Category~~
~~.56~~	~~Automobile Parking~~ *Public and Private Parking Lots*
~~.57~~	~~Automotive~~ Gas Station
~~.58~~	Automotive Service Station
~~.60~~	Automotive Wash
~~.61~~	Automobile Sale or Rental
~~.81~~	~~Other~~ Institution*sal Uses; ~~Large~~* (selected)
~~.83~~	Public ~~Use~~ *Facilities* (selected)
~~.95~~	~~Community Residential Parking~~ *Open Recreation Area* *Outdoor Recreation Area* *Neighborhood and Large Scale Urban Agriculture*

Utility and Infrastructure Uses (selected)

(c) ***Multiple Uses in One Structure.*** If there are two or more uses in a structure and none is classified ~~*below*~~ under Section *703(d) below* ~~*703.2(b)(1)(C) of this Code*~~ as *an* ~~*a*~~*A*ccessory *Use*, then each of these uses will be considered separately as independent ~~*p*~~*P*rincipal, ~~*c*~~*C*onditional or temporary uses.

~~*(A) **Principal Uses.** Principal uses are permitted as of right in a Neighborhood Commercial District, when so indicated in this Code for each district class.*~~

~~*(B) **Conditional Uses.** Conditional uses are permitted in a Neighborhood Commercial District when authorized by the Planning Commission; whether a use is conditional in a given district is indicated in this Code. Conditional uses are subject to the provisions set forth in Sections 178, 179, 303, and 316 through 316.6 of this Code.*~~

~~*(i) An establishment which sells beer or wine with motor vehicle fuel is a conditional use, and shall be governed by Section 229.*~~

~~*(ii) Notwithstanding any other provision of this Article, a change in use or demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise prohibited.*~~

~~*(iii) Notwithstanding any other provision of this Article, a change in use or demolition of a general grocery store use, as defined in Section 790.102(a), which use exceeds 5,000 gross square feet shall require conditional use authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise prohibited.*~~

~~*(iv) Large-Scale Urban Agriculture, as defined in Section 102.35(b), shall require conditional use authorization.*~~

(d) ~~(C)~~ **Accessory Uses.** ~~*Except as prohibited in Section 728 and*~~ ~~s~~Subject to the limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code, *Accessory Uses as defined in Section 102* ~~*a related minor use which is either necessary to the operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to any such use,*~~ shall be permitted ~~*as an accessory use*~~ when located on the same lot. Any use ~~*which*~~ *that* does not qualify as an ~~a~~*A*ccessory ~~u~~*U*se shall be classified as a ~~p~~*P*rincipal or ~~c~~*C*onditional use~~,~~ unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code.

No use will be considered accessory to a permitted ~~p~~*P*rincipal or ~~c~~*C*onditional use ~~*which*~~ *that* involves or requires any of the following:

(1) ~~(i)~~ The use of more than 1/3 of the total floor area occupied by such use and the ~~p~~*P*rincipal or ~~c~~*C*onditional use to which it is accessory, except in the case of accessory off-street parking and loading and *as specified in subsection (d)(4) below as* accessory wholesaling, manufacturing or processing of foods, goods, or commodities;

(2) ~~(ii)~~ Any Bar or Restaurant, or any other retail establishment which serves liquor for consumption on-site; *however, this shall not prohibit take-out food activity which operates in conjunction with a Limited Restaurant, Restaurant, General Grocery, and Specialty Grocery;*

~~*(iii) Any Take-Out Food use, as defined in Section 790.122, except for a Take-Out Food use which occupies 1/3 of the total floor area or up to 500 s/f whichever is more restrictive in a general grocery or specialty grocery store. This Take-Out Food use includes the area devoted to food preparation and service and excludes storage and waiting areas;*~~

~~*(iv) Any Take-Out Food use, as defined in Section 790.122, except for a Take-Out Food use operating as a minor and incidental use within a Restaurant or Limited-Restaurant use;*~~

(3) ~~(v)~~ The wholesaling, manufacturing or processing of foods, goods, or commodities on the premises of an establishment ~~which~~ that does not also use or provide for retail sale of such foods, goods or commodities at the same location where such wholesaling, manufacturing or processing takes place*; except, however, in the North Beach Special Use District where such activities are limited to 15% of the total floor area occupied by the Principal or Conditional Use to which it is accessory unless the Principal or Conditional Use is Specialty Foods Manufacturing as defined in Section 780.3.*

(4) ~~(vi)~~ Any retail ~~l~~Liquor *Store* ~~sales, as defined in Section 790.55, except for beer, wine, and/or liquor sales for the consumption off the premises with a State of California Alcoholic Beverage Control ("ABC") Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) which occupy less than 15% of the gross square footage of the establishment (including all areas devoted to the display and sale of alcoholic beverages) in a General Grocery or Specialty Grocery, or Limited Restaurant use (ABC license type 20 only)~~.

(5) ~~(vii)~~ Medical Cannabis Dispensaries ~~as defined in 790.141~~.

~~The foregoing rules shall not prohibit take-out food activity which operates in conjunction with a Limited Restaurant or a Restaurant. A Limited Restaurant or a Restaurant, by definition, includes take-out food as an accessory and necessary part of its operation.~~

(6) ~~(viii)~~ Any ~~other~~ *General* ~~e~~Entertainment *or Nighttime Entertainment* use, ~~as defined in Section 790.38,~~ except for one that involves a Limited Live Performance Permit as set forth in Police Code Section 1060et seq.

(7) Within the North Beach SUD and NCD a Limited Restaurant.

~~(D) **Temporary Uses.** Temporary uses are permitted uses, subject to the provisions set forth in Section 205 of this Code.~~

(~~8~~ix) A ~~*Medical*~~ *Health* Service use as an Accessory Use in the Sacramento Street Neighborhood Commercial District requires a Conditional Use authorization on the ground story and is permitted above the ground story pursuant to Section 724 of this Code.

(e) ~~*(2)*~~ ***Uses*** **Not Permitted** ~~***Uses***~~**.**

~~*(A) Uses which are not specifically listed in this Article are not permitted unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this Code or are determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.*~~

(1) ~~*(B)*~~ No use, even though listed as a ~~p~~Permitted ~~u~~Use, shall be permitted in a Neighborhood Commercial District which, by reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

(2) ~~*(C)*~~ The establishment of a use that sells alcoholic beverages, other than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section *202.2(b)* ~~*229*~~. Except in the SoMa NCT, where these uses are permitted ~~a~~Accessory ~~u~~Uses.

(f) ***Conflicting Controls.*** *All uses, buildings and features in Neighborhood Commercial Districts shall comply with all controls set forth for the district in which they are located. Where different controls conflict or overlap within the same District, the use, building or feature shall abide by the most restrictive of all controls. For example, in an NC-2 District, a Dwelling Unit on the second story is proposed for conversion to a Personal Service use. Residential Conversions at the Second Story in an NC-2 District require Conditional Use authorization under Table 711, while Personal Services at the Second Story in an NC-2 District are permitted as Principal Uses under Table 711. Following the*

most restrictive control, the applicant must obtain Conditional Use authorization and all other necessary permits in order to legally convert the Dwelling Unit to a Personal Service use.

SEC. 703.4. CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL USES.

(a) This ~~*Ordinance*~~ *Section 703.4* shall be known as the Small Business Protection Act.

(b) ~~*Notwithstanding Section 703.3(b) and*~~ ~~e~~Except for Section 303.1(f), establishment of a ~~f~~Formula ~~r~~Retail use, as defined in Section 303.1, in any Neighborhood Commercial District, as identified in Article 7, shall require ~~c~~Conditional ~~u~~Use authorization pursuant to the criteria of Sections 303(c) and 303.1 and be subject to the terms of Sections 303.1(g) and (h).

(c) Nothing herein shall preclude the Board of Supervisors from adopting more restrictive provisions for ~~c~~Conditional ~~u~~Use authorization of ~~f~~Formula ~~r~~Retail use or prohibiting ~~f~~Formula ~~r~~Retail use in any Neighborhood Commercial District.

SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET NCT AND RCD DISTRICTS.

The following controls are intended to support the economic viability of buildings of historic importance within the Folsom NCT and RCD Districts.

(a) This subsection *(a)* applies only to buildings that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(b) *Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section 102,* ~~*All office uses, as defined in Planning Code Section 790.69,*~~ are permitted as of right, provided that

prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

(c) The Historic Preservation Commission shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

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

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

		NC-1
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P(1) in some districts*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§ 130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on some streets, see § 145.4 for specific districts.*
Vehicular Access Restrictions	*§ 155(r)*	*Restricted on some streets, see §155(r) for specific districts*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning	*§ 136.1*	*P*
Canopy or Marquee	*§ 136.1*	*NP*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 – 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2 If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*

Student Housing	*§ 102*	*P*		
Residential Uses		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing Density	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*1.8 to 1*
Use Size	*§ 102*	*P up to 2,999 square feet; C 3,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*

Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§102, 145.2*	*P if located in front of building; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
NON-RESIDENTIAL USES		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agricultural Use Category				
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§102*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*NP*	*NP*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§§102, 202.4*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*NP*
Child Care Facility	*§102*	*P*	*P(3)*	*P(3)*
Hospital	*§102*	*NP*	*NP*	*NP*

Medical Cannabis Dispensary	*§§102, 202.2(e)*	*NP(4)*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Religious Institution	*§102*	*P*	*C*	*NP*
Residential Care Facility	*§102*	*P*	*P(5)*	*P(5)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§102*	*P(2)*	*NP*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*NP*	*NP*	*NP*
Gym	*§102*	*P*	*NP*	*NP*
Hotel	*§102*	*NP*	*NP*	*NP*
Kennel	*§102*	*NP*	*NP*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Services, Financial	*§102*	*NP*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Health	*§102*	*P*	*NP*	*NP*
Services, Instructional	*§102*	*P*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*NP*	*NP*
Services, Retail Professional	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*NP*	*NP*
Trade Office	*§102*	*P*	*NP*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:

(a) 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 Randolph Street to Monticello Street and back to Sargent Street.

(b) On Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.

(2) P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.

(3) C required for 13 or more children.

(4) Permitted with DR if the Medical Cannabis Dispensaries 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.

(5) C required for 7 or more persons.

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

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

* * * *

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

ZONING CONTROL TABLE

		NC-2
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P(1) in some districts*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*

Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on some streets, see § 145.4 for specific districts.*
Vehicular Access Restrictions	*§ 155(r)*	*Restricted on some streets, see §155(r) for specific districts*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*

Student Housing	*§ 102*	*P*		
Residential Uses		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing Density	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*
Use Size	*§§102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*

Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
NON-RESIDENTIAL USES		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agricultural Use Category				
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§102*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 202.2(b)*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*P*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				

Industrial Uses	§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(2)	P(2)
Hospital	§102	NP	NP	NP
Medical Cannabis Dispensary	§§102, 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§102	NP	NP	NP
Public Facilities	§102	C	C	C
Residential Care Facility	§102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§102	P	P	NP
Adult Business	§102	NP	NP	NP
Animal Hospital	§102	C	NP	NP
Bar	§§102, 202.2(a)	P	NP	NP
Hotel	§102	C	C	C
Kennel	§102	C	NP	NP
Liquor Store	§102	P	NP	NP
Massage Establishment	§102	C	NP	NP
Massage, Foot/Chair	§102	P	NP	NP
Mortuary	§102	NP	NP	NP
Motel	§§102, 202.2(a)	NP	NP	NP
Restaurant	§§102, 202.2(a)	P(4)	NP	NP
Restaurant, Limited	§§102, 202.2(a)	P(4)	NP	NP
Services, Financial	§102	P(5)	C(5)	NP
Services, Fringe Financial	§102	P(5)(6)	NP	NP
Services, Limited Financial	§102	P(5)	NP	NP
Storage, Self	§102	NP	NP	NP
Tobacco Paraphernalia Store	§102	C	NP	NP
Trade Shop	§102	P	C	NP
Non-Retail Sales and Service*	§102	NP	NP	NP
Design Professional	§102	P	P	NP
Trade Office	§102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§102	C(7)	C(7)	C(7)
Power Plant	§102	NP	NP	NP
Public Utilities Yard	§102	NP	NP	NP

** Not listed below*

(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.

(2) C required for 13 or more children.

(3) C required for seven or more persons.

(4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

(5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: NP for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.

(6) FRINGE FINANCIAL SPECIAL USE DISTRICT: The FFSUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.
***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(c)(3).*

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

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

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Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3

ZONING CONTROL TABLE

		NC-3
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for more information. Height sculpting required on Alleys per §261.1.*

5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P(1)in some districts*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.(6)*
Front Setback and Side Yard	*§§ 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on some streets, see § 145.4 for specific districts.*
Vehicular Access Restrictions	*§ 155(r)*	*Restricted on some streets, see §155(r) for specific districts*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning	*§§ 102, 136*	*P*
Canopy or Marquee	*§§ 102, 136*	*P*
Signs	*§§ 262, 602-604, 607, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		

Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 – 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2 If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing Density	*§ 208*	*1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*C(2)*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***

NON-RESIDENTIAL STANDARDS				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1		
Use Size	§§102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP(2)		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	No limit		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102,145.2(a)	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
NON-RESIDENTIAL USES		**Controls by Story**		
		1st	**2nd**	**3rd+**
Agricultural Use Category				
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5	C	NP	NP
Automotive Repair	§102	C	C	NP
Parking Garage, Private	§102	C	C	C
Parking Garage, Public	§102	C	C	C
Parking Lot, Private	§§102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Service, Motor Vehicle Tow	§102	NP	NP	NP

Service, Parcel Delivery	*§102*	*NP*	*NP*	*NP*
Vehicle Storage Garage	*§102*	*NP*	*NP*	*NP*
Vehicle Storage Lot	*§102*	*NP*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*C*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*P*	*NP*
Entertainment, Nighttime	*§102*	*P*	*P*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*P*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§102*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*P*	*P*
Hospital	*§102*	*C*	*C*	*C*
Job Training	*§102*	*P*	*P*	*P*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*DR*	*DR*	*DR*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.3*	*P*	*P*	*P*
Adult Business	*§102*	*C*	*C*	*NP*
Animal Hospital	*§102*	*C*	*C*	*NP*
Bar	*§§102, 202.2(a)*	*P(3)*	*P(3)*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*C*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102, 303(o)*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*C*	*C*	*C*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(3)(4)*	*P(3)(4)*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P(3)(4)*	*P(3)(4)*	*NP*
Retail Sales and Service, General	*§102*	*P(5)*	*P(5)*	*P(3)*

Services, Financial	*§102*	*P*	*P*	*NP*
Services, Fringe Financial	*§102*	*P(6)*	*NP(6)*	*NP(6)*
Services, Limited Financial	*§102*	*P*	*P*	*NP*
Storage, Self	*§102*	*C*	*C*	*C*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*C*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*P*
Service, Non-Retail Professional	*§102*	*C*	*C*	*C*
Storage, Commercial	*§102*	*C*	*C*	*C*
Trade Office	*§102*	*P*	*P*	*P*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(8)*	*C(8)*	*C(8)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20.

(2) THIRD FLOOR RESIDENTIAL CONVERSION:
***Boundaries:** Applicable to NC-3 Districts.*
***Controls:** A residential use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, as a Conditional Use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:*

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

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

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

(3) THIRD STREET SPECIAL USE DISTRICT
***Boundaries:** Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.*
***Controls:** Off-sale retail liquor sales are NP; drive-up facilities for Restaurants and Limited-Restaurants are C.*

(4) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT
***Boundaries:** 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.*
***Controls:** Formula Retail Restaurants and Limited Restaurants are NP.*

(5) GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT: 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. Formula Retail pet supply stores and formula retail eating and drinking uses are NP.

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The FFSUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Neighborhood Commercial District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.

***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(c)(3).*

(7) MISSION-HARRINGTON SPECIAL USE DISTRICT

***Boundaries:** Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11.*

***Controls:** Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.*

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

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

* * * *

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S

ZONING CONTROL TABLE

		NC-S
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 253.3, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 40-X. Lakeshore Plaza SUD requires C for buildings above 26 feet (1). See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Not Required.*
Front Setback and Side Yard	*§§ 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on certain streets, see § 145.4 for specific districts.*
Vehicular Access Restrictions	*§ 155(r)*	*Restricted on some streets, see §155(r) for specific districts*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*N/A*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy, or Marquee	*§§ 102, 136*	*P*
Signs	*§§ 262, 602-604, 607, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP(1)*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136*	*Generally, either 100 square feet if private, or 133 square feet if common.(1)*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one automotive space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*
Residential Uses		***Controls by Story***

		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square feet lot area , or the density permitted in the nearest Residential District, whichever is greater.(1)(4)		
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.(1)		
Accessory Dwelling Unit Density	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		**Controls by Story** 1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above

Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*C*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m., C 2 a.m. 6 a.m.(1)*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2(a)*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§§102, 145.2(b)*	*P*		
NON-RESIDENTIAL USES		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agricultural Use Category				
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§102*	*NP*	*NP*	*NP*
Automotive Sale/Rental	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 202.2(b)*	*P*	*NP*	*NP*
Automotive Wash	*§§102, 202.2(b)*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C(1)*	*C(1)*
Parking Garage, Public	*§102*	*P*	*P*	*NP*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C(1)*	*C(1)*
Parking Lot, Public	*§§ 102, 142, 156*	*P*	*P*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*C*	*NP*	*NP*
Entertainment, General	*§102*	*P(1)*	*P(1)*	*NP*

Entertainment, Nighttime	*§102*	*P(1)*	*P(1)*	*NP*
Movie Theater	*§§102, 202.4*	*P(1)*	*NP(1)*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses*	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P(1)*	*P(1)*	*NP(1)*
Child Care Facility	*§102*	*P(1)*	*P(1)*	*P(1)(2)*
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(1)*	*P(1)*	*P(1)(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§102*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*C*	*NP*
Bar	*§§102, 202.2(a)*	*P(1)*	*P(1)*	*NP*
Hotel	*§102*	*C(4)*	*C(4)*	*C(4)*
Kennel	*§102*	*C*	*C*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102, 303(o)*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*C(1)*	*C(1)*	*NP*
Motel	*§§102, 202.2(a)*	*NP(4)*	*NP(4)*	*NP(4)*
Restaurant, Limited	*§§102, 202.2(a)*	*P(1)*	*P(1)*	*NP*
Services, Financial	*§102*	*P*	*P*	*NP(1)*
Services, Fringe Financial	*§102*	*P*	*NP*	*NP*
Services, Health	*§102*	*P*	*P*	*NP(1)*
Services, Instructional	*§102*	*P*	*P*	*NP(1)*
Services, Limited Financial	*§102*	*P*	*P*	*NP*
Services, Personal	*§102*	*P*	*P*	*NP(1)*
Storage, Self	*§102*	*C*	*C*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Service, Non-Retail Professional	*§102*	*C*	*C*	*NP(1)*
Trade Office	*§102*	*P*	*P*	*NP*

Utility and Infrastructure Use Category				
Utility and Infrastructure*	§102	C(5)	C(5)	C(5)
Power Plant	§102	NP	NP	NP
Public Utilities Yard	§102	NP	NP	NP

* Not listed below

(1) LAKESHORE PLAZA SPECIAL USE DISTRICT
Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map SU13 and HT13.
Controls: Special controls on various features and uses, and residential standards per Section 780.1, and special Height controls per Section 253.3.

(2) NP for 13 or more children

(3) NP for 7 or more persons

(4) BAYSHORE-HESTER SPECIAL USE DISTRICT
Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.
Controls: Hotels and Motels may be permitted as a Conditional Use.

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

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Broadway NCD
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250—252, 253.1, 260, 261.1, 270, 271. See also Height and Bulk District Maps	40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40 to 65 feet See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP

Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required.*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Columbus Avenue between Washington and North Point Streets, and on Broadway between Embarcadero and Polk Street*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		

Usable Open Space [Per Dwelling Unit]	*§135, 136*	*60 square feet if private, or 80 square feet if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*No car parking required (2). P up to one car for each two Dwelling or SRO Units; C up to 0.75 cars for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each Dwelling Unit. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing Density	*§ 208*	*1 bedroom per140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*		
Use Size	*§§102, 121.2*	*P up to 2,999 square feet; C 3,000 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				

Entertainment, Arts and Recreation Uses*	§102	NP	NP	NP
Amusement Game Arcade	§102	C	NP	NP
Entertainment, General	§102	P	P	NP
Entertainment, Nighttime	§102	P	P	NP
Movie Theater	§§102, 202.4	P	P	NP
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
Industrial Use Category				
Industrial Uses	§102	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(2)	P(2)
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(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§102, 202.2(a)	P	P	NP
Adult Business	§102	C	C	NP
Animal Hospital	§102	C	NP	NP
Bar	§102	C	C	NP
Hotel	§102	C	C	C
Kennel	§102	C	NP	NP
Liquor Store	§102	C	NP	NP
Massage Establishment	§102	C	C	NP
Massage, Foot/Chair	§102	P	C	NP
Mortuary	§102	NP	NP	NP
Motel	§§102, 202.2(a)	NP	NP	NP
Restaurant	§§102, 202.2(a)	P(4)(5)	C(4)(5)	NP
Restaurant, Limited	§§102, 202.2(a)	P(4)	P(4)	NP
Services, Financial	§102	P	NP	NP
Services, Fringe Financial	§102	NP(6)	NP(6)	NP(6)
Services, Limited Financial	§102	P	NP	NP
Storage, Self	§102	NP	NP	NP
Tobacco Paraphernalia Store	§102	C	NP	NP

Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(7)*	*C(7)*	*C(7)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*
** Not listed below*	-	-	-	-

(1) BROADWAY OFF-STREET PARKING RESIDENTIAL
Boundaries: *Broadway NCD.*
Controls: *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:*
(a) 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.
(b) 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;
(c) 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;
(d) the garage would not front on a public right-of-way narrower than 41 feet; and
(e) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) Formula Retail NP for this use.

(5) BROADWAY LIQUOR LICENSES FOR RESTAURANTS
Boundaries: *Applicable to the Broadway Neighborhood Commercial District.*
Controls: *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.*

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).
Boundaries: *The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway 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).*

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

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Castro NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 253.1, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X, 65-B. See Height and Bulk Map Sheet HT07 for more information. Height Sculpting on Alleys per § 261.1*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§ 130 § 134, 134(a)and(e)*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet.*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Market Street from Castro Street to the Embarcadero*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*

Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet if private, or 100 square feet if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		

Group Housing Density	*§ 208*	*Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*3.0 to 1*
Use Size	*§§102, 121.2*	*P to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP(1) 4,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*
Formula Retail	*§§102, 303.1*	*C*
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*
Maritime Use	*§102*	*NP*
Open Air Sales	*§102, 703(b)*	*See Section 703(b)*
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*
Walk-up Facility	*§102*	*P*
Agricultural Use Category		***Controls by Story*** ***1st*** ***2nd*** ***3rd+***

Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*C*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Gym	*§102*	*P*	*P*	*C*

Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(4)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*C*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP(5)*	*NP(5)*	*NP(5)*
Services, Health	*§102*	*P*	*P*	*C*
Services, Instructional	*§102*	*P*	*P*	*C*
Services, Limited Financial	*§102*	*C*	*NP*	*NP*
Services, Personal	*§102*	*P*	*P*	*C*
Services, Retail Professional	*§102*	*C*	*P*	*C*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C*	*P*	*C*
Trade Office	*§102*	*C*	*P*	*C*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) USE SIZE EXEMPTION
Per Planning Code Section 121.2(b), Use Size shall generally not exceed 4,000 square feet except that a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 that is operated by a non-profit and is neighborhood-serving may exceed 4,000 square feet by Conditional Use authorization.

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS
Boundaries: *Applicable to the Castro Street Neighborhood Commercial District*
Controls: *A Restaurant, as defined in Section 102, 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 102 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.*

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).
Boundaries: *The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway 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).*

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

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Inner Clement
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		

Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet if private, or 100 square feet if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*

Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		**Controls by Story**		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.

Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***1st***	***Controls by Story 2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*

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(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P*	*C*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C(3)*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(4)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*NP*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(5)*	*NP(5)*	*NP(5)*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P*	*C*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C*	*C*	*C*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3)INNER CLEMENT STREET LIQUOR LICENSES FOR BARS

(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 as defined in Section 102 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:

(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

(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 Section 102, are not permitted for those uses subject to this Section.

(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.

(4) INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS

A Restaurant as defined in Section 102 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 102 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.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner 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).

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

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Outer Clement
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheets HT03 and HT04 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§135, 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1		
Use Size	§§102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 11 p.m.; C 11 p.m.- 2 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See Section 703(b)		
Outdoor Activity Area	§§102,145.2	P if located in front; C if located elsewhere(4)		
Walk-up Facility	§102	P		
Agricultural Use Category		Controls by Story		
		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5	NP	NP	NP
Parking Garage, Private	§102	C	C	C
Parking Garage, Public	§102	C	C	NP
Parking Lot, Private	§§102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	NP

Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
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(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P*	*NP*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*NP*	*NP*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(3)*	*NP(3)*	*NP(3)*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*

Non-Retail Sales and Service*	§102	NP	NP	NP
Design Professional	§102	P	NP	NP
Trade Office	§102	P	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§102	C(5)	C(5)	C(5)
Power Plant	§102	NP	NP	NP
Public Utilities Yard	§102	NP	NP	NP

* Not listed below

(1) C required for 13 or more children.

(2) C required for seven or more persons.

(3) 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).

(4) Outdoor Activity Areas are permitted as a Principally Permitted U if they existed prior to 1985.

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

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Upper Fillmore NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet

Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*CU required for the entirety of California Street.*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		

Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing Density	*§ 208*	*1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*
Use Size	*§§102, 121.2*	*P up to 2,499 square feet; C 2,500 square feet and above*

Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***Controls by Story*** ***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				

Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*DR*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*P*	*P*	*P*
Public Facilities	*§102*	*C*	*C*	*C*
Residential Care Facility	*§102*	*P*	*P(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C(3)*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(4)(5)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P(5)*	*NP*	*NP*
Services, Financial	*§102*	*P*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*

Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) A new bar will be allowed with a Conditional Use authorization from the Planning Commission only in conjunction with a Restaurant use.

(4) 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.

(5)Formula Retail NP for this use

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

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Haight Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheets HT06 and HT07 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§ 130 § 134, 134(a)(e)*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*

Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Unit Density	*§§ 102, 207*	*1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing Density	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing Density	*§ 208*	*1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit Density	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*1.8 to 1*
Use Size	*§§102, 121.2*	*P up to 2,499 square feet; C 2,500 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 sq. ft. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*

Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***1st***	***Controls by Story 2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*P*	*P*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§ 102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				

Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(1)	P(1)
Hospital	§102	NP	NP	NP
Job Training	§102	P	C	C
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(2)	P(2)

Sales and Service Use Category				
Retail Sales and Service Uses*	§§102	P	C	NP
Adult Business	§102	NP	NP	NP
Animal Hospital	§102	C	NP	NP
Bar	§§102, 202.2(a)	NP	NP	NP
Grocery, General	§102, 202.3	P(3)	C(3)	NP
Grocery, Specialty	§102	P(3)	C(3)	NP
Hotel	§102	C	C	NP
Kennel	§102	C	NP	NP
Liquor Store	§102	NP	NP	NP
Massage Establishment	§102	C	NP	NP
Massage, Foot/Chair	§102	P	NP	NP
Mortuary	§102	NP	NP	NP
Motel	§§102, 202.2(a)	NP	NP	NP
Pharmacy	§§102, 202.2(a)	P(3)	C(3)	NP
Restaurant	§§102, 202.2(a)	NP(3)(4)	NP	NP
Restaurant, Limited	§§102, 202.2(a)	P	P	P
Retail Sales and Service, General	§102	P(3)	C(3)	NP
Services, Financial	§102	P	NP	NP
Services, Fringe Financial	§102	NP(5)	NP(5)	NP(5)
Services, Health	§102	NP	C	NP
Services, Limited Financial	§102	P	NP	NP
Storage, Self	§102	NP	NP	NP
Tobacco Paraphernalia Store	§102	C(6)	C(6)	C(6)
Trade Shop	§102	P	NP	NP
Non-Retail Sales and Service*	§102	NP	NP	NP

Design Professional	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P*	*C*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(7)*	*C(7)*	*C(7)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children.

(2) C required for seven or more persons.

(3) HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.

(4) HAIGHT STREET RESTAURANTS

***Boundaries:** Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.*

***Controls:** 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.*

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Haight 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).*

(6) 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. 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.

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

(8) Within the Haight Street Neighborhood Commercial District, that portion of an General Entertainment use comprised of mechanical amusement game devices will be considered an Amusement Game Arcade Use, for the purposes of the Planning Code.

SEC. 720. ~~*HAYES-GOUGH*~~ *EXCELSIOR OUTER MISSION* NEIGHBORHOOD COMMERCIAL ~~*TRANSIT*~~ DISTRICT.

~~*The Hayes-Gough Neighborhood Commercial Transit District is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern*~~

~~*edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market Street. This mixed-use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate need of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.*~~

~~*The Hayes-Gough District controls are designed to allow for growth and expansion that is compatible with the existing building and use scales. Building standards protect the moderate building and use size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and housing is strongly encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is required to be setback or below-ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.*~~

~~*Housing development in new buildings is encouraged above the second story, and is controlled not by lot area but by physical envelope controls. Existing residential units are protected by limitations on demolitions, mergers, subdivisions, and upper story conversions. Given the area's central location and accessibility to the downtown and to the City's transit network, accessory parking for residential uses is not required. The code controls for this district are supported and augmented by design guidelines and policies in the Market and Octavia Area Plan of the General Plan.*~~

The Excelsior Outer Mission Street Neighborhood Commercial District is located along Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Parking for residential and commercial uses is not required. Buildings range in height, with height limits generally allowing up to four stories. Lots vary in size, generally small- or medium-sized with some very large parcels.

Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Excelsior Outer Mission NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*

Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required.*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*

Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to one car for each unit; NP above. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 600 square foot lot area*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 210 square foot lot area*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU all owed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*C*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*3.6 to 1*
Use Size	*§102, 121.2*	*P up to 5,999 square feet; C 6,000 square feet and above*

Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*

Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703.2	See §703.2		
Outdoor Activity Area	§§102,145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 142, 156, 187.1, 202.2(b), 202.5	C	NP	NP
Automotive Repair	§102	C	C	NP
Service, Motor Vehicle Tow	§102	NP	NP	NP
Service, Parcel Delivery	§102	NP	NP	NP
Vehicle Storage Garage	§102	NP	NP	NP
Vehicle Storage Lot	§102	NP	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§102	C	NP	NP
Arts Activities	§102	NP	NP	NP
Entertainment, General	§102	P	P	NP
Entertainment, Nighttime	§102	P	P	NP
Movie Theater	§102	P	P	NP
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
Industrial Use Category				
Industrial Uses	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	P	P
Hospital	§102	C	C	C
Medical Cannabis Dispensary	§§102, 202.2(e)	DR(1)	DR(1)	DR(1)
Philanthropic Admin. Services	§102	NP	NP	NP
Public Facilities	§102	C	C	C

Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*P*
Adult Business	*§102*	*C*	*C*	*NP*
Animal Hospital	*§102*	*C*	*C*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*P*	*NP*
Grocery, General	*§102*	*P(2)*	*P(2)*	*P(2)*
Grocery, Specialty	*§102*	*P(2)*	*P(2)*	*P(2)*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*C*	*NP*
Liquor Store	*§102*	*NP(2)*	*NP(2)*	*NP(2)*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*C*	*C*	*C*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P*	*P*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*P*	*NP*
Services, Financial	*§102*	*P*	*P*	*NP*
Services, Fringe Financial	*§102*	*NP(3)*	*NP(3)*	*NP(3)*
Services, Limited Financial	*§102*	*P*	*P*	*NP*
Storage, Self	*§102*	*C*	*C*	*C*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*P*
Service, Non-Retail Professional	*§102*	*C*	*C*	*C*
Storage, Commercial	*§102*	*C*	*C*	*C*
Trade Office	*§102*	*P*	*P*	*P*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(4)*	*C(4)*	*C(4)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) MEDICAL CANNABIS DISPENSARIES

Controls:

(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.

(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:

(i) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,

(ii) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients,

(iii) 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.

(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) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.

(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.

(2) OFF-SALE LIQUOR ESTABLISHMENTS Controls:

(a) 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 ABC license may obtain a new license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or reconstruction.

(b) Liquor Store uses may relocate within the district with Conditional Use authorization.

(c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the following good neighbor policies:

(i) 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;

(ii) Advertisements in windows and clear doors are not permitted, and no more than 25% 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.

(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Excelsior Outer Mission 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 Section 249.35(c)(3).*

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

SEC. 721. ~~*UPPER MARKET STREET*~~ *JAPANTOWN* NEIGHBORHOOD COMMERCIAL DISTRICT.

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

~~*This district is well served by transit and is anchored by the Castro Street Station of the Market Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the district, and the Castro Station serves as a transfer point between light rail and crosstown and neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market Street to preserve and enhance the pedestrian-oriented character and transit function.*~~

~~*The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain*~~

~~*continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.*~~

~~*Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted on lots within the boundaries of Board of Supervisors District 8 pursuant to Subsection 207(c)(4) of this Code.*~~

The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street. The character of these streets is largely commercial, including large malls, although there are some residential units above the ground story. Buildings are typically two- to four-stories, although there are two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit corridors. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and far.

The Japantown Neighborhood Commercial District controls are designed to encourage and promote development that enhances the walkable, commercial character of this area and to support its local and regional role. New commercial development is required on the ground floor and permitted above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating, drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are encouraged above the ground floor, along with housing and institutional uses.

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

Zoning Category	§ References	Japantown NCD Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	50-X, and 65-A along Fillmore Street. See Height and Bulk Map Sheet HT02 for more information. Along Buchanan Street between Post and Sutter, an upper story setback of one foot for every foot above 35 feet in height from the front property line is required. Height Sculpting on Alleys per § 261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.
Front Setback and Side Yard	§§130, 131, 132, 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§138.1	Required
Street Frontage, Above Grade Parking Setback and Active Uses	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Street Frontage, Ground Floor Commercial	§ 145.4	Required on 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.
Vehicular Access Restrictions	§ 155(r)	Prohibited on 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 from Post Street to Sutter Street.

Miscellaneous		
Lot Size (Per Development)	§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by Section § 607.1. All Business Signs, as defined in § 602.3 are also subject to the guidelines in the "Commission Guide for Formula Retail."
General Advertising Signs	§§ 262, 602.7 604, 608, 609, 610, 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	**§ References**	**Controls**		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§135, 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. P up to 0.75 cars per unit, C up to 1.00 cars per unit, NP above. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		**Controls By Story**		
		1st(1)	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102, 207	1 unit per 400 square foot lot area		
Senior Housing	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		

Group Housing	*§ 208*	*1 bedroom per 210 square foot lot area*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st (1)	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*C*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*3.6 to 1*		
Use Size	*§§ 102, 121.2*	*P up to 2,499 square feet; C 2,500 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Maximum permitted as set forth in Section 151.1. Bike parking required per § 155.2.*		
Off-Street Freight Loading	*§§ 150, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***Controls by Story***		
		1st (1)	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				

Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Sale/Rental	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*P*	*P*	*P*
Entertainment, General	*§102*	*P(2)*	*P(2)*	*C(2)*
Entertainment, Nighttime	*§102*	*P(2)*	*P(2)*	*C(2)*
Movie Theater	*§§102, 202.4*	*P*	*P*	*P*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*P*	*P*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*NP*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*C*	*P*	*P*
Public Facilities	*§102*	*C*	*C*	*C*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*C*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*P(2)*	*C(2)*	*C(2)*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*P*	*C*	*NP*
Massage Establishment	*§102*	*C*	*C*	*C*
Massage, Foot/Chair	*§102*	*P*	*C*	*C*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*

Restaurant	*§§102, 202.2(a)*	*P(2)*	*P(2)*	*C(2)*
Restaurant, Limited	*§§102, 202.2(a)*	*P(2)*	*P(2)*	*C(2)*
Services, Financial	*§102*	*P(3)*	*C(3)*	*C(3)*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Health	*§102*	*C*	*P*	*P*
Services, Limited Financial	*§102*	*C*	*P*	*P*
Services, Retail Professional	*§102*	*C*	*P*	*P*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P(2)*	*P(2)*	*P(2)*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C*	*P*	*P*
Service, Non-Retail Professional	*§102*	*NP*	*C*	*C*
Trade Office	*§102*	*C*	*P*	*P*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(4)*	*C(4)*	*C(4)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.

(2) No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) of the Police Code by more than 8 dBA.

(3) 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.

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

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving

convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and ~~*business and*~~ professional services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

The North Beach District controls are designed to ensure the livability and attractiveness of North Beach. Building standards limit new development to a small to moderate scale. Rear yards are protected above the ground story and at residential levels. Most new commercial development is permitted at the first two stories. Small-scale, neighborhood-serving businesses are strongly encouraged and formula retail uses are prohibited. Use ~~s~~*S*izes are controlled to limit future consolidation of spaces and to encourage conversion back to the traditional small-scale commercial spaces. Special controls are necessary because an over-concentration of food and beverage service establishments limits neighborhood-serving retail sales and personal services in an area that needs them to thrive as a neighborhood. In order to maintain neighborhood-serving retail sales and personal services and to protect residential livability, additional eating and drinking establishments are prohibited in spaces that have been occupied by neighborhood-serving retail sales and personal services. Special controls limit additional ground-story entertainment uses and prohibit new walk-up *facilities* ~~*automated bank teller machines (ATMs)*~~. Financial services, limited financial services, and ground-story business and professional office uses are prohibited from locating in the portion of the district south of Greenwich Street, while new financial services locating in the portion of the district north of Greenwich Street are limited. Restrictions on automobile and drive-up uses are intended to promote continuous retail frontage and maintain residential livability.

In keeping with the district's existing mixed-use character, housing development in new buildings is encouraged above the second story. Existing residential units are protected by prohibitions of upper-story conversions, *mergers,* and ~~*limitations on*~~ demolitions. *Per Section 207(c)(4) of this Code,* Accessory ~~*d*~~*D*welling ~~*u*~~*U*nits are permitted within the *existing building envelope, but may not eliminate or reduce ground-story retail or commercial space* ~~*district pursuant to Subsection 207(c)(4) of this Code*~~.

Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		North Beach NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)-(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Restrictions on Lot Mergers	*§121.7*	*Restrictions on lot mergers resulting in a lot with a single public street or private frontage greater than*
		25 feet. For lots that do not have a street frontage, the merger would not result in a lot width greater than 25 feet.
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§§ 145.4, 780.3*	*Required within the entire District. Consolidation of ground floor Retail or Commercial spaces is prohibited.*
Vehicular Access Restrictions	*§ 155(r) and (t)*	*Prohibited on Columbus Avenue between Washington and North Point Streets, Grant Avenue between Columbus Avenue and Filbert Street, and Green Street between Grant Avenue and Columbus/Stockton Streets. Mandatory discretionary review required to install garages in buildings with four or more units.*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1. Vintage Signs permitted per Section 608.14.*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the General Plan's Urban Design Guidelines and historic resource consideration. Properties in this District have been identified as potentially eligible for National Register or California Register.*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*60 square feet per unit if private, or 80 square feet per unit if common*
Off Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*No car parking required. P up to 0.5 parking spaces for each Dwelling Unit; C up to 0.75 parking spaces for each Dwelling Unit. (1) Per 155(t), special controls when installing garages in Residential Buildings. Bike parking required per §155.2*

Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 400 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 140 square foot lot area.*		
Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317 780.3(c)(4),*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§§ 317, 780.3(c)(4)*	*C*	*NP*	*NP*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*1.8 to 1*
Use Size	*§§102, 121.2, 780.3(c)(3)*	*P up to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP 4,000 square feet and above. Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.*

Off Street Parking Requirements	*§§ 150, 151, 155(r) and (t), 161*	*Car parking not required. Limits set forth in § 151.1. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166. See restrictions under Vehicular Access.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161. See restrictions under Vehicular Access.*		
Storefront Mergers	*§ 780.3(c)(3)*	*Storefront mergers NP and Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*NP*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; NP 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*NP (2)*		
Agricultural Use Category		***Controls by Story***		
		1st	***2nd***	***3rd+***
*Agriculture Uses**	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Agriculture, Neighborhood Agriculture	*§§102, 202.2(c)*	*P*	*P*	*P*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*NP*	*NP*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*

Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(3)*	*P(3)*
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(4)*	*P(4)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P(10)*	*P(10)*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a), 780.3*	*C (5) (6)*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*NP*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§§102, 303(n)*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a), 780.3*	*C(5)(6)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a), 780.3*	*C(5)*	*NP*	*NP*
Services, Financial	*§102, 781.6*	*C(7)*	*NP*	*NP*
Services, Fringe Financial	*§102, 781.6*	*NP(8)*	*NP(8)*	*NP(8)*
Services, Limited Financial	*§102*	*C(2)(7)*	*NP*	*NP*
Services, Retail Professional	*§102*	*C(7)*	*P*	*NP*
Specialty Food Manufacturing	*§780.3(c)*	*C*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102, 790.124*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102, 781.6*	*C(7)*	*P*	*NP*
Trade Office	*§102, 781.6*	*C(7)*	*P*	*NP*

Utility and Infrastructure Use Category				
Utility and Infrastructure*	§102	C(9)	C(9)	C(9)
Power Plant	§102	NP	NP	NP
Public Utilities Yard	§102	NP	NP	NP

** Not listed below*

(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))

Boundaries: *North Beach NCD*

Controls:

(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) 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;

(ii) 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;

(iii) 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.

(iv) the garage would not front on a public right-of-way narrower than 41 feet, and

(v) 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.

(2) NORTH BEACH WALK UP FACILITIES: Walk-up facilities are NP in the District, including automated bank teller machines (ATMs).

(3) C required for 13 or more children.

(4) C required for seven or more persons.

(5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants, Limited-Restaurants and Bars may be permitted as a Conditional Use on the First Story per Section 303 only if the Zoning Administrator first determines that the Restaurant, Limited Restaurant, or Bar would occupy a space that is currently or was last occupied by the same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections 186.1(d) or 178(d) of this Code; and provided further that the following shall apply: (A) a Bar could occupy a space that is currently or was last legally occupied by a Bar, (B) a Restaurant could occupy a space that is currently or was last legally occupied by a Restaurant or Bar, and (C) a Limited Restaurant could occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant, or Bar.

(6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS (Section 780.3): 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. 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. To verify that the Restaurant is continuing to operate as a Bona Fide Eating Place, records of the Restaurant's gross receipts, showing that a minimum of 51% of its gross receipts within the last year is from food sales prepared and sold to guests on the premises, shall be provided to the Department upon request. All records and information shall be submitted to the Department under penalty of perjury.

(7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT

Boundaries: *Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01.*

Controls: *Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services, Design Professional, and Trade Office are NP at the First story.*

(8) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) SECTION 249.35

Boundaries: *The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the North Beach 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).*

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

(10) Per the North Beach Special Use District in Section 780.3(c)(3) of this Code, Specialty Grocery use shall not exceed a Use Size of 1,000 square feet in order to preserve and maintain the district's small-scale, fine grain storefronts.

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Polk Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*65-A, 80-A, and 130-E. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§ 130 § 134, 134(a)(e)*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building; 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*

Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage and Public Realm		
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*CU required for the entirety of California Street.*
Lot Size (Per Development)	*§§102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Miscellaneous		
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*60 square feet per unit if private, or 80 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*

Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		**Controls By Story**		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102, 207	1 unit per 400 square foot lot area; or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Residential Density, Group Housing	§ 208	1 bedroom per 140 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		**Controls by Story**		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	**§ References**	**Controls**
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above

Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*

Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
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(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(3)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP(4)*	*NP(4)*	*NP(4)*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*NP(5)*	*NP(5)*	*NP(5)*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*

Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) POLK STREET LIQUOR LICENSES FOR RESTAURANTS: 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. 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.

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District.
***Controls:** Within the FFSRUD and its 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(c)(3).*

(5) TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION– 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.

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

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

Principal or Accessory, require a Conditional Use authorization on the ground story and are permitted above the ground story. Personal and business services are restricted at the ground story and prohibited on upper stories. Limits on new ground-story eating and drinking uses, as well as new entertainment and financial service uses, are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the district is encouraged by prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.

* * * *

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheets HT02 and HT03 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Street Frontage, Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common.*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*

Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102, 207	1 unit per 800 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area.		
Accessory Dwelling Units	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		**Controls by Story**		
		1st	**2nd**	**3rd+**
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.

Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 12 a.m.; C 12 a.m.- 6 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See Section 703(b)		
Outdoor Activity Area	§§102,145.2	P		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5	NP	NP	NP
Parking Garage, Private	§102	C	C	C
Parking Garage, Public	§102	C	C	C
Parking Lot, Private	§§102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§102	NP	NP	NP
Entertainment, General	§102	C	NP	NP
Entertainment, Nighttime	§102	C	NP	NP
Movie Theater	§§102, 202.4	P	NP	NP
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
Industrial Use Category				
Industrial Uses	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(1)	P(1)
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(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P*	*C*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Gym	*§102*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(3)*	*NP(3)*	*NP(3)*
Services, Health	*§102*	*C(4)*	*P*	*P*
Services, Instructional	*§102*	*C*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*C*	*NP*	*NP*
Services, Retail Professional	*§102*	*C(4)*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C(4)*	*NP*	*NP*
Trade Office	*§102*	*C(4)*	*NP*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
Boundaries: *The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Sacramento 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).*

(4) A Health Service Use requires a Conditional Use authorization on the ground story whether it is Principal or Accessory.

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

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Union Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§§102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*
Residential Uses		***Controls By Story***

		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102, 207	1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Group Housing	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		**Controls by Story**		
		1st	**2nd**	**3rd+**
Residential Conversion	§ 317	C	C	C
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	**§ References**	**Controls**
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
Use Size	§§102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.

Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		*1st*	*2nd*	*3rd+*
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*

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(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2 (a), 202.3*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Gym	*§102*	*P*	*P*	*C*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(3)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP(4)*	*NP(4)*	*NP(4)*
Services, Health	*§102*	*P*	*P*	*C*
Services, Instructional	*§102*	*P*	*P*	*C*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*P*	*C*
Services, Retail Professional	*§102*	*P*	*P*	*C*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*C*
Trade Office	*§102*	*P*	*P*	*C*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*

Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children

(2) C required for seven or more persons.
(3) UNION STREET RESTAURANTS: Applicability: The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § 178(c) of the Planning Code.
***Controls:** 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.*

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union 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).*

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

SEC. 726. ~~*VALENCIA STREET*~~ *PACIFIC AVENUE* NEIGHBORHOOD COMMERCIAL ~~*TRANSIT*~~ DISTRICT.

~~*The Valencia Street Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street. The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.*~~

~~*The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses are required.*~~

~~*Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. Accessory Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.*~~

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

The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood

residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Pacific Avenue NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X. See Height and Bulk Map Sheets HT01and HT02 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 45% of lot depth, averaging not permitted.*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*

Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 151, 161*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story*** *1st*	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 1,000 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		

Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition	*§ 317*	*C*	*NP*	*NP*
Residential Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*1.5 to 1*
Use Size	*§102, 121.2*	*P up to 1,999 square feet; C 2,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 2,000 square feet. See chart in §151 for uses over 2,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*
Formula Retail	*§§102, 303.1*	*C*
Hours of Operation	*§102*	*P 6 a.m. - 10 p.m.; C 10 p.m.- 2 a.m.; NP 2 a.m. to 6 a.m.*
Maritime Use	*§102*	*NP*
Open Air Sales	*§§102, 703(b)*	*See §703(b)*

Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5, 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*NP*	*NP*
Parking Garage, Public	*§102*	*C*	*NP*	*NP*
Parking Lot, Private	*§§102, 142, 156*	*C*	*NP*	*NP*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*NP*	*NP*
Passive Outdoor Recreation	*§102*	*C*	*NP*	*NP*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§§102, 202.2(e)*	*NP*	*NP*	*NP*
Child Care Facility	*§102*	*C(1)*	*NP*	*NP*
Public Facilities	*§102*	*C*	*NP*	*NP*
Residential Care Facility	*§102*	*C(2)*	*NP*	*NP*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*C*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*NP*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Hotel	*§102*	*NP*	*NP*	*NP*

Kennel	*§102*	*NP*	*NP*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(4)*	*NP(4)*	*NP(4)*
Services, Health	*§102*	*C*	*C*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P*	*C*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C*	*NP*	*NP*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*
Wireless Telecommunications Services Facility	*§102*	*C(5)*	*C(5)*	*C(5)*

** Not listed below*

(1) NP for 13 or more children

(2) NP for seven or more persons.

(3) C required if use sells alcohol

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Pacific Avenue 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).*

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

SEC. 727. ***RESERVED.*** ~~*24TH STREET MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.*~~

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

~~*The 24th Street Mission Neighborhood Commercial Transit District controls are designed to provide potential for new development consistent with the existing scale and character. Small-scale buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground story and at residential levels are protected. Most commercial uses are encouraged at the ground story, while service uses are permitted with some limitations at the second story. Special controls are necessary to preserve the unique mix of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are prohibited, and limitations apply to the development and operation of ground-story full-service restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active, pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set back or below ground.*~~

~~*Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central*~~

~~location and accessibility to the City's transit network, accessory parking for residential uses is not required.~~

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

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

		24th Street - Noe Valley NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§ 130 § 134, 134(a)(e)*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 4,999 square feet, C 5,000 square feet and above*

Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet if private, or 100 square feet if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story*** *1st*	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		

Group Housing	*§ 208*	*1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*1.8 to 1*
Use Size	*§§102, 121.2*	*P up to 2,499 square feet; C 2,500 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*
Formula Retail	*§§102, 303.1*	*C*
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*
Maritime Use	*§102*	*NP*
Open Air Sales	*§§102, 703(b)*	*See 703(b)*
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*
Walk-up Facility	*§102*	*P*
		Controls by Story

Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5	NP	NP	NP
Parking Garage, Private	§102	C	C	C
Parking Garage, Public	§102	C	C	C
Parking Lot, Private	§§102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§102	NP	NP	NP
Entertainment, General	§102	C	NP	NP
Entertainment, Nighttime	§102	C	NP	NP
Movie Theater	§§102, 202.4	P	NP	NP
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
Industrial Use Category				
Industrial Uses	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(1)	P(1)
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(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§102, 202.2(a), 202.3	P	C	NP
Adult Business	§102	NP	NP	NP
Animal Hospital	§102	C	NP	NP
Bar	§§102, 202.2(a)	C	NP	NP
Hotel	§102	C	C	NP
Kennel	§102	C	NP	NP
Liquor Store	§102	C	NP	NP
Massage Establishment	§102	C	NP	NP

Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(3)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P(4)*	*NP*	*NP*
Services, Financial	*§102*	*C*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(5)*	*NP(5)*	*NP(5)*
Services, Health	*§102*	*C*	*P*	*NP*
Services, Limited Financial	*§102*	*C*	*NP*	*NP*
Services, Retail Professional	*§102*	*C*	*P*	*C*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C*	*P*	*C*
Trade Office	*§102*	*C*	*P*	*C*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children

(2) C required for seven or more persons.

(3) 24th STREET – NOE VALLEY LIQUOR LICENSES FOR RESTAURANTS
***Boundaries:** Applicable to the 24th Street – Noe Valley Neighborhood Commercial District.*
***Controls:** 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. 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.*

(4) 24TH STREET – NOE VALLEY SPECIALTY RETAIL USES
***Boundaries:** Only the area within the 24th Street – Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within ¼ mile of this District as set forth in Code §§ 710.10 and 186.*
***Controls:** Formula Retail Limited-Restaurants are NP.*

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District.*
***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(c)(3).*

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

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 729. WEST PORTAL NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		West Portal NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*26-X. See Height and Bulk Map Sheets HT06 and HT12 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*

General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet if private, or 133 square feet if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*NP*
Dwelling Units	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		

Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*1.8 to 1*		
Use Size	*§§102, 121.2*	*P up to 2,499 square feet; C 2,500 to 3,999 square feet; NP 4,000 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m., NP 2:00 a.m. - 6:00 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*

Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 142, 156, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*NP*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment and Recreation Uses*	*§§102, 202.4*	*NP*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*NP*
Passive Outdoor Recreation	*§102*	*C*	*C*	*NP*
Industrial Use Category				
Industrial Uses*	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*C*	*C*	*NP*
Child Care Facility	*§102*	*P(1)*	*P(1)*	*NP*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*C*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Residential Care Facility	*§102*	*P(2)*	*P(2)*	*NP*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.3*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*NP*	*NP*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Services, Financial	*§102*	*NP*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*

Services, Health	*§102*	*C*	*P*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Retail Professional	*§102*	*C(3)*	*P*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C*	*P*	*NP*
Trade Office	*§102*	*C*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C*	*C*	*NP*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*
Wireless Telecommunications Services Facilities	*§102*	*C(4)*	*C(4)*	*C(4)*

** Not listed below*

(1) C required for 13 or more children.

(2) C required for seven or more persons.

(3) Boundaries: The entire West Portal Neighborhood Commercial District.
***Controls:** Applicable only for the use of stock brokerage. A stock brokerage may apply for Conditional Use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial uses and/or stock brokerages in the district, stock brokerages shall not be permitted.*

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

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Inner Sunset NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 40-X. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***

RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses		*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		*Controls by Story*		
		1st	*2nd*	*3rd+*
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***

NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1		
Use Size	§§102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102,145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5, 202.5	NP	NP	NP
Automotive Repair	§102	C	NP	NP
Parking Garage, Private	§102	C	C	C
Parking Garage, Public	§102	C	C	C
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§102	NP	NP	NP
Entertainment, General	§102	C	NP	NP
Entertainment, Nighttime	§102	C	NP	NP

Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*NP*
Passive Outdoor Recreation	*§102*	*C*	*C*	*NP*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
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*	*NP*
Residential Care Facility	*§102*	*P*	*P(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§102, 202.2(a)*	*P*	*C*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(3)*	*NP(3)*	*NP(3)*
Services, Health	*§102*	*C*	*C*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P*	*C*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C*	*C*	*NP*

Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*
Wireless Telecommunications Services Facility	*§102*	*C(4)*	*C(4)*	*C(4)*

** Not listed below*

(1) C required for 13 or more children.

(2) C required for seven or more persons.

(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
Boundaries: *The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset 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).*

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

SEC. 731. ~~***NCT-3 – MODERATE-SCALE***~~ ***NORIEGA STREET*** **NEIGHBORHOOD COMMERCIAL** ~~***TRANSIT***~~ **DISTRICT.**

~~*NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-*~~

~~*street parking and loading on critical stretches of NC and transit streets to preserve and enhance the pedestrian-oriented character and transit function.*~~

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

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

~~*A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, and financial service uses generally are permitted with certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.*~~

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

The Noriega Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Noriega Street between 19th and 27th and 30th through 33rd Avenues.

The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from

throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Noriega Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*

Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*Not required*

Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*
Use Size	*§§102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*

Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	***P***		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*P*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*

Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*C*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Residential Care Facility	*§102*	*P*	*P(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a), 202.5*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(3)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P(3)*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*P*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*C*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P(4)*	*C(4)*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children
(2) C required for seven or more persons.
(3)Formula Retail NP for this use
(4) Subject to Formula Retail Controls
(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 732. ~~*PACIFIC AVENUE*~~ *IRVING STREET* NEIGHBORHOOD COMMERCIAL DISTRICT.

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

~~*The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor. Accessory dwelling units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.*~~

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that

support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Irving Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*

Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
		P	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		

Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*
Use Size	*§102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*
Formula Retail	*§§102, 303.1*	*C*
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*
Maritime Use	*§102*	*NP*

Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
Agricultural Use Category		***Controls by Story***		
		1st	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*P*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*C*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Residential Care Facility	*§102*	*P*	*P(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*

Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(3)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P(3)*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*P*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*C*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P(4)*	*C(4)*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children
(2) C required for seven or more persons.
(3)Formula Retail NP for this use
(4) Subject to Formula Retail Controls
(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 733. ~~*UPPER MARKET*~~ *TARAVAL* STREET NEIGHBORHOOD COMMERCIAL ~~*TRANSIT*~~ DISTRICT.

~~*The Upper Market Street Neighborhood Commercial Transit District is located on Market Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but*~~

~~*also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street Transit District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.*~~

~~*This district is well served by transit and is anchored by the Market Street subway (with stations at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.*~~

~~*The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial*~~

~~*service uses are limited. Ground floor commercial space is required along Market and Church Streets. Most automobile and drive-up uses are prohibited or conditional.*~~

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

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Taraval Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		

Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required.*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102,121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*

Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		

Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1		
Use Size	§102	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102,145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
Agricultural Use Category		Controls by Story		
		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 202.2(b)	NP	NP	NP
Automotive Repair	§102	C	NP	NP

Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*P*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(1)*	*P(1)*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*C*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Residential Care Facility	*§102*	*P*	*P(2)*	*P(2)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(3)*	*NP*	*NP*

Restaurant, Limited	*§§102, 202.2(a)*	*P(3)*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*P*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*C*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P(4)*	*C(4)*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children
(2) C required for seven or more persons.
(3)Formula Retail NP for this use
(4) Subject to Formula Retail Controls
(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

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

~~*NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited.*~~

~~*Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.*~~

~~*NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. Building controls for the NCT-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.*~~

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

~~*Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.*~~

* * * *

SEC. 734. ~~*NCT-2 - SMALL-SCALE*~~ ***JUDAH STREET*** ~~*NEIGHBORHOOD COMMERCIAL*~~ **TRANSIT DISTRICT.**

~~*NCT-2 Districts are transit-oriented mixed-use neighborhoods with small-scale commercial uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These Districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit*~~

~~*services. The District's form is generally linear along transit-priority corridors, though may be concentric around transit stations or in broader areas where multiple transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.*~~

~~*NCT-2 Districts are intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings, which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.*~~

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

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

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Judah Street NCD
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*

Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*

Off-Street Parking Requirements	*§§ 151, 161, 166*	*A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*Not required*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story*** *1st*	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P*	*P*	*P*
Dwelling Units	*§§ 102, 207*	*1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Senior Housing	*§§ 102, 202.2(f), 207*	*P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.*		
Group Housing	*§ 208*	*1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		*Controls by Story* *1st*	*2nd*	*3rd+*
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		

Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*		
Use Size	*§§ 102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*		
Off-Street Parking Requirements	*§§ 150, 151, 161*	*No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				

Entertainment, Arts and Recreation Uses*	§102	NP	NP	NP
Entertainment, General	§102	P	NP	NP
Entertainment, Nighttime	§102	P	NP	NP
Movie Theater	§§102, 202.4	P	NP	NP
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
Industrial Use Category				
Industrial Uses	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(1)	P(1)
Hospital	§102	NP	NP	NP
Job Training	§102	P	C	C
Medical Cannabis Dispensary	§§102, 202.2(e)	C	NP	NP
Philanthropic Admin. Services	§102	NP	NP	NP
Public Facilities	§102	C	C	C
Residential Care Facility	§102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§102, 202.2(a)	P	P	NP
Adult Business	§102	NP	NP	NP
Animal Hospital	§102	C	NP	NP
Bar	§§102, 202.2(a)	C	NP	NP
Hotel	§102	C	C	C
Kennel	§102	C	NP	NP
Liquor Store	§102	C	NP	NP
Massage Establishment	§102	C	NP	NP
Massage, Foot/Chair	§102	P	NP	NP
Mortuary	§102	NP	NP	NP
Motel	§§102, 202.2(a)	NP	NP	NP
Restaurant	§§102, 202.2(a)	P(3)	NP	NP
Restaurant, Limited	§§102, 202.2(a)	P(3)	NP	NP
Services, Financial	§102	P	C	NP
Services, Fringe Financial	§102	P	NP	NP
Services, Limited Financial	§102	P	NP	NP

Services, Personal	*§102*	*P*	*C*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P(4)*	*C(4)*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for 13 or more children
(2) C required for seven or more persons.
(3)Formula Retail NP for this use
(4) Subject to Formula Retail Controls
(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. Building controls for the NCT-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

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

Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1

ZONING CONTROL TABLE

		NCT-1
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting required on Alleys per §261.1.*

5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on certain streets, see § 145.4 for more information.*
Vehicular Access Restrictions	*§ 155(r)*	*Required on certain streets, see 155(r) for more information.*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Canopy or Marquee	*§ 136.1*	*NP*
Awning	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		

Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet if private, or 133 square feet if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to one space for each two Dwelling Units; C up to 0.75 spaces for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 spaces per Dwelling Unit. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing.	*§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*P*	*NP*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1		
Use Size	§§ 102, 121.2	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102.145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		**1st**	**2nd**	**3rd+**
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5	NP	NP	NP
Parking Garage, Private	§102	C	C	C
Parking Garage, Public	§102	C	NP	NP
Parking Lot, Private	§§102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				

Entertainment, Arts and Recreation Uses*	*§§102, 202.4*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*NP*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P(4)*	*NP*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*NP*	*NP*	*NP*
Gym	*§102*	*P*	*NP*	*NP*
Hotel	*§102*	*NP*	*NP*	*NP*
Kennel	*§102*	*NP*	*NP*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102*	*NP*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*NP*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(5)*	*NP*	*NP*
Services, Financial	*§102*	*NP*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Health	*§102*	*P*	*NP*	*NP*
Services, Instructional	*§102*	*P*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*NP*	*NP*
Services, Retail Professional	*§102*	*P*	*NP*	*NP*

Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*NP*	*NP*
Trade Office	*§102*	*P*	*NP*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor Residential Use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children; NP on 3rd floor for 13 or more children.
(3) C required for seven or more persons; NP on 3rd floor for seven or more persons.
(4) P if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.
(5) C if located more than ¼ mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.
(6) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These Districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The District's form is generally linear along transit-priority corridors, though may be concentric around transit stations or in broader areas where multiple transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are

discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-2 Districts are intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings, which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

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

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

Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL

TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

		NCT-2
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1*

5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on certain streets*
Vehicular Access Restrictions	*§ 155(r)*	*Required on certain streets, see 155(r) for more information.*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		

Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing.	*§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		

Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*		
Use Size	*§§102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				

Entertainment, Arts and Recreation Uses*	§102	NP	NP	NP
Entertainment, General	§102	P	NP	NP
Entertainment, Nighttime	§102	P	NP	NP
Movie Theater	§§102, 202.4	P	NP	NP
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
Industrial Use Category				
Industrial Uses	§§102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§102	P	C	C
Child Care Facility	§102	P	P(2)	P(2)
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(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§102, 202.2(a)	P	P	NP
Adult Business	§102	NP	NP	NP
Animal Hospital	§102	C	NP	NP
Bar	§§102, 202.2(a)	P	NP	NP
Hotel	§102	C	C	C
Kennel	§102	C	NP	NP
Liquor Store	§102	P	NP	NP
Massage Establishment	§102	C	NP	NP
Massage, Foot/Chair	§102	P	NP	NP
Mortuary	§102	NP	NP	NP
Motel	§§102, 202.2(a)	NP	NP	NP
Restaurant	§§102, 202.2(a)	P	NP	NP
Restaurant, Limited	§§102, 202.2(a)	P	NP	NP
Services, Financial	§102	P	C	NP
Services, Fringe Financial	§102	NP	NP	NP
Services, Limited Financial	§102	P	NP	NP
Storage, Self	§102	NP	NP	NP

Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(4)*	*C(4)*	*C(4)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children
(3) C required for seven or more persons.
(4) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of NC and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

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

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

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

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

Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE

		NCT-3
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on certain streets, see § 145.4 for more information.*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Market Street, Church Street, and Mission Street. C required on Duboce Street, Haight Street*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*

Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit . Not permitted above .75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing	*§ 102, 202.2(f),207, 208*	*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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	*2nd*	*3rd+*
Residential Conversion	*§ 317*	*C*	*C*	*C*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*

Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*

Zoning Category	***§ References***	***Controls***		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*3.6 to 1*		
Use Size	*§§102, 121.2*	*P up to 5,999 square feet; C 6,000 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*No Limit*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5, 202.5*	*C*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*C*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*

Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Service, Motor Vehicle Tow	*§102*	*NP*	*NP*	*NP*
Service, Parcel Delivery	*§102*	*NP*	*NP*	*NP*
Vehicle Storage Garage	*§102*	*NP*	*NP*	*NP*
Vehicle Storage Lot	*§102*	*NP*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*P*	*NP*
Entertainment, Nighttime	*§102*	*P*	*P*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*P*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*P*	*P*
Hospital	*§102*	*C*	*C*	*C*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*DR*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*P*
Adult Business	*§102*	*C*	*C*	*NP*
Animal Hospital	*§102*	*C*	*C*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*P*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*C*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*C*	*C*	*C*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P*	*P*	*NP*

Restaurant, Limited	*§§102, 202.2(a)*	*P*	*P*	*NP*
Services, Financial	*§102*	*P*	*P*	*NP*
Services, Fringe Financial	*§102*	*NP(2)*	*NP(2)*	*NP(2)*
Services, Limited Financial	*§102*	*P(3)*	*P*	*NP*
Services, Retail Professional	*§102*	*P(3)*	*P*	*P*
Storage, Self	*§102*	*C*	*C*	*C*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*C*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P(3)*	*P*	*P*
Service, Non-Retail Professional	*§102*	*C*	*C*	*C*
Storage, Commercial	*§102*	*C*	*C*	*C*
Trade Office	*§102*	*P(3)*	*P*	*P*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(4)*	*C(4)*	*C(4)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 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).*

(3) CU FOR LIMITED FINANCIAL SERVICE AND OTHER USES
***Boundaries:** Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard.*
***Controls:** A Conditional Use authorization is required for a Limited Financial Service, Retail Professional Services, Design Professional, and Trade Office uses on the 1st story.*

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

SEC. ~~735.~~ *753.* SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

Zoning Category	§ References	SoMa NCT Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT01 and HT08 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§130, 131, 132, 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on 6th Street for its entirety within the District
Vehicular Access Restrictions	§ 155(r)	Prohibited on 6th Street for its entirety within the District
Miscellaneous		
Lot Size (Per Development)	§§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by Section § 607.1

General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet if private, or 100 square feet if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces Per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing	*§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		

		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§207.8	Division of existing Dwelling Units P per §207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1		
Use Size	§102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1	C		
Hours of Operation	§102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§102			
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102,145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§102	NP	NP	NP
Automotive Repair	§102	C	NP	NP

Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*P*	*P*	*P*
Passive Outdoor Recreation	*§102*	*P*	*P*	*P*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*C*	*C*	*C*
Child Care Facility	*§102*	*P(2)*	*P(2)*	*P(2)*
Community Facility	*§102*	*P*	*P*	*P*
Community Facility, Private	*§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*
Residential Care Facility	*§102*	*P(3)*	*P(3)*	*P(3)*
Social Service or Philanthropic Facility	*§102*	*P*	*P*	*P*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Jewelry Store	*§102*	*P*	*P*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*

Restaurant	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*P*	*P*	*P*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*
Wireless Telecommunications Services Facility	*§102*	*C(4)*	*C(4)*	*C(4)*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children
(3) C required for seven or more persons.
(4) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. ~~736.~~ *754.* MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Mission Street NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 253.4, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheet HT07 for more information. Buildings above 65 feet require C. Height sculpting required on Alleys per §261.1.*

5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on Mission Street for the entirety of the District; 16th Street, between Guerrero and Capp Streets;22nd Street, between Valencia and Mission Streets*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Mission Street for the entirety of the District and on 16th Street between Guerrero and Capp Streets.*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***

RESIDENTIAL STANDARDS AND USES					
Development Standards					
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet if private, or 100 square feet if common*			
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*			
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*			
Use Characteristics					
Single Room Occupancy	*§ 102*	*P*			
Student Housing	*§ 102*	*P*			
Residential Uses		***Controls By Story***			
		1st	*2nd*	*3rd+*	
Residential Uses		*P(1)*	*P*	*P*	
Dwelling Units, Senior Housing, Group Housing	*§§ 102, 202.2(f), 207, 208*	*No 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.*			
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*			
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*			
Loss and Division of Dwelling Units		***Controls by Story***			
		1st	***2nd***	***3rd+***	
Residential Conversion	*§ 317*	*C*	*C*	*C*	
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*	
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*			

Zoning Category	***§ References***	***Controls***

NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1		
Use Size	§§102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102.303.1	C		
Hours of Operation	§102	No Limit		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102.145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102, 142, 156	NP	NP	NP
Automotive Repair	§102	C	C	NP
Automotive Sale/Rental	§102	C	NP	NP
Automotive Service Station	§§102, 187.1, 202.2(b), 202.5	C	NP	NP
Automotive Wash	§§102, 202.2(b)	C	NP	NP
Gas Station	§§102, 187.1, 202.2(b)	C	NP	NP
Parking Garage, Private	§102	C	C	C
Parking Lot, Private	§§102, 142, 156	C	C	C

Services, Ambulance	*§102*	*C*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*C*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*P*	*NP*
Entertainment, Nighttime	*§102*	*P*	*P*	*NP*
Movie Theater	*§102*	*P*	*P*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*P*	*P*
Hospital	*§102*	*C*	*C*	*C*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*DR*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*NP*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*P*
Adult Business	*§102*	*C*	*C*	*NP*
Animal Hospital	*§102*	*C*	*C*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*P*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*C*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*C*	*C*	*C*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*P*	*NP*
Services, Fringe Financial	*§102*	*NP(2)*	*NP(2)*	*NP(2)*
Services, Limited Financial	*§102*	*P*	*P*	*NP*

Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*C*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*P*
Service, Non-Retail Professional	*§102*	*C*	*C*	*C*
Trade Office	*§102*	*P*	*P*	*P*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(3)*	*C(3)*	*C(3)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2)FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District.*
***Controls:** Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35, unless Fringe Financial Service is a Non-Profit. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).*

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

SEC. ~~737.~~ *755.* OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Ocean Avenue NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 45-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*

Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on Ocean Avenue within the District, except on the north side of Ocean Avenue between Plymouth and Brighton Avenues.*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Ocean Avenue within the District.*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Lot Consolidation	*§ 121.6*	*Not Permitted except to create corner lots*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		

Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, Group Housing.	*§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*C*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		

Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*		
Use Size	*§§102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*

Entertainment, General	*§102*	*P*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*P*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*

Non-Retail Sales and Service*	§102	NP	NP	NP
Design Professional	§102	P	P	NP
Trade Office	§102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§102	C(4)	C(4)	C(4)
Power Plant	§102	NP	NP	NP
Public Utilities Yard	§102	NP	NP	NP

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children
(3) C required for seven or more persons.
(4) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. ~~738.~~ 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Glen Park NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	30-X and 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§130, 131, 132, 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§138.1	Required

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on Diamond and Chenery Streets within the District.*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Chenery and Diamond Streets within the District.*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*P*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*
Off-Street Parking Requirements	*§§ 151, 161, 166*	*Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*

Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§ 102, 202.2(f), 207, 208	No 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		
Accessory Dwelling Unit	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		**Controls by Story**		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per §207.8		

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.
Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.
Commercial Use Characteristics		
Drive-up Facility	§102	NP
Formula Retail	§§102, 303.1	C
Hours of Operation	§102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.
Maritime Use	§102	NP
Open Air Sales	§§102, 703(b)	See §703(b)

Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*P*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*

Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*P*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(4)*	*C(4)*	*C(4)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children
(3) C required for seven or more persons.
(4) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. ~~743.~~ 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Folsom Street NCT
Zoning Category	***§ References***	***Controls***

BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps*	*65-X to 75-X. See Height and Bulk Map Sheets HT01, HT07, and HT08 for more information. Height sculpting required on alleys per § 261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136, 823(c)*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy, or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*

Design Guidelines	§823(b), and General Plan Commerce and Industry Element	WSoMa Design Standards and the Urban Design Guidelines.

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§135, 136, 823(c)(2)	80 square feet per unit if private, or 100 square feet per unit if common - roof decks do not qualify.		
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§§ 102, 823(c)(7)	P		
Student Housing	§ 102	C in newly constructed buildings, NP otherwise.		
Residential Uses		**Controls By Story**		
		1st	2nd	3rd+
Residential Uses (except for Group Housing, see below)	§ 102	P	P	P
Group Housing	§§ 102, 208	C(1)	C	C
Dwelling Units, Senior Housing, Group Housing	§§ 102, 202.2(f), 207, 208	No 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.		
Accessory Dwelling Unit	§§102, 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102, 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		**Controls by Story**		

		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per §207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1		
Use Size	§102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
Commercial Use Characteristics				
Drive-up Facility	§102	NP		
Formula Retail	§§102, 303.1, 823(c)(10)	C		
Hours of Operation	§102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§102	NP		
Open Air Sales	§§102, 703(b)	See §703(b)		
Outdoor Activity Area	§§102,145.2	P at 1st and 2nd Floors if located in front; C if located elsewhere		
Walk-up Facility	§102	P		
		Controls by Story		
Agricultural Use Category		1st	2nd	3rd+
Agriculture, Neighborhood	§§102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§102, 202.2(c)	C	C	C
Greenhouse	§§102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§102, 187.1, 202.2(b), 202.5, 202.5	NP	NP	NP
Automotive Repair	§102	C(2)	NP	NP

Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§§102, 202.4*	*NP*	*NP*	*NP*
Livery Stable	*§102*	*P(4)*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses*	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Manufacturing, Light	*§§102, 202.2(d)*	*P*	*P*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*NP*	*NP*	*NP*
Child Care Facility	*§102*	*P*	*P*	*NP*
Community Facility	*§102*	*C*	*C*	*NP*
Community Facility, Private	*§102*	*C*	*C*	*NP*
Job Training	*§102*	*C*	*C*	*NP*
Philanthropic Admin. Services	*§102*	*P(8)*	*P(8)*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Residential Care Facility	*§102*	*NP*	*C(3)*	*C(3)*
School	*§102*	*P*	*P*	*P*
Social Service or Philanthropic Facility	*§102*	*C*	*C*	*NP*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§§102, 823(c)(9)(B)*	*P(4)*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Cat Boarding	*§§102, 823(c)(9)(B)*	*P(4)*	*NP*	*NP*
Gym	*§102*	*P(8)*	*P*	*NP*
Hotel	*§102*	*P(5)*	*P(5)*	*P(5)*
Kennel	*§§102, 823(c)(9)(B)*	*P(4)*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(6)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P(6)*	*NP*	*NP*
Services, Financial	*§102*	*P(7)(8)*	*NP*	*NP*

Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Health	*§102*	*P(7)(8)*	*NP*	*NP*
Services, Instructional	*§102*	*P(8)*	*P(8)*	*NP*
Services, Limited Financial	*§102*	*NP*	*NP*	*NP*
Services, Personal	*§102*	*P(8)*	*P(8)*	*NP*
Services, Retail Professional	*§102*	*P(7)(8)*	*P*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*NP*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P(7)*	*NP*	*NP*
Trade Office	*§102*	*P(7)*	*NP*	*NP*
Wholesale Sales	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(9)*	*C(9)*	*C(9)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) NP on 1st floor on lots with more than 25 feet of street frontage

(2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP

(3) NP for seven or more persons

(4) P for grooming and daycare only; no 24 hour care.

(5) NP above 25 rooms per Hotel.

(6) NP above 10,000 Gross Square Feet per Lot.

(7) Must be primarily open to the general public on a client- oriented basis, NP if not.

(8) P on first or second floor, but not both.

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

SEC. ~~744.~~ *758.* REGIONAL COMMERCIAL DISTRICT.

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Table 758. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Regional Commercial District
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 263.29, 270, 271, 823(c)(11). See also Height and Bulk District Maps*	*55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*NP*
Rear Yard	*§§ 130, 134, 134(a)(e), 136, 823(c)*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Not Required*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*

Design Guidelines	*§823(b), and General Plan Commerce and Industry Element*	*WSoMa Design Standards and the Urban Design Guidelines.*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136, 823(c)(2)*	*80 square feet per unit if private, or 100 square feet per unit if common - roof decks do not qualify.*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§§ 102, 823(c)(7)*	*P, except on the ground floor*		
Student Housing	*§ 102*	*NP*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses (Except for Group Housing, see below)	*§ 102*	*P*	*P*	*P*
Group Housing	*§ 102, 208*	*C(1)*	*C*	*C*
Dwelling Units, Group Housing and Senior Housing	*§§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss of Dwelling Units		***Controls by Story***		
		1st	*2nd*	*3rd+*

Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§ 207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*		
Use Size	*§102, 121.2*	*P up to 10,000 square feet; C above; NP above 25,000 square feet except for Schools and Child Care Facilities*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1, 823(c)(10)*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P at 1st and 2nd Floors if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5, 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C(2)*	*NP*	*NP*
Parking Garage, Private	*§102, 158.1*	*C*	*NP*	*NP*

Parking Garage, Public	*§102, 158.1*	*C*	*NP*	*NP*
Parking Lot, Private	*§§102, 142, 156, 158.1*	*C*	*NP*	*NP*
Parking Lot, Public	*§§ 102, 142, 156, 158.1*	*C*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§§102, 202.4*	*NP*	*NP*	*NP*
Open Recreation Area	*§102*	*P*	*P*	*P*
Passive Outdoor Recreation	*§102*	*P*	*P*	*P*
Industrial Use Category				
Industrial Uses*	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Manufacturing, Light	*§§102, 202.2(d)*	*P*	*P*	*NP*
Institutional Use Category				
Institutional Uses*	*§102, 202.2(e)*	*NP*	*NP*	*NP*
Child Care Facility	*§102*	*P(3)*	*P(3)*	*NP*
Community Facility	*§102*	*P*	*P*	*P*
Community Facility, Private	*§102*	*C*	*C*	*C*
Job Training	*§102*	*C*	*C*	*C*
Public Facilities	*§102*	*P*	*P*	*P*
Residential Care Facility	*§102*	*NP*	*C(4)*	*C(4)*
School	*§102*	*P*	*P*	*P*
Social Service or Philanthropic Facility	*§102*	*C*	*C*	*C*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§§102, 823(c)(9)(B)*	*P(8)*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Cat Boarding	*§§102, 823(c)(9)(B)*	*P(8)*	*NP*	*NP*
Hotel	*§102*	*NP*	*NP*	*NP*
Kennel	*§§102, 823(c)(9)(B)*	*P(8)*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(5)*	*NP*	*NP*

Restaurant, Limited	*§§102, 202.2(a)*	*P(5)*	*NP*	*NP*
Services, Financial	*§102*	*P(6)(7)*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP*	*NP*	*NP*
Services, Health	*§102*	*P(6)(7)*	*NP*	*NP*
Services, Instructional	*§102*	*P(7)*	*P*	*NP*
Services, Limited Financial	*§102*	*NP*	*NP*	*NP*
Services, Personal	*§102*	*P(7)*	*P*	*NP*
Services, Retail Professional	*§102*	*P(6)(7)*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*NP*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P(6)*	*NP*	*NP*
Storage, Commercial	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P(6)*	*NP*	*NP*
Wholesale Sales	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*P*	*P*	*P*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) NP on 1st floor on lots with more than 25 feet of street frontage.

(2) Allowed with C so long as there is no ingress/ egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts

(3) C required for 13 or more children.

(4) NP for facilities with seven or more persons

(5) P up to 10,000 gross square feet per lot; NP above.

(6) P when primarily open to the general public on a client-oriented basis.

(7) P on first or second floor, but not on both; P on all floors in Historic Buildings.

(8) P for grooming and daycare only; no 24 hour care.

SEC. ~~746.~~ *759.* DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Divisadero St. NCT

Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	65-X, and 40-X south of Oak Street. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130, 134, 134(a)(e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§130, 131, 132, 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required along Divisadero Street for the entirety of the District
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262, 602-604, 607, 607.1, 608, 609	As permitted by Section § 607.1
General Advertising Signs	§§ 262, 602.7 604, 608, 609, 610, 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*100 square feet per unit if private, or 133 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit, C up to 0.75 cars per Dwelling Unit; NP above. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, Group Housing	*§§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	*2nd*	*3rd+*

Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*		
Use Size	*§§102, 121.2*	*P up to 3,999 square feet; C 4,000 square feet and above*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 202.2(b)*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Automotive Service Station	*§§102, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*

Gas Station	*§§102, 187.1, 202.2(b)*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*NP*	*NP*
Parking Garage, Public	*§102*	*C*	*NP*	*NP*
Parking Lot, Private	*§§102, 142, 156*	*C*	*NP*	*NP*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*C*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*P(2)*	*NP*
Entertainment, Nighttime	*§102*	*P*	*P(2)*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*P(2)*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(3)*	*P(3)*
Hospital	*§102*	*NP*	*NP*	*NP*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*DR*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*P(2)*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Residential Care Facility	*§102*	*P*	*P(4)*	*P(4)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*P(2)*	*NP*
Grocery, General	*§102*	*P(5)*	*P(5)*	*NP*
Grocery, Specialty	*§102*	*P(5)*	*P(5)*	*NP*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*NP(5)*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*

Restaurant	*§§102, 202.2(a)*	*P*	*P(2)*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*P(2)*	*NP*
Retail Sales and Service, General	*§§102, 202.3*	*P(5)*	*P(5)*	*NP*
Services, Financial	*§102*	*C*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(6)*	*NP(6)*	*NP(6)*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*P(2)*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*P*	*NP*
Trade Office	*§102*	*P*	*P*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(7)*	*C(7)*	*C(7)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not Listed Below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) P on the Second Story of existing buildings which have had no immediately prior second-story Residential Use, otherwise NP.

(3) C required for 13 or more children

(4) C required for seven or more persons.

(5) (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;

(b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following Good Neighbor requirements:

(i) 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. For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.

(ii) 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.

(iii) No more than one-third of the square footage of the windows and 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.

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Divisadero Street NCD.*

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 Section 249.35(c)(3).*

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

SEC. ~~747.~~ *760.* FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Fillmore St. NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies, but generally 50-X south. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*

Ground Floor Commercial	*§ 145.4*	*Required along Fillmore Street from Bush Street to McAllister Street*
Vehicular Access Restrictions	*§ 155(r)*	*None*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*		
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit; NP above. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	*2nd*	*3rd+*
Residential Uses	*§ 102*	*P(1)*	*P*	*P*

Dwelling Units, Senior Housing, and Group Housing	*§§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*3.6 to 1*
Use Size	*§§ 102, 121.2*	*P up to 5,999 square feet; C 6,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*
Formula Retail	*§§102, 303.1*	*C*
Hours of Operation	*§102*	*No limit*
Maritime Use	*§102*	*NP*
Open Air Sales	*§§102, 703(b)*	*See §703(b)*

Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§ 102, 142, 156, 187.1, 202.2(b), 202.5*	*C*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*C*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Service, Motor Vehicle Tow	*§102*	*NP*	*NP*	*NP*
Service, Parcel Delivery	*§102*	*NP*	*NP*	*NP*
Vehicle Storage Garage	*§102*	*NP*	*NP*	*NP*
Vehicle Storage Lot	*§102*	*NP*	*NP*	*NP*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*C*	*NP*	*NP*
Entertainment, General	*§102*	*P*	*P*	*NP*
Entertainment, Nighttime	*§102*	*P*	*P*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*P*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*P*	*P*
Hospital	*§102*	*C*	*C*	*C*
Medical Cannabis Dispensary	*§§102, 202.2(e)*	*DR*	*NP*	*NP*
Philanthropic Admin. Services	*§102*	*NP*	*P*	*NP*
Public Facilities	*§102*	*C*	*C*	*C*
Sales and Service Use Category				

Retail Sales and Service Uses*	§§102, 202.2(a)	P	P	P
Adult Business	§102	C	C	NP
Animal Hospital	§102	C	NP	NP
Bar	§§102, 202.2(a)	P	P	NP
Gym	§102	P	P	NP
Hotel	§102	C	C	C
Kennel	§102	C	NP	NP
Liquor Store	§102	NP	NP	NP
Massage Establishment	§102	C	C	NP
Massage, Foot/Chair	§102	P	C	NP
Mortuary	§102	C	C	C
Motel	§§102, 202.2(a)	NP	NP	NP
Restaurant	§§102, 202.2(a)	P	P	NP
Restaurant, Limited	§§102, 202.2(a)	P	P	NP
Services, Financial	§102	P	P	NP
Services, Fringe Financial	§102	NP(2)	NP(2)	NP(2)
Services, Instructional	§102	P	P	NP
Services, Limited Financial	§102	P	P	NP
Services, Personal	§102	P	P	NP
Storage, Self	§102	C	C	C
Tobacco Paraphernalia Store	§102	C	NP	NP
Trade Shop	§102	P	C	C
Non-Retail Sales and Service*	§102	NP	NP	NP
Design Professional	§102	P	P	P
Service, Non-Retail Professional	§102	C	C	C
Storage, Commercial	§102	C	C	C
Trade Office	§102	P	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§102	C(3)	C(3)	C(3)
Power Plant	§102	NP	NP	NP
Public Utilities Yard	§102	NP	NP	NP

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore Street NCD.*

***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).'*

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

SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Hayes-Gough Neighborhood Commercial Transit District is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market Street. This mixed-use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate need of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.

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

required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.

Housing development in new buildings is encouraged above the second story, and is controlled not by lot area but by physical envelope controls. Existing residential units are protected by limitations on demolitions, mergers, subdivisions, and upper-story conversions. Given the area's central location and accessibility to the downtown and to the City's transit network, accessory parking for Residential Uses is not required. The code controls for this district are supported and augmented by design guidelines and policies in the Market and Octavia Area Plan of the General Plan.

Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Hayes-Gough NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on Hayes Street; portions of Octavia Street*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Hayes Street between Franklin and Laguna Streets, and on Octavia Street between Hayes and Fell Streets. CU required on Haight between Market and Webster Streets and on Octavia between Fell and Market Streets.*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*60 square feet per unit if private, or 80 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. NP above 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*

Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing	*§§ 102, 202.2(f), 207, 208*	*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.*		
Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*P density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition and Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*3.0 to 1*
Use Size	*§102, 121.2*	*P up to 2,999 square feet;* *C 3,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*

Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*NP*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5*	*NP*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§ 102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*

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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Gym	*§102*	*P*	*P*	*C*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Massage, Foot/Chair	*§102*	*P*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*C*	*NP*
Services, Fringe Financial	*§102*	*P(4)*	*NP*	*NP*
Services, Health	*§102*	*C*	*P*	*C*
Services, Instructional	*§102*	*P*	*P*	*C*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*P*	*C*
Services, Retail Professional	*§102*	*C*	*P*	*C*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C*	*P*	*C*
Trade Office	*§102*	*C*	*P*	*C*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*

Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*
(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
(2) C required for 13 or more children
(3) C required for seven or more persons.
(4) 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).
(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any

new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses are required.

Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central location and accessibility to the City's transit network, accessory parking for Residential Uses is not required. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Valencia Street NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X, 50-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on portions of Valencia Street, 16th Street, and 22nd Street*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Valencia Street between 15th and 23rd Streets and on 16th Street between Guerrero and Capp Streets.*
Miscellaneous		
Lot Size (Per Development)	*§§ 102, 121.1*	*P up to 9,999 square feet.; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*

Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing	*§§ 102, 202.2(f), 207, 208*	*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.*		
Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	*§ References*	*Controls*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*
Use Size	*§§102, 121.2*	*P up to 2,999 square feet; C 3,000 square feet and above*
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*
Formula Retail	*§§102, 303.1*	*C*

Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102.145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5, 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§ 102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§102*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*C*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Gym	*§102*	*P*	*C*	*C*
Hotel	*§102*	*C*	*C*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Mortuary	*§102*	*C*	*C*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*P(4)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*P*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(5)*	*NP(5)*	*NP(5)*
Services, Instructional	*§102*	*P*	*C*	*C*
Services, Limited Financial	*§102*	*P*	*NP*	*NP*
Services, Personal	*§102*	*P*	*C*	*C*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P*	*C*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED
Boundaries: *Valencia Street from 15th Street to 24th Street.*
Controls: *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 requires conditional use authorization.*

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
Boundaries: *The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial Transit District.*
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(c)(3).*

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

SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

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

pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set back or below ground.

Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central location and accessibility to the City's transit network, accessory parking for Residential Uses is not required.

Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		24th Street - Mission NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*40-X, 50-X, 105-E. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*
Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*

Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Required on 24th Street for the entirety of the district*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on 24th Street for the entirety of the district*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 4,999 square feet; C 5,000 square feet and above*
Planned Unit Development	*§ 304*	*C*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by Section § 607.1*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*80 square feet per unit if private, or 100 square feet per unit if common*
Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.*
Use Characteristics		
Single Room Occupancy	*§ 102*	*P*

Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing	*§§ 102, 202.2(f), 207, 208*	*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.*		
Accessory Dwelling Units	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*NP*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*2.5 to 1*
Use Size	*§102, 121.2*	*P up to 2,499 square feet; C 2,500 square feet and above*
Off-Street Parking Requirements	*§§ 150, 151, 161*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*
Commercial Use Characteristics		
Drive-up Facility	*§102*	*NP*

Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See Section 703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5, 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Entertainment, General	*§102*	*C*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				
Industrial Uses	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Gym	*§102*	*P*	*C*	*NP*
Hotel	*§102*	*C*	*C*	*NP*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*NP*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*NP*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C*	*NP*	*NP*
Services, Fringe Financial	*§102*	*NP(4)*	*NP(4)*	*NP(4)*
Services, Health	*§102*	*P*	*C*	*NP*
Services, Instructional	*§102*	*P*	*C*	*NP*
Services, Personal	*§102*	*P*	*C*	*NP*
Services, Retail Professional	*§102*	*P*	*C*	*NP*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*P*	*C*	*NP*
Trade Office	*§102*	*P*	*C*	*NP*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(5)*	*C(5)*	*C(5)*
Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD):
Boundaries: *The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial Transit District.*
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(c)(3).*

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

SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

This district is well served by transit and is anchored by the Market Street subway (with stations at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Ground floor-commercial space is required along Market and Church Streets. Most automobile and drive-up uses are prohibited or conditional.

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

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Upper Market Street NCT
Zoning Category	***§ References***	***Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	*§§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps*	*Varies. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.*
5 Foot Height Bonus for Active Ground Floor Uses	*§ 263.20*	*P*

Rear Yard	*§§ 130, 134, 134(a)(e), 136*	*Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet. See §134(a)(1)(D) for waiver.*
Front Setback and Side Yard	*§§130, 131, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§138.1*	*Required*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Ground Floor Commercial	*§ 145.4*	*Market Street and Church Street for the entirety of the Upper Market NCT*
Vehicular Access Restrictions	*§ 155(r)*	*Prohibited on Market Street from Embarcadero to Castro Street. CU required on Duboce Street from Noe to Market Streets*
Miscellaneous		
Lot Size (Per Development)	*§ 102, 121.1*	*P up to 9,999 square feet; C 10,000 square feet and above*
Planned Unit Development	*§ 304*	*N/A*
Awning, Canopy or Marquee	*§ 136.1*	*P*
Signs	*§§ 262, 602-604, 607, 607.1, 608, 609*	*As permitted by § 607.1 and the Upper Market Street Special Sign District in § 609.12*
General Advertising Signs	*§§ 262, 602.7 604, 608, 609, 610, 611*	*NP*
Design Guidelines	*General Plan Commerce and Industry Element*	*Subject to the Urban Design Guidelines*

Zoning Category	***§ References***	***Controls***
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§135, 136*	*60 square feet if private, or 80 square feet if common.*

Off-Street Parking Requirements	*§§ 151.1, 161*	*Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to .75 spaces per Dwelling Unit; not permitted above .75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.*		
Dwelling Unit Mix	*§ 207.6*	*40% of Dwelling Units shall contain at least two Bedrooms.*		
Use Characteristics				
Single Room Occupancy	*§ 102*	*P*		
Student Housing	*§ 102*	*P*		
Residential Uses		***Controls By Story***		
		1st	***2nd***	***3rd+***
Residential Uses	*§ 102*	*P(1)*	*P*	*P*
Dwelling Units, Senior Housing, and Group Housing.	*§ 102, 202.2(f), 207, 208*	*No 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.*		
Accessory Dwelling Unit	*§§102, 207(c)(4)*	*P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.*		
Homeless Shelters	*§§ 102, 208*	*Density limits regulated by the Administrative Code*		
Loss and Division of Dwelling Units		***Controls by Story***		
		1st	***2nd***	***3rd+***
Residential Conversion	*§ 317*	*C*	*C*	*NP*
Residential Demolition or Merger	*§ 317*	*C*	*C*	*C*
Division of Dwelling Units	*§207.8*	*Division of existing Dwelling Units P per §207.8*		

Zoning Category	***§ References***	***Controls***
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*3.0 to 1*
Use Size	*§102, 121.2*	*P up to 2,999 square feet; C 3,000 square feet and above*

Off-Street Parking Requirements	*§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5*	*Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.*		
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 161, 204.5*	*None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.*		
Commercial Use Characteristics				
Drive-up Facility	*§102*	*NP*		
Formula Retail	*§§102, 303.1*	*C*		
Hours of Operation	*§102*	*P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.*		
Maritime Use	*§102*	*NP*		
Open Air Sales	*§§102, 703(b)*	*See §703(b)*		
Outdoor Activity Area	*§§102,145.2*	*P if located in front; C if located elsewhere*		
Walk-up Facility	*§102*	*P*		
		Controls by Story		
Agricultural Use Category		***1st***	***2nd***	***3rd+***
Agriculture, Neighborhood	*§§102, 202.2(c)*	*P*	*P*	*P*
Agriculture, Large Scale Urban	*§§102, 202.2(c)*	*C*	*C*	*C*
Greenhouse	*§§102, 202.2(c)*	*NP*	*NP*	*NP*
Automotive Use Category				
Automotive Uses*	*§§102, 187.1, 202.2(b), 202.5, 202.5*	*NP*	*NP*	*NP*
Automotive Repair	*§102*	*C*	*NP*	*NP*
Parking Garage, Private	*§102*	*C*	*C*	*C*
Parking Garage, Public	*§102*	*C*	*C*	*C*
Parking Lot, Private	*§§102, 142, 156*	*C*	*C*	*C*
Parking Lot, Public	*§§ 102, 142, 156*	*C*	*C*	*C*
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	*§102*	*NP*	*NP*	*NP*
Amusement Game Arcade	*§102*	*C*	*P*	*NP*
Entertainment, General	*§102*	*C(8)*	*NP*	*NP*
Entertainment, Nighttime	*§102*	*C*	*NP*	*NP*
Movie Theater	*§§102, 202.4*	*P*	*NP*	*NP*
Open Recreation Area	*§102*	*C*	*C*	*C*
Passive Outdoor Recreation	*§102*	*C*	*C*	*C*
Industrial Use Category				

Industrial Uses*	*§§102, 202.2(d)*	*NP*	*NP*	*NP*
Institutional Use Category				
Institutional Uses*	*§102*	*P*	*C*	*C*
Child Care Facility	*§102*	*P*	*P(2)*	*P(2)*
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(3)*	*P(3)*
Sales and Service Use Category				
Retail Sales and Service Uses*	*§§102, 202.2(a)*	*P*	*P*	*NP*
Adult Business	*§102*	*NP*	*NP*	*NP*
Animal Hospital	*§102*	*C*	*NP*	*NP*
Bar	*§§102, 202.2(a)*	*C(7)*	*NP(7)*	*NP*
Gym	*§102*	*P*	*P*	*C*
Hotel	*§102*	*C*	*C*	*C*
Kennel	*§102*	*C*	*NP*	*NP*
Liquor Store	*§102*	*C*	*NP*	*NP*
Massage Establishment	*§102*	*C*	*C*	*NP*
Massage, Foot/Chair	*§102*	*P*	*C*	*NP*
Mortuary	*§102*	*NP*	*NP*	*NP*
Motel	*§§102, 202.2(a)*	*NP*	*NP*	*NP*
Restaurant	*§§102, 202.2(a)*	*C(4)*	*NP*	*NP*
Restaurant, Limited	*§§102, 202.2(a)*	*P*	*NP*	*NP*
Services, Financial	*§102*	*C*	*C*	*NP*
Services, Fringe Financial	*§102*	*NP(5)*	*NP(5)*	*NP(5)*
Services, Health	*§102*	*P*	*P*	*C*
Services, Instructional	*§102*	*P*	*P*	*C*
Services, Limited Financial	*§102*	*C*	*NP*	*NP*
Services, Personal	*§102*	*P*	*P*	*C*
Services, Retail Professional	*§102*	*C*	*P*	*C*
Storage, Self	*§102*	*NP*	*NP*	*NP*
Tobacco Paraphernalia Store	*§102*	*C*	*NP*	*NP*
Trade Shop	*§102*	*P*	*C*	*NP*
Non-Retail Sales and Service*	*§102*	*NP*	*NP*	*NP*
Design Professional	*§102*	*C*	*P*	*C*
Trade Office	*§102*	*C*	*P*	*C*
Utility and Infrastructure Use Category				
Utility and Infrastructure*	*§102*	*C(6)*	*C(6)*	*C(6)*

Power Plant	*§102*	*NP*	*NP*	*NP*
Public Utilities Yard	*§102*	*NP*	*NP*	*NP*

** Not listed below*

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS
***Boundaries:** Applicable to the Upper Market Street Neighborhood Commercial Transit District.*
***Controls:** 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. 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.*

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street NCT 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).*

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

(7) Within the Upper Market Street Neighborhood Commercial Transit District, an existing Bar on the ground floor operating under a Conditional Use authorization may expand to the second floor if: (a) the space to be converted has not been in Residential use within the previous five years, (b) an internal staircase connecting the ground floor Bar use and the upper floor already exists, and (c) there will be no expansion of the building envelope.

(8) 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.

SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** The ~~*following*~~ controls for the NC-S District, as set forth in Section~~s~~ 713~~*.10 through 713.95*~~ of this Code, shall apply to the Lakeshore Plaza Special Use District, except as provided below:

* * * *

SEC. 780.2. BAYSHORE-HESTER SPECIAL USE DISTRICT.

* * * *

(b) **Controls.** All of the controls for the NC-S District, as set forth in Sections 713~~.10 through 713.95~~ of this Code, shall apply to the Bayshore-Hester Special Use District, except *that a Motel or Tourist Hotel shall be permitted as a Conditional Use.* ~~*as provided below:*~~

~~*Zoning Category No.*~~	~~*Controls*~~
~~*.55*~~	~~*Tourist hotel (inclusive of a motel) shall be permitted as a conditional use of property.*~~

SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

(a) ***Purpose.*** In order to preserve and maintain the mix and variety of neighborhood-serving retail sales and personal services of a type ~~*which*~~ *that* supplies commodities or offers personal services to residents of North Beach and nearby neighborhoods, *to preserve and maintain the District's small-scale, fine grain storefronts, and to protect and encourage upper-story Residential Uses,* there shall be a North Beach Special Use District applicable to the North Beach Neighborhood Commercial District, as designated on the Sectional Map SU01 of the Zoning Map of the City and County of San Francisco.

(b) ***Definitions.*** *The following definition applies only to the North Beach Special Use District:* ***Specialty Food Manufacturing****. A Commercial Use that includes the manufacturing and processing of foods on the premises for retail and/or wholesale sales and also provides a customer service counter for sale of such manufactured or processed food directly to the consumer. It may have seating as a minor and incidental use that occupies less than 15% of the Occupied Floor Area of the establishment. It includes, but is not limited to bakeries, coffee roasters, confectionaries, chocolatiers, makers of homemade ice cream and handmade gelato or sorbet. It shall not provide any alcohol sales for consumption on or off the premises.*

(c) ***Controls.*** The following provisions shall apply within such ~~*d*~~*D*istrict:

~~(a)~~ *(1)* Restaurant~~s~~*,* ~~*as defined in Section 790.91 of this Code*~~ *Limited Restaurant,* and Bar~~s~~ *uses* ~~*as defined in Section 790.22 of this Code*~~ may be permitted as a ~~e~~*C*onditional ~~u~~*U*se on the *First Story* ~~*ground level*~~ *per Section 303 only* if, ~~*in addition to the criteria set forth in Section 303 of this Code, the Planning Commission finds*~~ *the Zoning Administrator first determines* that the Restaurant*, Limited Restaurant,* or Bar ~~*does not*~~ *would* occupy~~: (1)~~ a space that is currently or was last *legally* 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*~~ *the same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections 186.1(d) or 178(d) of this Code; and provided further that the following shall apply:*

(A) A Bar may occupy a space that is currently or last legally occupied by a Bar;

(B) A Restaurant may occupy a space that is currently or was last legally occupied by a Restaurant or Bar; and

(C) A Limited Restaurant may occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant or Bar.

~~*(2) a vacant space last occupied by a nonconforming use or a permitted eConditional uUse 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.*~~

~~*(b) For purposes of this Section, a Basic Neighborhood Sale or Service shall mean a use within the North Beach Neighborhood Commercial District that provides goods and/or services which are needed by residents and workers in North Beach and surrounding neighborhoods. Basic Neighborhood Sales or Services shall be considered to include, but not be limited to the following goods and/or services: Other Retail Sales and Services as defined in Section 790.102, Personal*~~

~~*Services as defined in Section 790.116, Medical Services as defined in Section 790.114, Liquor Stores as defined in Section 790.55, Trade Shops as defined in Section 790.124, Animal Hospitals as defined in Section 790.6, and Limited-Restaurants as defined in Section 790.90.*~~

~~*(c) Notwithstanding subsection (a) above, and notwithstanding the nonresidential use size limitations of the North Beach Neighborhood Commercial District specified in Section 121.2 of this Code, the Planning Commission may authorize an existing Restaurant in the District to expand to a second location within the District if, in addition to the criteria in Section 303, the Commission finds that:*~~

~~*(1) the existing Restaurant has been in continuous operation within the District for at least five years;*~~

~~*(2) the proposed second location is a ground-level space of 5,000 square feet or more that has been vacant for at least 15 months;*~~

~~*(3) the Restaurant project at the proposed second location will use at least 40 percent of the space for a Basic Neighborhood Sales or Service use, as defined in subsection (b) above;*~~

~~*(4) the expansion of the existing Restaurant into a second location is consistent with the General Plan and the eight priority policies of Section 101.1 of this Code; and*~~

~~*(5) the expansion of the existing Restaurant into a second location will provide a net substantial benefit to the District. For purposes of this subsection (c), a "net substantial benefit" means that, on balance, the proposed second location will provide a desirable new service or addition to the surrounding neighborhood and to the District as a whole and will not conflict with the purpose and intent of this Section 780.3.*~~

*(2) **Alcohol Licenses.** A Restaurant may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59 or 75) as a Conditional Use on the First Story if, in addition to the criteria set forth in Section 303, the Planning Commission finds, based on information submitted to the Department by the applicant, that the Restaurant is and will*

continue to operate as a Bona-Fide Eating Place as defined in Section 102. 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 per Planning Code Section 303(f). To verify that the Restaurant is continuing to operate as a Bona-Fide Eating Place, records of the Restaurant's gross receipts, showing that a minimum of 51% of its gross receipts within the last year preceding the Department's request is from food sales prepared and sold to guests on the promises, shall be provided to the Department upon request. All records and information shall be submitted to the Department under penalty of perjury.

*(3) **Storefront.** To preserve and maintain the District's small-scale, fine grain storefronts, (A) the consolidation or merger of existing retail or commercial spaces or storefronts is prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use Size of 1,000 square feet.*

*(4) **Loss of Residential Units.** To prevent the loss of existing Residential Units within the district, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited.*

*(5) **Specialty Food Manufacturing.** Within the North Beach SUD a Specialty Food Manufacturing use, as defined in this Section 780.3(b), may only be permitted with a Conditional Use authorization on the Ground Floor or below.*

SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT.

(a) ***Purpose.*** In order to preserve the mix and variety of goods and services provided to the Sunset and Parkside neighborhoods and City residents, prevent further proliferation of restaurant uses and prevent further aggravation of parking and traffic congestion in this district, there shall be a Taraval Street Restaurant Subdistrict, generally applicable for the NC-

1-zoned portion of Taraval Street located between 40th and 41st Avenues and between 45th and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th and 36th Avenues, as designated on Sectional Maps SU05 and SU06 of the Zoning Map.

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

~~(a)~~ (1) Restaurants and Limited-Restaurants~~, as defined in Sections 790.90 and 790.91 of this Code,~~ are permitted as cConditional uUses on the fFirst sStory and below.

~~(b)~~ (2) Restaurants and Limited-Restaurants also defined as fFormula rRetail, as defined in Section 303.1 of this Code, shall not be permitted in this sSubdistrict.

~~(c)~~ (3) The provisions of Sections 180 through 186.1 of this Code shall govern Restaurants and Limited-Restaurants also defined as fFormula rRetail, which existed lawfully at the effective date of this Code in this sSubdistrict.

SEC. 781.4. GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT.

(a) ***Purpose.*** In order to preserve the mix and variety of goods and services provided to the Richmond neighborhood and City residents and prevent further proliferation of formula retail pet supply stores and eating and drinking uses, and prevent further aggravation of parking and traffic congestion in this district, there shall be a Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict, generally applicable for the NC-3-zoned portion of Geary Boulevard between 14th and 28th Avenues, as designated on Sectional Maps 3SU and 4SU of the Zoning Map.

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

~~(a)~~ (1) A rRetail uUse~~, as defined in Section 790.102(g) of this Code,~~ that is a pet supply store and also a fFormula rRetail use, as defined in Section 303.1 of this Code, shall

not be permitted in this ~~s~~Subdistrict. For purposes of this section, a "pet supply store" shall be defined as a ~~r~~Retail ~~u~~Use which devotes more than 50% of its ~~o~~Occupied ~~f~~Floor *Area* ~~space~~ to pet food, toys, apparatus, and similar pet items for sale.

(2) An ~~e~~Eating and ~~d~~Drinking use~~, as defined in Section 790.34 of this Code,~~ that is also a ~~f~~Formula ~~r~~Retail use~~, as defined in Section 303.1 of this Code,~~ shall not be permitted in this ~~s~~Subdistrict.

~~(b)~~ *(3)* The provisions of Sections 180 through 186.1 of this Code shall govern ~~f~~Formula ~~r~~Retail pet supply stores and eating and drinking uses which existed lawfully at the effective date of this Code in this ~~s~~Subdistrict.

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

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

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

~~(a)~~ *(1)* A Limited-Restaurant use~~, as defined by Planning Code Section 790.90, and~~ *or* a Restaurant ~~U~~use~~, as defined by Planning Code Section 790.91,~~ that are also Formula Retail ~~U~~uses, as defined in Planning Code Section 303.1, shall not be permitted in this ~~s~~Subdistrict.

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

SEC. 781.6. NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT.

(a) ***Purpose.*** In order to preserve the unique mixture of local, citywide and regional sales and services in the North Beach area, there shall be a North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict, generally applicable for the portion of the North Beach Neighborhood Commercial District south of Greenwich Street, as designated on Sectional Map SU01 of the Zoning Map.

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

~~*(a)*~~ *(1)* A ~~f~~Financial ~~s~~Service~~, as defined in Section 790.110 of this Code, shall not be permitted in this subdistrict.~~

~~*(b)*~~ *or a* ~~*A*~~ ~~l~~Limited ~~f~~Financial ~~s~~Service~~, as defined in Section 790.112 of this Code,~~ shall not be permitted in this ~~s~~Subdistrict.

~~*(c)*~~ *(2)* A ~~*business*~~ *Retail* or ~~p~~Professional ~~s~~Service, *Design Professional and Trade Office* ~~, as defined in Section 790.108 of this Code,~~ shall not be permitted in this ~~s~~Subdistrict on the ~~f~~First ~~s~~Story.

(3) The provisions of Sections 180 through 186.1 of this Code shall govern ~~f~~Financial ~~s~~Services, ~~l~~Limited ~~f~~Financial ~~s~~Services, ~~*and business*~~ *Retail* ~~*or p*~~Professional ~~s~~Services, *Design Professional and Trade Offices that* ~~*which*~~ existed lawfully at the effective date of this Code in this ~~s~~Subdistrict.

SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT.

(a) ***Purpose.*** In order to preserve the unique mixture of sales and services in the Chestnut Street area, there shall be a Chestnut Street Financial Service Subdistrict, generally applicable for the NC-2-zoned portion of Chestnut Street, including NC-2-zoned portions of cross streets, between Webster and Broderick Streets, as designated on Sectional Map 2SU of the Zoning Map.

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

~~(a)~~ (1) A ~~f~~Financial ~~s~~Service~~, as defined in Section 790.110 of this Code, and~~ or a ~~l~~Limited ~~f~~Financial ~~s~~Service~~, as defined in Section 790.112 of this Code,~~ shall not be permitted in this Subdistrict.

~~(b)~~ (2) The provisions of Sections 180 through 186.2 of the Code shall govern ~~f~~Financial ~~s~~Services *and Limited Financial Services* which existed lawfully at the effective date of this Code in this Subdistrict.

SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

(a) ***Purpose.*** There is an unusually large number of establishments dispensing alcoholic beverages, including beer and wine, for both on-site and off-site consumption in the Haight-Ashbury neighborhood. A concentration of alcoholic beverage establishments in a neighborhood disrupts the desired mix of land uses that contribute to a livable neighborhood and discourages more desirable and needed commercial uses in the area. A concentration of establishments selling alcoholic beverages in an area may therefore contribute to the deterioration of the neighborhood and to the concomitant devaluation of property and destruction of community values and quality of life. These effects contribute to peace, health, safety and general welfare problems in these areas, including loitering, littering, public drunkenness, driving while intoxicated, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots, and other nuisance activities. The existence of such problems creates serious impacts on the health, safety and welfare of residents of nearby single- and multiple-family areas. These impacts include fear for the safety of children, elderly residents and visitors to the area.

~~(a)~~ (b) ***Boundaries.*** ~~***Haight Street Alcohol Restricted Use Subdistrict Established.*** *In order to preserve the residential character and the neighborhood-serving commercial uses of the Haight-Ashbury neighborhood,*~~ t~~The Haight Street Alcohol Restricted Use Subdistrict (Haight Street

Alcohol RUSD) is ~~*hereby established with boundaries*~~ coterminous with the Haight Street Neighborhood Commercial District as designated on Sectional Map*s* ~~*numbers 6*~~ *ZN06* and *ZN07*. The Haight Street Alcohol RUSD is designated on ~~*Section*~~ *Sectional* Map*s* ~~*Numbers 6SU*~~ *SU06* and ~~*7SU*~~ *SU07. These controls shall also apply within¼-mile of the Haight Street Alcohol RUSD to nonconforming Commercial Uses in R Districts pursuant to Section 186 and in NC-1 Districts pursuant to Section 710 of this Code.*

(c) ***Controls.***

(1) ***Definitions.***

(A) A "liquor establishment" shall mean any enterprise selling alcoholic beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant to a California Alcoholic Beverage Control Board license.

(B An "on-sale liquor establishment" shall mean any liquor establishment which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general eating place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling alcoholic beverages for consumption on the premises. Typical on-sale establishments may include but are not limited to Bars and Restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60, 61, 67, 70 or 75.

(C) An "off-sale liquor establishment" shall mean a Liquor Store use.

(D A "prohibited liquor establishment" shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on or off-site consumption, so long as otherwise lawful.

(E) An "eligible movie theater" shall be a Movie Theater use that contains only a single screen and auditorium, has seating for 150 or fewer persons, and is not a Formula Retail Use as defined in Code Section 303.1.

~~(1)~~ *(2)* ***Prohibition on new Liquor Establishments.*** No new on-sale or off-sale liquor establishment shall be permitted in the Haight Street RUSD, except for up to ~~4~~ *four* additional Restaurants in accordance with the zoning controls set forth in Section 719.

~~*(2) These controls also shall apply within ¼ mile of the Haight Street Alcohol RUSD to nonconforming uses in R districts pursuant to Planning Code Section 186, and in NC-1 Districts, pursuant to the Special Provisions for NC-1 Districts which follows the Control Table constituting Sections 710.10 through 710.95.*~~

(3) ***Exemptions.*** The prohibition on ~~*L*~~*l*iquor ~~*E*~~*e*stablishments shall not be interpreted to prohibit the following:

(A) Temporary uses, as described in Planning Code Section 205.1 or 205.3; or

(B) Establishment of a ~~*L*~~*l*iquor ~~*E*~~*e*stablishment if application for such ~~*L*~~*l*iquor ~~*E*~~*e*stablishment is on file with the California Department of Alcoholic Beverage Control prior to the effective date of legislation establishing the Haight Street Alcohol RUSD.

(C) Establishment of a ~~*L*~~*l*iquor ~~*E*~~*e*stablishment if:

~~(1)~~ *(i)* such use is an eligible movie theater,

~~(2)~~ *(ii)* only beer and wine are offered for consumption, and

~~(3)~~ *(iii)* such beer and wine are:

~~(i)~~ *a.* only consumed on the premises and primarily in the main theater auditorium,

~~(ii)~~ *b.* only sold to and consumed by ticketholders and only immediately before and during performances, and

~~(iii)~~ *c.* only offered in conjunction with the screening of films and not as an independent element of the establishment that is unrelated to the viewing of films.

~~*For purposes of this Section, an "eligible movie theater" shall be a movie theater as defined in Code Section 790.64 that contains only a single screen and auditorium, has seating for 150 or fewer persons, and is not a formula retail use as defined in Code Section 303.1.*~~

(4) **Continuation of existing Prohibited Liquor Establishments.** In the Haight Street Alcohol RUSD, any ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment may continue in accordance with ~~*Planning Code*~~ Section*s* 180 through 186.2 *of this Code*, subject to the following provisions~~. *For purposes of this Section, the Haight Street Alcohol RUSD shall be considered to include, pursuant to Section 186 of this Code and to the Special Provisions for NC-1 Districts, the area within ¼ mile of the Haight Street Alcohol RUSD as mapped.*~~

(A) A ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment lawfully existing and selling alcoholic beverages as licensed by the State of California prior to the effective date of this legislation, or subsequent legislation prohibiting that type of ~~*L*~~*li*quor ~~*E*~~*e*stablishment, so long as otherwise lawful, may continue to operate only under the following conditions, as provided by California Business and Professions Code Section 23790:

(i) ~~*(1)*~~ Except as provided by ~~*S*~~*s*ubsection (B) below, the premises shall retain the same type of retail liquor license within a license classification; and

(ii) ~~*(2)*~~ Except as provided by ~~*S*~~*s*ubsection (B) below, the licensed premises shall be operated continuously, without substantial change in mode or character of operation.

(B) A break in continuous operation shall not be interpreted to include the following, provided that the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California

Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change except as indicated:

(i) ~~*(1)*~~ A change in ownership of a ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment or an owner-to-owner transfer of an ABC License; or

(ii) ~~*(2)*~~ Re-establishment, restoration or repair of an existing ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident or act of God; or

(iii) ~~*(3)*~~Temporary closure of an existing ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment for not more than ninety (90) days for repair, renovation or remodeling;

(iv) ~~*(4)*~~ *Relocation* ~~*Re-location*~~ of an existing ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment in the Haight Street Alcohol RUSD to another location within the same Haight Street Alcohol RUSD with ~~*e*~~*C*onditional ~~*u*~~*U*se authorization from the ~~*City*~~ Planning Commission, provided that the original premises shall not be occupied by a ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment, unless by another ~~*P*~~*p*rohibited ~~*L*~~*l*iquor ~~*E*~~*e*stablishment that is also relocating from within the Haight Street Alcohol RUSD.

(v) ~~*(5)*~~ A change from a Type 21 (off-sale general) to a Type 20 (off-sale beer and wine) license.

~~*(b) **Definitions.***~~

~~*(1) A "liquor establishment" shall mean any enterprise selling alcoholic beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant to a California Alcoholic Beverage Control Board license.*~~

~~*(2) An "on-sale liquor establishment" shall mean any liquor establishment which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general eating place), type 48 (on-sale general public premises) or type 57 (special on-sale general) selling alcoholic*~~

~~*beverages for consumption on the premises. Typical on-sale establishments may include but are not limited to bars and restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60, 61, 67, 70 or 75.*~~

~~*(3) An "off-sale liquor establishment" shall mean any establishment that is defined in Section 790.55 of this Code.*~~

~~*(4) A "prohibited liquor establishment" shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on or off-site consumption, so long as otherwise lawful.*~~

~~*(c)*~~ *(d)* **Fringe Financial Services.** In addition to all other applicable controls set forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within the Fringe Financial Service Restricted Use District established by Section 249.35 and are subject to the controls and exemptions set forth in Section 249.35.

SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.

* * * *

(b) **Establishment of the Lower Haight Street Alcohol Restricted Use District.** In order to preserve the residential character and the neighborhood-serving commercial uses of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street Alcohol RUD) is hereby established for the following:

(1) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Scott Street;

(2) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Pierce Street;

(3) Properties in the Small-Scale Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets.

The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood Commercial District are designated on Sectional Map ~~*Number 7*~~ *ZN07* of the Zoning Map of the City and County of San Francisco. Block and lot numbers for the properties included in these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on Sectional Map Number ~~*7SU*~~ *SU07* of the Zoning Map of the City and County of San Francisco.

* * * *

(c) **Definitions.** The following definitions shall apply to this Section 784.

(1) An "off-sale liquor establishment" shall mean *a Liquor Store use* ~~*any establishment that is defined in Section 790.55 of this Code*~~.

(2) A "prohibited liquor establishment" shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed by the State of California for the sale of alcoholic beverages for off-site consumption ("off-sale"), so long as otherwise lawful.

SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE DISTRICT.

(a) ***Purpose.*** In order to provide for a compatible revenue-generating commercial and economic development use in a portion of the existing San Francisco Lesbian Gay Bisexual and Transgender Community Center at 1800 Market Street to financially support the ongoing operations of such community center, there shall be an 1800 Market Street Community Center Project Special Use District at 1800 Market Street located at the northwest corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871,

as designated on Sectional Map SU07 of the Zoning Map *of the City and County of San Francisco*. ~~*The following provisions shall apply within such special use district:*~~

~~*(a)*~~ *(b)* ***Controls.*** In this ~~*s*~~Special ~~*u*~~Use ~~*d*~~District, all of the provisions of this Code applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided ~~*in Subsections (b) and (c)*~~ below.

~~*(b)*~~ *(1)* A ~~*r*~~Restaurant, ~~*as defined in Section 790.91,*~~ a ~~*b*~~Bar, ~~*as defined in Section 790.22,*~~ *Nighttime Entertainment,* and ~~*other*~~ *General* ~~*e*~~Entertainment~~, as defined in Section 790.38,~~ up to 6,999 ~~*gross*~~ square feet ~~*in use size*~~ *of Gross Floor Area* shall be ~~*p*~~Permitted ~~*u*~~Uses on the ~~*t*~~Third ~~*s*~~Story and above.

~~*(c)*~~ *(2)* An ~~*o*~~Outdoor ~~*a*~~Activity ~~*a*~~Area operated by a permitted ~~*r*~~Restaurant, ~~*b*~~Bar, *Nighttime Entertainment,* or ~~*other*~~ *General* ~~*e*~~Entertainment use~~, as defined by Sections 145.2 and 790.70,~~ shall be a ~~*p*~~Permitted ~~*u*~~Use on the ~~*t*~~Third ~~*s*~~Story and above if located contiguous to the Market Street front property line, subject to the following restrictions:

~~*(1)*~~ *(A)* Hours of operation of the ~~*o*~~Outdoor ~~*a*~~Activity ~~*a*~~Area shall be no later than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and evenings before a holiday.

~~*(2)*~~ *(B)* The noise associated with any amplified music, outdoor speakers, or other devices located in the outdoor activity area shall not exceed a noise level more than eight dBA above the local ambient at any point outside of the property plane, as defined by Chapter 29 of the Police Code.

SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.

* * * *

(c) **Definitions.**

(1) A "liquor establishment" shall mean any enterprise selling alcoholic beverages, as defined by California Business and Professions Code Section 23004 and

23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be interpreted to mean an establishment that

(A) operates as a Bona Fide Eating Place~~, as defined in Section 790.142 of this Code,~~ or

(B) operates as *a General Grocery or Specialty Grocery use* ~~*an "other retail sales and service "use that sells general groceries or specialty groceries, as defined in Planning Code Section 790.102(a) or (b), respectively*~~.

(2) An "off sale liquor establishment" shall mean a Liquor Store *use* ~~*as defined in Planning Code Section 790.55*~~.

(3) An "on sale liquor establishment" shall mean a Bar *use* ~~*as defined in Planning Code Section 790.22.*~~

(d) **Controls.**

(1) No new on-sale or off-sale liquor establishment shall be permitted in the Lower Polk Street Alcohol Restricted Use District; provided that a liquor establishment located in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to another site, either within or outside the Lower Polk Street Alcohol Restricted Use District; provided further that a liquor establishment located outside the Lower Polk Street Alcohol Restricted Use District shall not transfer any alcohol license to a liquor establishment located within the Lower Polk Street Alcohol Restricted Use District; and provided further that any transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted Use District shall require a ~~*c*~~*C*onditional ~~*u*~~*U*se ~~*permit*~~ *authorization* for the new liquor establishment.

(2) Whenever a liquor establishment has discontinued its use for a continuous period of one year or more, the liquor establishment shall be deemed to have abandoned its use as a liquor establishment; provided that a break in continuous operation

shall not be interpreted to include the following, as long as the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change:

* * * *

(C) A change in ownership of a ~~L~~liquor ~~E~~establishment or an owner-to-owner transfer of an ABC License.

* * * *

Section 4. The Planning Code is hereby amended by revising Sections 801.2, 803.3, 803.8, 803.9, and 825, to read as follows:

SEC. 801.2. REFERENCES TO ARTICLES 1, ~~AND~~ 2, *AND 7* (TEMPORARY).

Articles 1, ~~and~~ 2 *and 7* of this Code are in the process of a significant reorganization. As a result, some references to Articles 1, ~~and~~ 2 *and 7* have not yet been modified. The following references in this Section of the Code are amended as follows:

* * * *

227(h) shall refer to Section 102, Commercial Wireless Telecommunication Facility

790.22 shall refer to Section 102, Bar

790.44 shall refer to Section 102, Hospital

790.46 shall refer to Section 102, Tourist Hotel

790.48 shall refer to Section 102, Pharmacy

790.50 shall refer to Section 102, Institutional Use.

790.55 shall refer to Section 102, Liquor Store

790.84 shall refer to Section 317, Residential Conversion

790.90 shall refer to Section 102, Limited-Restaurant

790.91 shall refer to Section 102, Restaurant

790.102(a) shall refer to Section 102, General Grocery

790.110 shall refer to Section 102, Financial Service

790.114 shall refer to Section 102, Health Service

790.116 shall refer to Section 102, Personal Service

790.117 shall refer to Section 102, Self-Storage

Any other discrepancy between an Article 1, ~~or~~ 2 *or 7* 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. Any other discrepancy between an Article 1, ~~and~~ 2, *or 7* reference~~s~~ 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. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.

* * * *

(b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South of Market Mixed Use Districts are either *Principally* Permitted, ~~c~~Conditional, ~~a~~Accessory, temporary, or are not permitted.

(1) **Permitted Uses.** If there are two or more uses in a structure, any use not classified below under Section 803.3(b)(1)(C) of this Code as accessory will be considered separately as an independent permitted, conditional, temporary or not permitted use.

(A) **Principal Uses.** Principal ~~u~~Uses are permitted as of right in an Eastern Neighborhood Mixed Use District and South of Market Mixed Use District, when so indicated in Sections 813 through 818 and 840 through 847 of this Code for the district.

Additional requirements and conditions may be placed on particular uses as provided pursuant to Section 803.5 through 803.9 and other applicable provisions of this Code.

(B) **Conditional Uses.** Conditional uses are permitted in an Eastern Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by the Planning Commission; whether a use is conditional in a given district is generally indicated in Sections 813 through 818 and 840 through 847 of this Code. Conditional uses are subject to the applicable provisions set forth in Sections 178, 179, 263.11, 303, ~~*316,*~~ and 803.5 through 803.9 of this Code.

(i) An establishment which sells beer or wine with motor vehicle fuel is a conditional use, and shall be governed by Section*s* *202(b)(1)* ~~*229*~~.

(ii) Notwithstanding any other provision of this Article, a change in use or demolition of a ~~*m*~~*M*ovie ~~*t*~~*T*heater use, as set forth in Section 890.64, shall require ~~*c*~~*C*onditional ~~*u*~~*U*se authorization. This Section shall not authorize a change in use if the new use or uses are otherwise prohibited.

(iii) Notwithstanding any other provision of this Article, a change in use or demolition of a ~~*g*~~*G*eneral ~~*g*~~*G*rocery ~~*store*~~ use, as set forth in Section 890.102(a) and as further defined in Section *102* ~~*790.102(a)*~~, shall require ~~*c*~~*C*onditional ~~*u*~~*U*se authorization. This ~~*S*~~*s*ubsection *(b)(1)(B)(iii)* shall not authorize a change in use if the new use or uses are otherwise prohibited.

(iv) Large-Scale Urban Agriculture, as defined in Section 102~~*.35(b)*~~, shall require ~~*c*~~*C*onditional ~~*u*~~*U*se authorization.

* * * *

SEC. 803.8. HOUSING IN MIXED USE DISTRICTS.

(a) **Low-Income Affordable Housing Within the Service/Light Industrial District.** Dwelling ~~*u*~~*U*nits and SRO units may be authorized in the SLI District as a

~~c~~Conditional ~~u~~Use pursuant to Sections 303, ~~316,~~ 817.14, and 817.16 of this Code provided that such ~~d~~Dwellings ~~u~~Units shall be rented, leased or sold at rates or prices affordable to a household whose income is no greater than 80% ~~percent~~ of the median income for households in San Francisco ("lower income household"), as determined by Title 25 of the California Code of Regulations Section 6932 and implemented by the Mayor's Office of Housing.

* * * *

(2) The size of the ~~d~~Dwelling ~~u~~Unit shall determine the size of the household in order to calculate purchase price or rent affordable to a household, as follows:

* * * *

(3) No ~~c~~Conditional ~~u~~Use ~~permit~~ authorization will be approved pursuant to this ~~S~~subsection 803.8(a ~~b~~) unless the applicant and City have agreed upon enforcement mechanisms for the provisions of this ~~S~~subsection which are acceptable to the City Attorney. Such enforcement mechanisms may include, but not be limited to, a right of first refusal in favor of the City, or a promissory note and deed of trust.

(4) The owner(s) of ~~d~~Dwelling ~~u~~Units authorized pursuant to this ~~S~~subsection (a) shall submit an annual enforcement report to the City, along with a fee whose amount shall be determined periodically by the Planning Commission to pay for the cost of enforcement of this ~~S~~subsection. The fee shall not exceed the amount of such costs. The annual report shall provide information regarding rents, mortgage payments, sales price and other housing costs, annual household income, size of household in each dwelling unit, and any other information the City may require to fulfill the intent of this ~~S~~subsection.

* * * *

SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.

(a) **Preservation of Historic Buildings Within the South of Market Mixed Use Districts.** Within the South of Market Mixed Use Districts, any use which is permitted as a

principal or ~~c~~Conditional ~~u~~Use within the SSO District, excluding ~~n~~Nighttime ~~e~~Entertainment use, may be permitted as a ~~c~~Conditional ~~u~~Use in ~~(a)~~ (1) a landmark building located outside a designated historic district, ~~(b)~~ (2) a contributory building which is proposed for conversion to ~~o~~Office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or ~~(c)~~ (3) a building designated as significant or contributory pursuant to Article 11 of this Code and located within the Extended Preservation District. For all such buildings the following conditions shall apply: (1) ~~*the provisions of Sections 316 through 318 of this Code must be met; (2)*~~ in addition to the ~~c~~Conditional ~~u~~Use criteria set out in Section~~s~~ 303(c)(6) ~~*and 316 through 316.8*~~, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and ~~(3)~~ (2) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a ~~p~~Principal ~~u~~Use within the SSO District provided that: (1) such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior to the issuance of any necessary permits the Zoning Administrator (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

* * * *

SEC. 825. DTR – DOWNTOWN RESIDENTIAL DISTRICTS.

* * * *

(c) **Use.** A use is the specified purpose for which a property or building is used, occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted, conditional, accessory, temporary or are not permitted. If there are two or more uses in a structure, any use not classified in Section 825(c)(1)(C) of this Code as accessory will be considered separately as an independent permitted, conditional, temporary or not permitted use.

(1) **Permitted Uses.**

(A) **Principal Uses.** All uses are permitted as ~~p~~Principal ~~u~~Uses as of right in a Downtown Residential district unless otherwise indicated as a Conditional Use or Not Permitted in this Section 825 of this Code or any other Section governing an individual DTR District. Additional requirements and conditions may be placed on particular uses as provided pursuant to Section 803.5 and other applicable provisions of this Code.

(B) **Conditional Uses.** Conditional uses are permitted in a Downtown Residential District, when authorized by the Planning Commission; whether a use is conditional in a given district is indicated in the Section of this Code governing the individual DTR District. Conditional ~~u~~Uses are subject to the applicable provisions set forth in Sections 178, 179, 263.11, 303, ~~316,~~ and 803.5 of this Code.

(i) Notwithstanding any other provision of this Article, a change in use or demolition of a movie theater use, as set forth in Section 890.64, shall require ~~c~~Conditional ~~u~~Use authorization. This Section shall not authorize a change in use if the new use or uses are otherwise prohibited.

* * * *

Section 5. 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.

_____ that deletes the current Zoning Control Tables and other provisions of Article 7 of 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 ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors does not override that veto, then this ordinance shall expire immediately by operation of law and be of no force.

Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

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

By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney
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FILE NO. 170203

LEGISLATIVE DIGEST

[Planning Code - Article 7 Reorganization; Technical and Other Amendments]

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 ("NCDs"); enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs; require Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah NCDs; 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 NCD; 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; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

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 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. The companion 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.

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.

Background Information

In 2013, the Planning Department initiated a Code Reorganization Project. The goal of the Project is to restructure the Planning Code so that it is easier to read, understand, and use. Phase 1 consolidated all use definitions and definitions that are used universally throughout the Code into Section 102 of the Code. It also reorganized Article 2 by creating zoning control tables for Residential, Downtown, and Industrial zoning districts that are similar to those in Article 7 but modified to reduce their length and complexity and to be less confusing to the public. The Planning Commission unanimously recommended Phase 1 of the Project to the Board in October of 2014, and it was enacted in February, 2015 by Ordinance No. 022-15.

This ordinance together with its companion ordinance constitute Phase 2 of the Code Reorganization Project. It reorganizes Article 7 so that the NC and NCT Districts use the consolidated definitions in Section 102 created in Phase 1, updates the format of the zoning control tables to match those in Article 2, and makes technical and other amendments to various Code sections. The Project's final phase will reorganize Article 8.

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