

File No. 101537

Committee Item No. 2

Board Item No. 10

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date March 28, 2011

Board of Supervisors Meeting Date April 5, 2011

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Environmental Review Determination, dtd 12/23/10</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 18276</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Small Business Commission Recommendation, dtd 3/23/11</u> |
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Completed by: Alisa Somera Date March 25, 2011

Completed by: Alisa Somera Date March 31, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Planning Code - Urban Agriculture]

2
3 **Ordinance amending the Planning Code to update controls related to urban agricultural**
4 **uses by adding Section 102.34 to define urban agriculture, including neighborhood**
5 **agriculture and large-scale urban industrial agriculture, and amending Sections 204.1,**
6 **209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning**
7 **districts; and making findings including environmental findings and findings of**
8 **consistency with General Plan and Section 101.1.**

9 NOTE: Additions are *single-underline italics Times New Roman*;
10 deletions are *strike-through italics Times New Roman*.
11 Board amendment additions are double-underlined;
12 Board amendment deletions are ~~strikethrough normal~~.

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

13 Section 1. Findings. The Board of Supervisors finds and declares as follows:

14 (a) The Planning Department has determined that the actions contemplated in this
15 Ordinance are in compliance with the California Environmental Quality Act (California Public
16 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the
17 Board of Supervisors in File No. 101537 and is incorporated herein by
18 reference.

19 (b) On February 17, 2011, the Planning Commission, in Resolution
20 No. 18276 approved and recommended for adoption by the Board this legislation
21 and adopted findings that it is consistent, on balance, with the City's General Plan and eight
22 priority policies of Planning Code Section 101.1. The Board adopts these findings as its own.
23 A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.
24 101537, and is incorporated by reference herein.

1 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
2 legislation will serve the public necessity, convenience, and welfare for the reasons set forth in
3 Planning Commission Resolution No. 18276, and incorporates such reasons by
4 reference herein.

5 Section 2. The San Francisco Planning Code is hereby amended to add Section
6 102.34 and amend Sections 204.1, 209.5, 227, 234.1, 234.2, 703.2, 710.1, 711.1, 712.1,
7 713.1, 714.1, 715.1, 716.1, 717.1, 718.1, 719.1, 720.1, 721.1, 722.1, 723.1, 724.1, 725.1,
8 726.1, 727.1, 728.1, 729.1, 730.1, 731.1, 732.1, 733.1, 733A.1, 734.1, 735.1, 736.1, 737.1,
9 790.50, 803.2, 803.3, 810.1, 811.1, 812.1, 813, 814, 815, 816, 817, 818, 827, 829, 840, 841,
10 842, 843 and 890.50, to read as follows:

11 **SEC. 102.34. URBAN AGRICULTURE.** Urban Agriculture shall be defined as follows:

12 (a) Neighborhood Agriculture.

13 A use that occupies less than 1 acre for the production of food or horticultural crops to be
14 harvested, sold, or donated and comply with the controls and standards herein. The use includes, but is
15 not limited to, home, kitchen, and roof gardens. Farms that qualify as Neighborhood Agricultural use
16 may include, but are not limited to, community gardens, community-supported agriculture, market
17 gardens, and private farms. Neighborhood Agricultural use may be principal or accessory use.
18 Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on
19 otherwise vacant property, but may not occur within a dwelling unit. Food and/or horticultural
20 products grown that are used for personal consumption are not regulated. The following physical and
21 operational standards shall apply to Neighborhood Agriculture:

22 (1) Compost areas must be setback at least 3 feet from property lines dwelling units and
23 decks;

24 (2) If the farmed area is enclosed by fencing, the fencing must be: (A) wood fencing or (B)
25 ornamental fencing as defined by Planning Code Section 102.32, or (C) chain-link or woven wire

1 fencing if over half of the fence area that borders a public right-of-way will be covered by plant
2 material or other vegetative screening within three (3) years of the fence installation;

3 (3) Use of mechanized farm equipment is generally prohibited in residential districts; provided,
4 however, that during the initial preparation of the land heavy equipment may be used to prepare the
5 land for agriculture use. Landscaping equipment designed for household use shall be permitted;

6 (4) Farm equipment shall be enclosed or otherwise screened from sight;

7 (5) Sale of food and/or horticultural products from the use may occur between the hours of 6
8 a.m. and 8 p.m.;

9 (6) ~~The sales of processed or value added goods is prohibited.~~ In all districts, sales,
10 pick-ups, and donations of fresh food and horticultural products grown on-site are permitted.
11 In every district except "Residential Districts", value-added products, where the primary
12 ingredients are grown and produced on-site, are permitted.

3 (b) Large-Scale Urban Industrial Agriculture.

4 The use of land for the production of food or horticultural crops to be harvested, sold, or
14 donated that occur: ~~(a)~~(1) on a plot of land 1 acre or larger or ~~(b)~~(2) on smaller parcels that cannot
15 meet the physical and operational standards for Neighborhood Agriculture.

17 (c) Water Conservation.

18 (1) Any plot of land that exceeds 1,000 square feet and is newly established for
19 Neighborhood Agriculture or Large-Scale Urban Agriculture use shall comply with the
20 applicable water use requirements of Administrative Code Chapter 63.

21 (2) Pursuant to Section 63.6.2 (b) of the Administrative Code, no permit for any site
22 where the modified land area exceeds 1,000 square feet shall be issued until the General
23 Manager of the Public Utilities Commission has approved the applicable landscape project
24 documentation.

25 **SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN R OR NC DISTRICTS.**

1 No use shall be permitted as an accessory use to a dwelling unit in any R or NC District
2 which involves or requires any of the following:

3 (a) Any construction features or alterations not residential in character;

4 (b) The use of more than ¼ of the total floor area of the dwelling unit, except in the
5 case of accessory off-street parking and loading or Neighborhood Agriculture as defined by
6 Section 102.34;

7 (c) The employment of any person not resident in the dwelling unit, other than a
8 domestic servant, gardener, janitor or other person concerned in the operation or
9 maintenance of the dwelling unit;

10 (d) Residential occupancy by persons other than those specified in the definition of
11 family in this Code;

12 (e) In RH-1(D), RH-1 and RH-1(S) Districts, the provision of any room for a roomer or
13 boarder with access other than from within the dwelling unit;

14 (f) Addition of a building manager's unit, unless such unit meets all the normal
15 requirements of this Code for dwelling units;

16 (g) The maintenance of a stock in trade other than garden produce related to
17 Neighborhood Agriculture as defined by Section 102.34, or the use of show windows or window
18 displays or advertising to attract customers or clients; or

19 (h) The conduct of a business office open to the public other than sales related to garden
20 produce of Neighborhood Agriculture as defined by Section 102.34.

21 Provided, however, that Subsection (h) of this Section shall not exclude the
22 maintenance within a dwelling unit of the office of a professional person who resides therein, if
23 accessible only from within the dwelling unit; and provided, further, that Subsection (g) shall
24 not exclude the display of signs permitted by Article 6 of this Code.

25 **SEC. 209.5. OPEN RECREATION AND ~~HORTICULTURE~~ URBAN AGRICULTURE.**

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															SEC. 209.5. OPEN RECREATION AND <i>HORTICULTURE URBAN</i> <i>AGRICULTURE.</i>
C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	(a) Open recreation area not publicly owned which is not screened from public view, has no structures other than those necessary and incidental to the open land use, is not operated as a gainful business and is devoted to outdoor recreation such as golf, tennis or riding.
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(b) Open space used for <i>horticultural or</i> passive recreational purposes which is

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													use.
*	*												(e) Utility installation, excluding Internet Services Exchange (see Section 227(t)); public service facility, excluding service yard; provided that operating requirements necessitate location within the district.
*	*												(f) Public transportation facility, whether public or privately owned or operated, when in conformity with the General Plan,

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												towers, antennae, and related equipment for the transmission, reception, or relay of radio, television, or other electronic signals where:
												(1) No portion of such facility exceeds a height of 25 feet above the roof line of the building on the premises or above the ground if there is no building, or 25 feet above the height limit applicable to the subject site under Article 2.5 of this

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A	A	A	A	A	A	A	A	A			P	P	(t) Small Enterprise Workspace (S.E.W.). An S.E.W. is a single building that is comprised of discrete workspace units which are independently accessed from building common areas. (1) The S.E.W. building must meet the following additional requirements: (A) Each unit may

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												Tobacco
												Paraphernalia
												Establishments,
												defined as retail
												uses where more
												than 10% of the
												square footage of
												occupied floor
												area, as defined
												in Section 102.10,
												or more than 10
												linear feet of
												display area

1 **SEC. 234.1. PRINCIPAL USES PERMITTED, P DISTRICTS.**

2 (a) Structures and uses of governmental agencies not subject to regulation by this
3 Code.

4 (b) Public structures and uses of the City and County of San Francisco, and of other
5 governmental agencies that are subject to regulation by this Code, including Neighborhood
6 Agriculture, as defined in Planning Code Section 102.34 and accessory nonpublic uses, when in
7 conformity with the Master Plan and the provisions of other applicable codes, laws,
8 ordinances and regulations; provided, however, that on any lot in a P District, which lot is
9 within ¼ mile of the nearest NC-1 or Individual Area Neighborhood Commercial District or
10 Restricted Use Subdistrict described in Article 7 of this Code, no accessory nonpublic use
11 shall be permitted, unless such use or feature complies with the controls which are applicable
12 in any NC-1 or Individual Area Neighborhood Commercial District located within ¼ mile of the
13 lot, excluding the provisions of zoning category .82, as defined in Section 790.80 of this Code.

14 **SEC. 234.2. CONDITIONAL USES, P DISTRICTS.**

15 The following uses shall be subject to approval by the City Planning Commission, as
16 provided in Section 303 of this Code:

17 (a) Those uses listed in Sections 209.3(d), (e), (f), (g), (h), (i), (j); 209.4(a); 209.5(a);
18 ~~(b); 209.5(b); 209.5(d) if the use does not comply with the performance and operational standards as~~
19 ~~defined by Section 102.34(a); 209.5(e); 209.6(b); 209.6(c); 209.9(c); and 234.2(c) and (d) of this~~
20 Code.

21 (b) With respect to any lot in a P District, which lot is within ¼ mile of the nearest NC-1
22 or Individual Area Neighborhood Commercial District as described in Article 7 of this Code, no
23 accessory nonpublic use shall be permitted, unless such use or feature complies with the
24 controls which are applicable in any NC-1 or Individual Area Neighborhood Commercial
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1 District or Restricted Use Subdistrict located within ¼ mile of the lot, excluding the provisions
2 of zoning category .82, as defined in Section 790.80 of Article 7.

3 (c) Parking lot or garage uses listed in Sections 890.7 through 890.12 of this Code
4 when located within any P district within the Eastern Neighborhoods Mixed Use District, the
5 South of Market Mixed Use District, the Market and Octavia Plan Area, and within the right-of-
6 way of any State or federal highway.

7 (d) In any P District which is within the Eastern Neighborhoods Mixed Use District and
8 the South of Market Mixed Use District, if the use is located within the right-of-way of any
9 State or federal highway, the following uses:

10 (1) Retail and personal service uses primarily meeting the needs of commuters on
11 nearby streets and highways or persons who work or live nearby, provided that:

12 (A) The space is on the ground floor of a publicly-accessible parking garage;

13 (B) The total gross floor area per establishment does not exceed 2,500 square
14 feet;

15 (C) The space fronts on a major thoroughfare; and

16 (D) The building facade incorporates sufficient fenestration and lighting to create
17 an attractive urban design and pedestrian-oriented scale.

18 (2) Open-air sale of new or used merchandise, except vehicles, located within a
19 publicly-accessible parking lot, provided that:

20 (A) The sale of goods and the presence of any booths or other accessory
21 appurtenances are limited to weekend and/or holiday daytime hours;

22 (B) Sufficient numbers of publicly-accessible toilets and trash receptacles are
23 provided on-site and are adequately maintained; and

24 (C) The site and vicinity are maintained free of trash and debris.

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

1 A use is the specific purpose for which a property or building is used, occupied,
 2 maintained, or leased. Whether or not a use is permitted in a specific district is set forth or
 3 summarized and cross-referenced in Sections 710.1 through 730.95 of this Code for each
 4 district class.

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

No.	Zoning Control Categories for Uses	Section Number of 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
.38	Residential Conversion	§ 790.84
.39	Residential Demolition	§ 790.86
.40	Other Retail Sales and Services	§ 790.102
.41	Bar	§ 790.22
.42	Full-Service Restaurant	§ 790.92
.43	Large Fast-Food Restaurant	§ 790.90

1	.44	Small Self-Service	§ 790.91
2		Restaurant	
3	.45	Liquor Store	§ 790.55
4	.46	Movie Theater	§ 790.64
5	.47	Adult Entertainment	§ 790.36
6	.48	Other Entertainment	§ 790.38
7	.49	Financial Service	§ 790.110
8	.50	Limited Financial	§ 790.112
9		Service	
10			
11	.51	Medical Service	§ 790.114
12	.52	Personal Service	§ 790.116
13	.53	Business or	§ 790.108
14		Professional Service	
15			
16	.54	Massage	§ 790.60
17		Establishment	
18	.55	Tourist Hotel	§ 790.46
19	.56	Automobile Parking	§ 790.8
20	.57	Automotive Gas	§ 790.14
21		Station	
22			
23	.58	Automotive Service	§ 790.17
24		Station	
25	.59	Automotive Repair	§ 790.15

1	.60	Automotive Wash	§ 790.18
2	.61	Automobile Sale or	§ 790.12
3		Rental	
4	.62	Animal Hospital	§ 790.6
5	.63	Ambulance Service	§ 790.2
6	.64	Mortuary	§ 790.62
7	.65	Trade Shop	§ 790.124
8	.66	Storage	§ 790.117
9	.67	Video Store	§ 790.135
10	.68	Fringe Financial	§ 790.111
11		Service	
12	.69	Tobacco Paraphernalia	§ 790.123
13		Establishment	
14	.69A	Self-Service Specialty	§ 790.93
15		Food	
16	.69B	Amusement Game	§ 790.04
17		Arcade (Mechanical	
18		Amusement Devices)	
19			
20			
21	<u>.69C</u>	<u>Neighborhood</u>	<u>§ 102.34(a)</u>
22		<u>Agriculture</u>	
23	<u>.69D</u>	<u>Large-Scale Urban</u>	<u>§ 102.34(b)</u>
24		<u>Industrial Agriculture</u>	
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1	.70	Administrative Service	§ 790.106
2	.80	Hospital or Medical	§ 790.44
3		Center	
4	.81	Other Institutions,	§ 790.50
5		Large	
6	.82	Other Institutions,	§ 790.51
7		Small	
8	.83	Public Use	§ 790.80
9	.84	Medical Cannabis	§ 790.141
10		Dispensary	
11	.85	Service, Philanthropic	§ 790.107
12		Administrative	
13	.90	Residential Use	§ 790.88
14	.95	Community Residential	§ 790.10
15		Parking	

(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 Paragraph (a) in Sections 710.1 through 729.95 of this Code for each district class.

(1) Permitted Uses. 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,

1 qualify as an outdoor activity area, as defined in Section 790.70 of this Code; accessory off-
 2 street parking and loading and other uses listed below which function primarily as open-air
 3 uses, or which may be appropriate if located on an open lot, outside a building, or within a
 4 partially enclosed building, subject to other limitations of this Article 7 and other sections of
 5 this Code.

No.	Zoning Control Category
.56	Automobile Parking
.57	Automotive Gas Station
.58	Automotive Service Station
.60	Automotive Wash
.61	Automobile Sale or Rental
.81	Other Institutions, Large (selected)
.83	Public Use (selected)
.95	Community Residential Parking

17 If there are two or more uses in a structure and none is classified below under Section
 18 703.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered
 19 separately as independent principal, conditional or temporary uses.

20 (A) Principal Uses. Principal uses are permitted as of right in a Neighborhood
 21 Commercial District, when so indicated in Sections 710.1 through 729.95 of this Code for
 22 each district class.

23 (B) Conditional Uses. Conditional uses are permitted in a Neighborhood
 24 Commercial District when authorized by the Planning Commission; whether a use is
 25 conditional in a given district is indicated in Sections 710.10 through 729.95. Conditional uses

1 are subject to the provisions set forth in Sections 178, 179, 303, and 316 through 316.8 of this
2 Code.

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

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

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

13 (iv) Large-Scale Urban Industrial Agriculture, as defined in Section 102.34(b),
14 shall require conditional use authorization.

15 (C) Accessory Uses. Except as prohibited in Section 728 and subject to the
16 limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and
17 NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and
18 Loading as Accessory Uses) of this Code, a related minor use which is either necessary to the
19 operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental
20 and subordinate to any such use, shall be permitted as an accessory use when located on the
21 same lot. Any use which does not qualify as an accessory use shall be classified as a
22 principal or conditional use, unless it qualifies as a temporary use under Sections 205 through
23 205.2 of this Code.

24 No use will be considered accessory to a permitted principal or conditional use
25 which 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
2 the principal or conditional use to which it is accessory, except in the case of accessory off-
3 street parking and loading;

4 (ii) Any bar, restaurant, other entertainment, or any retail establishment
5 which serves liquor for consumption on-site;

6 (iii) Any take-out food use, as defined in Section 790.122, except for a take-
7 out food use which occupies 1/3 of the total floor area or up to 500 s/f whichever is more in a
8 general grocery or specialty grocery store; This take-out food use includes the area devoted
9 to food preparation and service and excludes storage and waiting areas;

10 (iv) Any take-out food use, as defined in Section 790.122, except for a take-
11 out food use operating as a minor and incidental use within a full-service restaurant;

12 premises of an establishment which does not also use or provide for primarily retail
13 sale of such foods, goods or commodities at the same location where such wholesaling,
14 manufacturing or processing takes place.

15 (vi) Any retail liquor sales, as defined in Section 790.55, except for beer,
16 wine, and/or liquor sales for the consumption off the premises with a State of California
17 Alcoholic Beverage Control ("ABC") Board License type (off-sale beer and wine) or type 21
18 (off-sale general) which occupy less than 15% of the gross square footage of the
19 establishment (including all areas devoted to the display and sale of alcoholic beverages) in a
20 general grocery store, specialty grocery store, or self-service specialty food use.

21 (vii) Medical Cannabis Dispensaries as defined in 790.141.

22 The foregoing rules shall not prohibit take-out food activity which operates in
23 conjunction with a fast-food restaurant or a self-service restaurant. A fast-food restaurant or a
24 self-service restaurant, by definition, includes take-out food as an accessory and necessary
25 part of its operation.

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

3 (2) Not Permitted Uses.

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

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

13 (C) The establishment of a use that sells alcoholic beverages, other than
14 beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by
15 Section 229.

16 Except in the SoMa NCT, where these uses are permitted accessory uses.

17 **SEC. 710.1. NC-1 — NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

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

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

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

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

13 Housing development in new buildings is encouraged above the ground story in most
 14 districts. Existing residential units are protected by prohibitions of conversions above the
 15 ground story and limitations on demolitions.

16
 17 **SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1
 ZONING CONTROL TABLE**

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

1	710.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
2	710.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
3	710.13	Street Frontage		Required § 145.1
4	710.14	Awning	§ 790.20	P § 136.1(a)
5	710.15	Canopy	§ 790.26	
6	710.16	Marquee	§ 790.58	
7	710.17	Street Trees		Required § 143
8	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
9	710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
10	710.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
11	710.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
12	710.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
13	710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
14	710.25	Drive-Up Facility	§ 790.30	
15	710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
16	710.27	Hours of Operation	§ 790.48	P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m.
17	710.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	
18	710.31	Business Sign	§§ 262, 602— 604,	P § 607.1(f)1

		608, 609	
710.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	NC-1		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
710.38	Residential Conversion	§ 790.84	P		
710.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
710.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #		
710.41	Bar	§ 790.22	P #		
710.42	Full-Service Restaurant	§ 790.92	P #		
710.43	Large Fast Food Restaurant	§ 790.90			
710.44	Small Self-Service Restaurant	§ 790.91	C #		
710.45	Liquor Store	§ 790.55	P		
710.46	Movie Theater	§ 790.64			
710.47	Adult Entertainment	§ 790.36			
710.48	Other Entertainment	§ 790.38	C		
710.49	Financial Service	§ 790.110			
710.50	Limited Financial Service	§ 790.112	P		
710.51	Medical Service	§ 790.114	P		
710.52	Personal Service	§ 790.116	P		
		§ 790.118	1st	2nd	3rd+
710.53	Business or Professional Service	§ 790.108	P		
710.54	Massage Establishment	§ 790.60, § 1900 Health Code			
710.55	Tourist Hotel	§ 790.46			
710.56	Automobile Parking	§§ 790.8, 156, 160	C		
710.57	Automotive Gas Station	§ 790.14			

1	710.58	Automotive Service Station	§ 790.17			
2	710.59	Automotive Repair	§ 790.15			
3	710.60	Automotive Wash	§ 790.18			
4	710.61	Automobile Sale or Rental	§ 790.12			
5	710.62	Animal Hospital	§ 790.6			
6	710.63	Ambulance Service	§ 790.2			
7	710.64	Mortuary	§ 790.62			
8	710.65	Trade Shop	§ 790.124	P		
9	710.66	Storage	§ 790.117			
10	710.67	Video Store	§ 790.135	C		
11	710.68	Fringe Financial Service	§ 790.111			
12	710.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
13	710.69A	Self-Service Specialty Food	§ 790.93	C#		
14	710.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
15	<u>710.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>710.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

Institutions and Non-Retail Sales and Services

17	710.70	Administrative Service	§ 790.106			
18	710.80	Hospital or Medical Center	§ 790.44			
19	710.81	Other Institutions, Large	§ 790.50	P	C	
20	710.82	Other Institutions, Small	§ 790.51	P	P	P
21	710.83	Public Use	§ 790.80	C	C	C
22	710.84	Medical Cannabis Dispensary	§ 790.141	P #		

RESIDENTIAL STANDARDS AND USES

23	710.90	Residential Use	§ 790.88	P	P	P
24	710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
25	710.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
26	710.93	Usable Open Space	§§ 135, 136	Generally, either 100 sq. ft. if		

	<i>[Per Residential Unit]</i>		private, or 133 sq. ft. if common § 135(d)
710.94	Off-Street Parking, Residential	§§ 150, 153— 157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
710.95	Community Residential Parking	§ 790.10	C C C

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 710.40 § 710.41 § 710.42		Boundaries: All NC-1 Districts Controls: P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.44 § 710.69A		Boundaries: All NC-1 Districts Controls: C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.42 § 710.43 § 710.44 § 710.69A	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU Controls: Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP
§ 710.84 § 790.141		Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an NC-1 District.

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

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping

1 goods for a wider market. The range of comparison goods and services offered is varied and
 2 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
 3 Districts are commonly located along both collector and arterial streets which have transit
 4 routes.

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

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

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

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

21
 22 **SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**
NC-2 ZONING CONTROL TABLE

			NC-2
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			

1	711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271	Generally, 40-X See Zoning Map: additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, see § 263.20.
2	711.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
3	711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
4	711.13	Street Frontage		Required § 145.1

5	711.14	Awning	§ 790.20	P § 136.1(a)
6	711.15	Canopy	§ 790.26	P § 136.1(b)
7	711.16	Marquee	§ 790.58	P § 136.1(c)
8	711.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

9	711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
10	711.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
11	711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
12	711.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
13	711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
14	711.25	Drive-Up Facility	§ 790.30	

1	711.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
2	711.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
3	711.30	General Advertising Sign	§§ 262, 602—604, 608, 609	P § 607.1(e)1
4	711.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
5	711.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

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

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711.46	Movie Theater	§ 790.64	P		
711.47	Adult Entertainment	§ 790.36			
711.48	Other Entertainment	§ 790.38	P		
711.49	Financial Service	§ 790.110	P #	C #	
711.50	Limited Financial Service	§ 790.112	P #		
711.51	Medical Service	§ 790.114	P	P	
711.52	Personal Service	§ 790.116	P	P	
711.53	Business or Professional Service	§ 790.108	P	P	
711.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
711.55	Tourist Hotel	§ 790.46	C	C	C
711.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
711.57	Automotive Gas Station	§ 790.14	C		
711.58	Automotive Service Station	§ 790.17	C		
711.59	Automotive Repair	§ 790.15	C		
711.60	Automotive Wash	§ 790.18			
711.61	Automobile Sale or Rental	§ 790.12			
711.62	Animal Hospital	§ 790.6	C		
711.63	Ambulance Service	§ 790.2			
711.64	Mortuary	§ 790.62			

1	711.65	Trade Shop	§ 790.124	P #	C #	
2	711.66	Storage	§ 790.117			
3	711.67	Video Store	§ 790.135	C	C	
4	711.68	Fringe Financial Service	§ 790.111	P#		
5	711.69	Tobacco Paraphernalia	§ 790.123	C		
6		Establishments				
7	711.69A	Self-Service Specialty Food	§ 790.93	P#		
8	711.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
9	<u>711.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>711.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Institutions and Non-Retail Sales and Services					
12	711.70	Administrative Service	§ 790.106			
13	711.80	Hospital or Medical Center	§ 790.44			
14	711.81	Other Institutions, Large	§ 790.50	P	C	C
15	711.82	Other Institutions, Small	§ 790.51	P	P	P
16	711.83	Public Use	§ 790.80	C	C	C
17	711.84	Medical Cannabis Dispensary	§ 790.141	P #		
18	RESIDENTIAL STANDARDS AND USES					
19	711.90	Residential Use	§ 790.88	P	P	P
20	711.91	Residential Density, Dwelling	§§ 207, 207.1,	Generally, 1 unit per 800 sq. ft.		

	Units	790.88(a)	lot area § 207.4		
711.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
711.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
711.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
711.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 711.42 § 711.43 § 711.44 § 711.69A	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU Controls: Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP
§ 711.42 § 711.43 § 711.44 § 711.69A	§ 781.2	IRVING STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5 SU Controls: Small self-service restaurants and self-service specialty food are C; full-service restaurants and large fast-food restaurants are NP

Article 7 Code Section	Other Code Section	Zoning Controls
§ 711.49 § 711.50 § 711.68	§ 781.7	<p>CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT ,</p> <p>Boundaries: Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU</p> <p>Controls: Financial services, limited financial services, and fringe financial services are NP</p>
§ 711.65	§ 236	<p>GARMENT SHOP SPECIAL USE DISTRICT</p> <p>Boundaries: Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SU^a</p> <p>Controls: Garment shops are P at the 1st and 2nd stories</p>
§ 711.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD 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.</p> <p>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).</p>
§ 711.84 § 790.141	Health Code § 3308	<p>Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

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

1 NC-3 Districts are intended in most cases to offer a wide variety of comparison and
 2 specialty goods and services to a population greater than the immediate neighborhood,
 3 additionally providing convenience goods and services to the surrounding neighborhoods.
 4 NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also
 5 serve as major transit routes.

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

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

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

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

21
 22 **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**
NC-3 ZONING CONTROL TABLE

			NC-3
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
712.10	Height and Bulk Limit	§§ 102.12, 105,	Generally, 40-X See Zoning Map;

		106, 250—252, 260, 263.20, 270, 271	additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, see § 263.20.
712.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
712.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
712.13	Street Frontage		Required § 145.1
712.14	Awning	§ 790.20	P § 136.1(a)
712.15	Canopy	§ 790.26	P § 136.1(b)
712.16	Marquee	§ 790.58	P § 136.1(c)
712.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
712.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
712.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
712.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
712.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
712.25	Drive-Up Facility	§ 790.30	#

1	712.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)		
2	712.27	Hours of Operation	§ 790.48	No Limit		
3	712.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	P # § 607.1(e)2		
4	712.31	Business Sign	§§ 262, 602— 604, 608, 609	P # § 607.1(f)3		
5	712.32	Other Signs	§§ 262, 602— 604, 608, 609	P # § 607.1(c) (d) (g)		
6	No.	Zoning Category	§ References	NC-3		
7				Controls by Story		
8			§ 790.118	1st	2nd	3rd+
9	712.38	Residential Conversion	§ 790.84	P	C	C #
10	712.39	Residential Demolition	§ 790.86	P	C	C
11	Retail Sales and Services					
12	712.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	P #
13	712.41	Bar	§ 790.22	P	P	
14	712.42	Full-Service Restaurant	§ 790.92	P	P	
15	712.43	Large Fast Food Restaurant	§ 790.90	C #	C #	
16	712.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
17	712.45	Liquor Store	§ 790.55			
18	712.46	Movie Theater	§ 790.64	P	P	
19	712.47	Adult Entertainment	§ 790.36	C	C	
20	712.48	Other Entertainment	§ 790.38	P	P	
21	712.49	Financial Service	§ 790.110	P	P	
22	712.50	Limited Financial Service	§ 790.112	P	P	
23	712.51	Medical Service	§ 790.114	P	P	P
24	712.52	Personal Service	§ 790.116	P	P	P
25	712.53	Business or Professional Service	§ 790.108	P	P	P
	712.54	Massage Establishment	§ 790.60,	C	C	

		§ 1900 Health Code			
1					
2	712.55	Tourist Hotel	§ 790.46	C	C C
3	712.56	Automobile Parking	§§ 790.8, 156, 160	C	C C
4	712.57	Automobile Gas Station	§ 790.14	C	
5	712.58	Automotive Service Station	§ 790.17	C	
6	712.59	Automotive Repair	§ 790.15	C	C
7	712.60	Automotive Wash	§ 790.18	C	
8	712.61	Automobile Sale or Rental	§ 790.12	C	
9	712.62	Animal Hospital	§ 790.6	C	C
10	712.63	Ambulance Service	§ 790.2	C	
11	712.64	Mortuary	§ 790.62	C	C C
12	712.65	Trade Shop	§ 790.124	P	C C
13	712.66	Storage	§ 790.117	C	C C
14	712.67	Video Store	§ 790.135	C	C C
15	712.68	Fringe Financial Service	§ 790.111	P#	
16	712.69	Tobacco Paraphernalia Establishments	§ 790.123	C	
17	712.69A	Self-Service Specialty Food	§ 790.93	P#	P#
18	712.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C	
19	<u>712.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P P</u>
20	<u>712.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C C</u>
21	Institutions and Non-Retail Sales and Services				
22	712.70	Administrative Service	§ 790.106	C	C C
23	712.80	Hospital or Medical Center	§ 790.44	C	C C
24	712.81	Other Institutions, Large	§ 790.50	P	P P
25	712.82	Other Institutions, Small	§ 790.51	P	P P
	712.83	Public Use	§ 790.80	C	C C
	712.84	Medical Cannabis Dispensary	§ 790.141	P #	
	RESIDENTIAL STANDARDS AND USES				

1	712.90	Residential Use	§ 790.88	P	P	P
2	712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
3	712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
4	712.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
5	712.94	Off-Street Parking, Residential	§§ 150, 153-157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
6	712.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
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14	§ 712.25 § 712.40	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 as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants, small self-service restaurants and self-service specialty food are C
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19	§ 712.10 § 207.4 § 712.22 § 712.12	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.
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24	§ 712.30 § 712.31 § 712.32	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portion of the Market Street NC-3
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		District from Octavia to Church Streets as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 712.38	§ 790.84	Boundaries: Applicable to NC-3 Districts Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that: (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places; (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and (3) No legally residing residential tenants will be displaced.
§ 712.43	§ 781.4	GEARY BOULEVARD FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU Controls: Large fast-food restaurants are NP
§ 712.43 § 712.44 § 712.69A	§ 781.5	MISSION STREET FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map 7 SU Controls: Small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP
§ 712.45	§ 781.10	17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT. Boundaries: Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU Controls: One liquor store on the first or second story is C if operated

		as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.
§ 712.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD 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 Moderate-Scale Neighborhood Commercial Districts within its boundaries.</p> <p>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).</p>
§ 712.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.

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

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

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

1 primarily of trips between the parking lot and the stores on-site. Ground and second stories
 2 are devoted to retail sales and some personal services and offices.

3 The NC-S standards and use provisions allow for medium-size commercial uses in low-
 4 scale buildings. Rear yards are not required for new development. Most neighborhood-serving
 5 retail businesses are permitted at the first and second stories, but limitations apply to fast-food
 6 restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited
 7 storage and administrative service activities are permitted with some restrictions.

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

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

			NC-S
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
713.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Generally, 40-X # See Zoning Map
713.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	Not Applicable
713.12	Rear Yard	§§ 130, 134, 136	Not Required
713.13	Street Frontage		Required § 145.1
713.14	Awning	§ 790.20	P § 136.1(a)
713.15	Canopy	§ 790.26	P § 136.1(b)
713.16	Marquee	§ 790.58	P § 136.1(c)
713.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

713.20	Floor Area Ratio	§§ 102.9, 102.12, 123	1.8 to 1 § 124(a)(b)
713.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
713.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
713.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
713.24	Outdoor Activity Area	§ 790.70	P/C § 145.2(a)
713.25	Drive-Up Facility	§ 790.30	C
713.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
713.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.;# C 2 a.m. 6 a.m.#
713.30	General Advertising Sign	§§ 262, 602—604, 608, 609	P # § 607.1(e)1
713.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
713.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	NC-S		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
713.38	Residential Conversion	§ 790.84	P		
713.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
713.40	Other Retail Sales and Services	§ 790.102	P	P	

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	[Not Listed Below]				
713.41	Bar	§ 790.22	P #	P #	
713.42	Full-Service Restaurant	§ 790.92	P	P	
713.43	Large Fast-Food Restaurant	§ 790.90	C	C	
713.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
713.45	Liquor Store	§ 790.55	P		
713.46	Movie Theater	§ 790.64	P #	#	
713.47	Adult Entertainment	§ 790.36			
713.48	Other Entertainment	§ 790.38	P #	P #	
713.49	Financial Service	§ 790.110	P	P	#
713.50	Limited Financial Service	§ 790.112	P	P	
713.51	Medical Service	§ 790.114	P	P	#
713.52	Personal Service	§ 790.116	P	P	#
713.53	Business or Professional Service	§ 790.108	P	P	#
713.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
713.55	Tourist Hotel	§ 790.46	C #	C #	C #
713.56	Automobile Parking	§§ 790.8, 156, 160	P	P	
713.57	Automotive Gas Station	§ 790.14	C		
713.58	Automotive Service Station	§ 790.17	P		
713.59	Automotive Repair	§ 790.15			
713.60	Automotive Wash	§ 790.18	C		
713.61	Automobile Sale or Rental	§ 790.12			
713.62	Animal Hospital	§ 790.6	C	C	
713.63	Ambulance Service	§ 790.2			
713.64	Mortuary	§ 790.62	C #	C #	
713.65	Trade Shop	§ 790.124	P	P	
713.66	Storage	§ 790.117	C	C	
713.67	Video Store	§ 790.135	C	C	
713.68	Fringe Financial Service	§ 790.111	P#		
713.69	Tobacco Paraphernalia	§ 790.123	C		

	Establishments				
1	713.69A	Self-Service Specialty Food	§ 790.93	P#	P#
2	713.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C	
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4	<u>713.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>
5	<u>713.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>
6	Institutions and Non-Retail Sales and Services				
7	713.70	Administrative Service	§ 790.106	C #	C #
8	713.80	Hospital or Medical Center	§ 790.44		
9	713.81	Other Institutions, Large	§ 790.50	P #	P #
10	713.82	Other Institutions, Small	§ 790.51	P #	P #
11	713.83	Public Use	§ 790.80	C	C
12	713.84	Medical Cannabis Dispensary	§ 790.141	P #	
13	RESIDENTIAL STANDARDS AND USES				
14	713.90	Residential Use	§ 790.88	P #	P #
15	713.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area # § 207.4	
16	713.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area # § 208	
17	713.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common # § 135(d)	
18	713.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
19	713.95	Community Residential Parking	§ 790.10	C	C #
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SPECIFIC PROVISIONS FOR NC-S DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 713.10 § 713.27 § 713.30 § 713.41 § 713.44 § 713.46 § 713.48 § 713.49 § 713.51 § 713.52 § 713.53 § 713.64 § 713.69A § 713.70 § 713.81 § 713.82 § 713.90 § 713.91 § 713.92 § 713.93 § 713.95	§ 253.3 § 780.1	LAKESHORE PLAZA SPECIAL USE DISTRICT Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H Controls: Special controls on various features and uses, and residential standards
§ 713.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
§ 713.55	§ 780.2	BAYSHORE-HESTER SPECIAL USE DISTRICT Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU Controls: Tourist hotels (inclusive of motels) may be permitted as a conditional use.
§ 713.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.

SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

1 The Broadway Neighborhood Commercial District, located in the northeast quadrant of
2 San Francisco, extends along Broadway from west of Columbus Avenue to Osgood Place. It
3 is part of a larger commercial area which includes North Beach to the north, Chinatown to the
4 south and west, and Jackson Square to the southeast. Broadway's fame and popularity as a
5 Citywide and regional entertainment district is derived from a concentration of nightclubs,
6 music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery
7 Street. These places attract locals and visitors alike, mainly in the evening and late-night
8 hours. In addition to the entertainment and some retail businesses, Broadway contains many
9 upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to
10 develop upper-story offices.

11 The Broadway District controls are designed to encourage development that is
12 compatible with the existing moderate building scale and mixed-use character, and maintain
13 the district's balance of entertainment uses, restaurants, and small-scale retail stores. New
14 buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential
15 levels are protected. Most commercial uses in new buildings are permitted at the first two
16 stories. Neighborhood-serving businesses are strongly encouraged. In order to protect the
17 livability of the area, limitations apply to new fast-food restaurants and adult entertainment
18 uses at the first and second stories, as well as late-night activity. Financial services are
19 allowed on the ground story subject to certain limitations. Nonretail offices are prohibited in
20 order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic
21 volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent
22 further traffic congestion. Parking garages are permitted if their ingress and egress do not
23 disrupt the traffic flow on Broadway.

24 Housing development in new buildings is encouraged above the second story. Existing
25 housing is protected by limitations on demolitions and upper-story conversions.

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

			Broadway
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1
714.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
714.12	Rear Yard	§§ 130, 134, 136	Required at residential level only § 134(a) (e)
714.13	Street Frontage		Required § 145.1
714.14	Awning	§ 790.20	P § 136.1(a)
714.15	Canopy	§ 790.26	P § 136.1(b)
714.16	Marquee	§ 790.58	P § 136.1(c)
714.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
714.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
714.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
714.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
714.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.

			§§ 152, 161(b)
714.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
714.25	Drive-Up Facility	§ 790.30	
714.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
714.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
714.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
714.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
714.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Broadway		
			Controls by Story		
		§ 790.118	1st	2 nd	3rd+
714.38	Residential Conversion	§ 790.84	P	C	
714.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
714.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	
714.41	Bar	§ 790.22	P	P	
714.42	Full-Service Restaurant	§ 790.92	P	P	
714.43	Large Fast Food Restaurant	§ 790.90			
714.44	Small Self-Service Restaurant	§ 790.91	C	C	
714.45	Liquor Store	§ 790.55	C		

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714.46	Movie Theater	§ 790.64	P	P	
714.47	Adult Entertainment	§ 790.36	C	C	
714.48	Other Entertainment	§ 790.38	P	P	
714.49	Financial Service	§ 790.110	C		
714.50	Limited Financial Service	§ 790.112	C		
714.51	Medical Service	§ 790.114	P	P	
714.52	Personal Service	§ 790.116	P	P	
714.53	Business or Professional Service	§ 790.108	P	P	
714.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
714.55	Tourist Hotel	§ 790.46	C	C	C
714.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
714.57	Automotive Gas Station	§ 790.14			
714.58	Automotive Service Station	§ 790.17			
714.59	Automotive Repair	§ 790.15			
714.60	Automotive Wash	§ 790.18			
714.61	Automobile Sale or Rental	§ 790.12			
714.62	Animal Hospital	§ 790.6	C		
714.63	Ambulance Service	§ 790.2			
714.64	Mortuary	§ 790.62			
714.65	Trade Shop	§ 790.124	P #	C #	
714.66	Storage	§ 790.117			
714.67	Video Store	§ 790.135	C	C	
714.68	Fringe Financial Service	§ 790.111			
714.69	Tobacco Paraphernalia Establishments	§ 790.123	C		

1	714.69A	Self-Service Specialty Food	§ 790.93	C	C	
2	714.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C		
3						
4	<u>714.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>714.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Institutions and Non-Retail Sales and Services					
7	714.70	Administrative Service	§ 790.106			
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9	714.80	Hospital or Medical Center	§ 790.44			
10	714.81	Other Institutions, Large	§ 790.50	P	C	C
11	714.82	Other Institutions, Small	§ 790.51	P	P	P
12						
13	714.83	Public Use	§ 790.80	C	C	C
14	714.84	Medical Cannabis Dispensary	§ 790.141	P		
15	RESIDENTIAL STANDARDS AND USES					
16	714.90	Residential Use	§ 790.88	P	P	P
17	714.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
18	714.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
19	714.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
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22	714.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g)		
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			# Mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.		
714.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 714.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet
§ 714.40	§ 790.102(n)	BROADWAY SPECIALTY RETAIL USES Boundaries: Broadway NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 714.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT
§ 722.94	§§ 150, 153-157, 159-160, 204.5	(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of

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		off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SU ^a Controls: Garment shops are P at the 1st and 2nd stories
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SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

The Castro Street District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls authorize some additional eating and drinking establishments with a conditional use, permit self-service specialty food establishments, and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

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

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

			Castro Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X, 65B See Zoning Map
715.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
715.13	Street Frontage		Required § 145.1
715.14	Awning	§ 790.20	P § 136.1(a)
715.15	Canopy	§ 790.26	P § 136.1(b)
715.16	Marquee	§ 790.58	P § 136.1(c)
715.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
715.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P to 1,999 sq. ft.; C# 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2

1	715.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
2				
3	715.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
4				
5	715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
6				
7	715.25	Drive-Up Facility	§ 790.30	
8	715.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
9				
10	715.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
11				
12	715.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
13	715.31	Business Sign	§§ 262, 602—604, 608, 609	P # § 607.1(f)2
14	715.32	Other Signs	§§ 262, 602—604, 608, 609	P # § 607.1(c) (d) (g)
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No.	Zoning Category	§ References	Castro Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
715.38	Residential Conversion	§ 790.84	P	C	
715.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
715.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
715.41	Bar	§ 790.22			
715.42	Full-Service Restaurant	§ 790.92			
715.43	Large Fast Food Restaurant	§ 790.90			
715.44	Small Self-Service Restaurant	§ 790.91			
715.45	Liquor Store	§ 790.55	C		
715.46	Movie Theater	§ 790.64	P		
715.47	Adult Entertainment	§ 790.36	C		
715.48	Other Entertainment	§ 790.38	C #		
715.49	Financial Service	§ 790.110	C	C	
715.50	Limited Financial Service	§ 790.112	C		
715.51	Medical Service	§ 790.114	P	P	C
715.52	Personal Service	§ 790.116	P	P	C
715.53	Business or Professional Service	§ 790.108	P	P	C
715.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
715.55	Tourist Hotel	§ 790.46	C	C	C
715.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
715.57	Automotive Gas Station	§ 790.14			
715.58	Automotive Service Station	§ 790.17			
715.59	Automotive Repair	§ 790.15			
715.60	Automotive Wash	§ 790.18			
715.61	Automobile Sale or Rental	§ 790.12			

1	715.62	Animal Hospital	§ 790.6	C		
2	715.63	Ambulance Service	§ 790.2			
3	715.64	Mortuary	§ 790.62			
4	715.65	Trade Shop	§ 790.124	P	C	
5	715.66	Storage	§ 790.117			
6	715.67	Video Store	§ 790.135	C	C	
7	715.68	Fringe Financial Service	§ 790.111			
8	715.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
9	715.69A	Self-Service Specialty Food	§ 790.93	P		
10	715.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
11	<u>715.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>715.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services						
13	715.70	Administrative Service	§ 790.106			
14	715.80	Hospital or Medical Center	§ 790.44			
15	715.81	Other Institutions, Large	§ 790.50	P	C	C
16	715.82	Other Institutions, Small	§ 790.51	P	P	P
17	715.83	Public Use	§ 790.80	C	C	C
18	715.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES						
19	715.90	Residential Use	§ 790.88	P	P	P
20	715.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
21	715.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
22	715.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
23	715.94	Off-Street Parking, Residential	§§ 150, 153—157,	Generally, 1 space for		

		159—160, 204.5	each dwelling unit §§ 151, 161(a) (g)		
715.95	Community Residential Parking	§ 790.10	C	C	C

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

Article 7 Code Section	Other Code Section	Zoning Controls
§ 715.31 § 715.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
		Boundaries: Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 715.48		Boundaries: Applicable for the Castro Street NCD. Controls: Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.

SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Inner Clement Street Commercial District is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of northwest San Francisco. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the City and region. There are also a significant number

1 of professional, realty, and business offices as well as financial institutions. The pleasant
 2 pedestrian character of the district is derived directly from the intensely active retail frontage
 3 on Clement Street.

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

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

18 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 19 **ZONING CONTROL TABLE**

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

1	716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
2				
3	716.13	Street Frontage		Required § 145.1
4				
5	716.14	Awning	§ 790.20	P § 136.1(a)
6	716.15	Canopy	§ 790.26	P § 136.1(b)
7	716.16	Marquee	§ 790.58	P § 136.1(c)
8				
9	716.17	Street Trees		Required § 143
10	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
11	716.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
12	716.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2
13				
14	716.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
15				
16	716.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
17				
18	716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
19				
20	716.25	Drive-Up Facility	§ 790.30	
21	716.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
22				
23	716.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
24				
25	716.30	General Advertising	§§ 262, 602—604, 608,	

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

No.	Zoning Category	§ References	Inner Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
716.38	Residential Conversion	§ 790.84	P		
716.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
716.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
716.41	Bar	§ 790.22	C#		
716.42	Full-Service Restaurant	§ 790.92	C#		
716.43	Large Fast Food Restaurant	§ 790.90			
716.44	Small Self-Service Restaurant	§ 790.91			
716.45	Liquor Store	§ 790.55	C		
716.46	Movie Theater	§ 790.64	P		
716.47	Adult Entertainment	§ 790.36			
716.48	Other Entertainment	§ 790.38	C		
716.49	Financial Service	§ 790.110			
716.50	Limited Financial Service	§ 790.112	C		
716.51	Medical Service	§ 790.114	P	C	
716.52	Personal Service	§ 790.116	P	C	
716.53	Business or Professional Service	§ 790.108	P	C	
716.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
716.55	Tourist Hotel	§ 790.46	C	C	
716.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C

1	716.57	Automotive Gas Station	§ 790.14			
2	716.58	Automotive Service Station	§ 790.17			
3	716.59	Automotive Repair	§ 790.15			
4	716.60	Automotive Wash	§ 790.18			
5	716.61	Automobile Sale or Rental	§ 790.12			
6	716.62	Animal Hospital	§ 790.6	C		
7	716.63	Ambulance Service	§ 790.2			
8	716.64	Mortuary	§ 790.62			
9	716.65	Trade Shop	§ 790.124	P	C	
10	716.66	Storage	§ 790.117			
11	716.67	Video Store	§ 790.135	C	C	
12	716.68	Fringe Financial Service	§ 790.111			
13	716.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
14	716.69A	Self-Service Specialty Food	§ 790.93			
15	716.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
16	<u>716.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>716.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	Institutions and Non-Retail Sales and Services					
19	716.70	Administrative Service	§ 790.106			
20	716.80	Hospital or Medical Center	§ 790.44			
21	716.81	Other Institutions, Large	§ 790.50	P	C	C
22	716.82	Other Institutions, Small	§ 790.51	P	P	P
23	716.83	Public Use	§ 790.80	C	C	C
24	716.84	Medical Cannabis Dispensary	§ 790.141	P		
25	RESIDENTIAL STANDARDS AND USES					
	716.90	Residential Use	§ 790.88	P	P	P
	716.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
	716.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area		

			§ 208		
716.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)		
716.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
716.95	Community Residential Parking	§ 790.10	C	C	C

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

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

		<p>served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</p> <p>(2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
<p>§716.41 and 716.42</p>	<p>§790.92 and 790.22</p>	<p>INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND BARS</p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls: A full-service restaurant or a bar 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 three (3) full-service restaurants or bars in accordance with this Section. Should a full-service restaurant or bar permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant or bar in accordance with the terms of this Section.</p>

SEC. 717.1. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Outer Clement Street Neighborhood Commercial District is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small-scale convenience businesses, as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide clientele during the evening hours, while convenience shopping uses cater for the most part to

1 daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings
 2 with some fully commercial and fully residential buildings interspersed between them.

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

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

16 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 17 **ZONING CONTROL TABLE**

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

1	717.13	Street Frontage		Required § 145.1
2	717.14	Awning	§ 790.20	P § 136.1(a)
3	717.15	Canopy	§ 790.26	P § 136.1(b)
4	717.16	Marquee	§ 790.58	P § 136.1(c)
5	717.17	Street Trees		Required § 143
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	717.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
8	717.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
9	717.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	717.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	717.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	717.25	Drive-Up Facility	§ 790.30	
13	717.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
14	717.27	Hours of Operation	§ 790.48	P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m.
15	717.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
16	717.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
17	717.32	Other Signs	§§ 262, 602—604, 608,	P

		609	§ 607.1(c) (d) (g)		
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No.	Zoning Category	§ References	Outer Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
717.38	Residential Conversion	§ 790.84	P		
717.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
717.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
717.41	Bar	§ 790.22			
717.42	Full-Service Restaurant	§ 790.92			
717.43	Large Fast Food Restaurant	§ 790.90			
717.44	Small Self-Service Restaurant	§ 790.91			
717.45	Liquor Store	§ 790.55	C		
717.46	Movie Theater	§ 790.64	P		
717.47	Adult Entertainment	§ 790.36			
717.48	Other Entertainment	§ 790.38	C		
717.49	Financial Service	§ 790.110	C		
717.50	Limited Financial Service	§ 790.112	C		
717.51	Medical Service	§ 790.114	P		
717.52	Personal Service	§ 790.116	P		
717.53	Business or Professional Service	§ 790.108	P		
717.54	Massage Establishment	§ 790.60, § 1900 Health Code			
717.55	Tourist Hotel	§ 790.46			
717.56	Automobile Parking	§§ 790.8, 156, 160	C	C	
717.57	Automotive Gas Station	§ 790.14			
717.58	Automotive Service Station	§ 790.17			
717.59	Automotive Repair	§ 790.15			
717.60	Automotive Wash	§ 790.18			

1	717.61	Automobile Sale or Rental	§ 790.12			
2	717.62	Animal Hospital	§ 790.6	C		
3	717.63	Ambulance Service	§ 790.2			
4	717.64	Mortuary	§ 790.62			
5	717.65	Trade Shop	§ 790.124	P		
6	717.66	Storage	§ 790.117			
7	717.67	Video Store	§ 790.135	C	C	
8	717.68	Fringe Financial Service	§ 790.111			
9	717.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
10	717.69A	Self-Service Specialty Food	§ 790.93			
11	717.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
12	<u>717.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>717.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services						
14	717.70	Administrative Service	§ 790.106			
15	717.80	Hospital or Medical Center	§ 790.44			
16	717.81	Other Institutions, Large	§ 790.50	P	C	C
17	717.82	Other Institutions, Small	§ 790.51	P	P	P
18	717.83	Public Use	§ 790.80	C	C	C
19	717.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES						
20	717.90	Residential Use	§ 790.88	P	P	P
21	717.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
22	717.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
23	717.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		

1 2 3	717.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
4	717.95	Community Residential Parking	§ 790.10	C	C	C

5 **SEC. 718.1. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL**
6 **DISTRICT.**

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

14 The Upper Fillmore District controls are designed to protect the existing building scale
15 and promote new mixed-use development which is in character with adjacent buildings.
16 Building standards regulate large lot and use development and protect rear yards above the
17 ground story and at residential levels. Most commercial uses are permitted at the first two
18 stories of new buildings. Special controls are designed to preserve the existing equilibrium of
19 neighborhood-serving convenience and specialty commercial uses. In order to maintain
20 convenience stores and protect adjacent livability, additional eating and drinking
21 establishments are prohibited and ground-story entertainment and financial service uses are
22 limited. In order to promote continuous retail frontage, drive-up and most automobile uses are
23 prohibited.

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

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

			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
718.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
718.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
718.13	Street Frontage		Required § 145.1
718.14	Awning	§ 790.20	P § 136.1(a)
718.15	Canopy	§ 790.26	P § 136.1(b)
718.16	Marquee	§ 790.58	P § 136.1(c)
718.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
718.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
718.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
718.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
718.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.

			§§ 152, 161(b)
1	718.24	Outdoor Activity Area	§ 790.70
2			P if located in front; C if located elsewhere § 145.2(a)
3	718.25	Drive-Up Facility	§ 790.30
4	718.26	Walk-Up Facility	§ 790.140
5			P if recessed 3 ft.; C if not recessed § 145.2(b)
6	718.27	Hours of Operation	§ 790.48
7			P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
8	718.30	General Advertising Sign	§§ 262, 602—604, 608, 609
9	718.31	Business Sign	§§ 262, 602—604, 608, 609
10			P § 607.1(f) 2
11	718.32	Other Signs	§§ 262, 602—604, 608, 609
			P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Fillmore Street			
			Controls by Story			
		§ 790.118	1st	2nd	3rd+	
15	718.38	Residential Conversion	§ 790.84	P	C	
16	718.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services						
18	718.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
19	718.41	Bar	§ 790.22			
20	718.42	Full-Service Restaurant	§ 790.92			
21	718.43	Large Fast Food Restaurant	§ 790.90			
22	718.44	Small Self-Service Restaurant	§ 790.91			
23	718.45	Liquor Store	§ 790.55	C		
24	718.46	Movie Theater	§ 790.64	P		
25	718.47	Adult Entertainment	§ 790.36			
	718.48	Other Entertainment	§ 790.38	C		
	718.49	Financial Service	§ 790.110	C		

1	718.50	Limited Financial Service	§ 790.112	C		
2	718.51	Medical Service	§ 790.114	P	P	
3	718.52	Personal Service	§ 790.116	P	P	
4	718.53	Business or Professional Service	§ 790.108	P	P	
5	718.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
6	718.55	Tourist Hotel	§ 790.46	C	C	C
7	718.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
8	718.57	Automotive Gas Station	§ 790.14			
9	718.58	Automotive Service Station	§ 790.17			
10	718.59	Automotive Repair	§ 790.15			
11	718.60	Automotive Wash	§ 790.18			
12	718.61	Automobile Sale or Rental	§ 790.12			
13	718.62	Animal Hospital	§ 790.6	C		
14	718.63	Ambulance Service	§ 790.2			
15	718.64	Mortuary	§ 790.62			
16	718.65	Trade Shop	§ 790.124	P		
17	718.66	Storage	§ 790.117			
18	718.67	Video Store	§ 790.135	C	C	
19	718.68	Fringe Financial Service	§ 790.111			
20	718.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
21	718.69A	Self-Service Specialty Food	§ 790.93			
22	718.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
23	<u>718.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>718.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services						
25	718.70	Administrative Service	§ 790.106			
	718.80	Hospital or Medical Center	§ 790.44			
	718.81	Other Institutions, Large	§ 790.50	P	C	C

1	718.82	Other Institutions, Small	§ 790.51	P	P	P
2	718.83	Public Use	§ 790.80	C	C	C
3	718.84	Medical Cannabis Dispensary	§ 790.141	P		
4	718.85	Philanthropic Administrative Services	§ 790.107	P	P	P
5	RESIDENTIAL STANDARDS AND USES					
6	718.90	Residential Use	§ 790.88	P	P	P
7	718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
8	718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
9	718.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
10	718.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
11	718.95	Community Residential Parking	§ 790.10	C	C	C

SEC. 719.1. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

1 The Haight Street District controls are designed to protect the existing building scale
 2 and promote new mixed-use development which is in character with adjacent buildings. The
 3 building standards regulate large-lot and use development and protect rear yards above the
 4 ground story and at residential levels. To promote the prevailing mixed-use character, most
 5 commercial uses are directed primarily to the ground story with some upper-story restrictions
 6 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving
 7 commercial uses and regulate the more intensive commercial uses which can generate
 8 congestion and nuisance problems, special controls prohibit additional drinking uses, limit
 9 additional eating establishments, restrict expansion and intensification of existing eating and
 10 drinking establishments, and limit entertainment and tourist hotels. Prohibitions of most
 11 automobile and drive-up uses protect the district's continuous retail frontage.

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

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 16 **SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
 ZONING CONTROL TABLE**

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

			§ 145.1
1	719.14	Awning	§ 790.20
2			P § 136.1(a)
3	719.15	Canopy	§ 790.26
4			P § 136.1(b)
5	719.16	Marquee	§ 790.58
6			P § 136.1(c)
7	719.17	Street Trees	Required § 143
8	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
9	719.20	Floor Area Ratio	§§ 102.9, 102.11, 123
10			1.8 to 1 § 124(a) (b)
11	719.21	Use Size [Non-Residential]	§ 790.130
12			P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
13	719.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5
14			Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
15	719.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5
16			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
17	719.24	Outdoor Activity Area	§ 790.70
18			P if located in front; C if located elsewhere § 145.2(a)
19	719.25	Drive-Up Facility	§ 790.30
20	719.26	Walk-Up Facility	§ 790.140
21			P if recessed 3 ft.; C if not recessed § 145.2(b)
22	719.27	Hours of Operation	§ 790.48
23			P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
24	719.30	General Advertising Sign	§§ 262, 602—604, 608, 609
25	719.31	Business Sign	§§ 262, 602—604, 608, 609
			P § 607.1(f)2
	719.32	Other Signs	§§ 262, 602—604, 608, 609
			P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Haight Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
719.38	Residential Conversion	§ 790.84	P		
719.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
719.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	C#	#
719.41	Bar	§ 790.22	#	#	#
719.42	Full-Service Restaurant	§ 790.92	C#	#	#
719.43	Large Fast Food Restaurant	§ 790.90	#	#	#
719.44	Small Self-Service Restaurant	§ 790.91	#	#	#
719.45	Liquor Store	§ 790.55			
719.46	Movie Theater	§ 790.64	P		
719.47	Adult Entertainment	§ 790.36			
719.48	Other Entertainment	§ 790.38	C		
719.49	Financial Service	§ 790.110	P		
719.50	Limited Financial Service	§ 790.112	P		
719.51	Medical Service	§ 790.114		C	
719.52	Personal Service	§ 790.116	P	C	
719.53	Business or Professional Service	§ 790.108	P	C	
719.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
719.55	Tourist Hotel	§ 790.46	C	C	
719.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
719.57	Automotive Gas Station	§ 790.14			
719.58	Automotive Service Station	§ 790.17			
719.59	Automotive Repair	§ 790.15	C		
719.60	Automotive Wash	§ 790.18			
719.61	Automobile Sale or Rental	§ 790.12			
719.62	Animal Hospital	§ 790.6	C		

1	719.63	Ambulance Service	§ 790.2			
2	719.64	Mortuary	§ 790.62			
3	719.65	Trade Shop	§ 790.124	P		
4	719.66	Storage	§ 790.117			
5	719.67	Video Store	§ 790.135	C	C	
6	719.68	Fringe Financial Service	§ 790.111	#	#	#
7	719.69	Tobacco Paraphernalia Establishments	§ 790.123	#	#	#
8	719.69A	Self-Service Specialty Food	§ 790.93	#	#	#

9	719.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
10	<u>719.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>719.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

Institutions and Non-Retail Sales and Services

12	719.70	Administrative Service	§ 790.106			
13	719.80	Hospital or Medical Center	§ 790.44			
14	719.81	Other Institutions, Large	§ 790.50	P	C	C
15	719.82	Other Institutions, Small	§ 790.51	P	P	P
16	719.83	Public Use	§ 790.80	C	C	C
17	719.84	Medical Cannabis Dispensary	§ 790.141	P		

RESIDENTIAL STANDARDS AND USES

18	719.90	Residential Use	§ 790.88	P	P	P
19	719.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area — § 207.4		
20	719.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area — § 208		
21	719.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft.		

			if private, or 100 sq. ft. if common § 135(d)
719.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
719.95	Community Residential Parking	§ 790.10	C C C

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 719.40 § 719.41 § 719.43 § 719.44 § 719.69A	§ 781.9	Boundaries: The entire Haight Street Neighborhood Commercial District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.
§ 719.42	§ 781.9 790.22 790.92	HAIGHT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the Height Street Neighborhood Commercial District and Height Street Alcohol Restricted Use Subdistrict. Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 202, the Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.22, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with an of the above criteria for any length of time.
§ 725.42	§ 790.92	HAIGHT STREET FULL-SERVICE RESTAURANTS

	§ 790.22	<p>Boundaries: Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.</p> <p>Controls: A full-service restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of 3 full-service restaurants in accordance with this Section. Should a full-service restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant in accordance with the terms of this Section.</p>
§ 719.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District.</p> <p>Controls: Fringe financial services are NP pursuant to Section 249.35.</p>
§ 719.69	§ 790.123 § 186.1	<p>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.</p> <p>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.</p>

SEC. 720.1. 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 south 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

1 neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a
 2 number of restaurants and art galleries, but other types of retail activity are limited.

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

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

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 23 **SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
 ZONING CONTROL TABLE**

			Hayes-Gough
No.	Zoning Category	§ References	Controls

BUILDING STANDARDS

720.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
720.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
720.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a), (e)
720.13	Street Frontage		Required § 145.1
720.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
720.13b	Street Frontage, Required Ground Floor Commercial		Hayes Street; Octavia Street, from Fell to Hayes Streets § 145.1(d), (e)
720.13c	Street Frontage, Parking and Loading Access Restrictions		NP: Hayes Street; Octavia Street, § 155(r)
720.14	Awning	§ 790.20	P § 136.1(a)
720.15	Canopy	§ 790.26	P § 136.1(b)
720.16	Marquee	§ 790.58	P § 136.1(c)
720.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

720.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
720.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2

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720.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 166, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
720.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b)
720.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
720.25	Drive-Up Facility	§ 790.30	NP
720.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
720.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
720.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
720.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
720.32	Other Signs	§§ 262, 602—604, 608, 609	P # § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Hayes-Gough
			Controls by Story

		\$ 790.118	1st	2nd	3rd+	
1	720.38	Residential Conversion	§§ 790.84, 207.7	C	C	
2	720.39	Residential Demolition	§§ 790.86, 207.7	C	C	C
3	720.39a	Residential Division	§ 207.6	P	P	P
4	Retail Sales and Services					
5	720.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
6	720.41	Bar	§ 790.22	P		
7	720.42	Full-Service Restaurant	§ 790.92	P		
8	720.43	Large Fast Food Restaurant	§ 790.90	C		
9	720.44	Small Self-Service Restaurant	§ 790.91	P		
10	720.45	Liquor Store	§ 790.55	C		
11	720.46	Movie Theater	§ 790.64	P		
12	720.47	Adult Entertainment	§ 790.36			
13	720.48	Other Entertainment	§ 790.38	C		
14	720.49	Financial Service	§ 790.110	P	C	
15	720.50	Limited Financial Service	§ 790.112	P		
16	720.51	Medical Service	§ 790.114	C	P	C
17	720.52	Personal Service	§ 790.116	P	P	C
18	720.53	Business or Professional Service	§ 790.108	C	P	C
19	720.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
20	720.55	Tourist Hotel	§ 790.46	C	C	C

1	720.56	Automobile Parking	§§ 790.8, 156, 158.1, 160, 166	C	C	C
2	720.57	Automotive Gas Station	§ 790.14			
3	720.58	Automotive Service Station	§ 790.17			
4	720.59	Automotive Repair	§ 790.15			
5	720.60	Automotive Wash	§ 790.18			
6	720.61	Automobile Sale or Rental	§ 790.12			
7	720.62	Animal Hospital	§ 790.6	C		
8	720.63	Ambulance Service	§ 790.2			
9	720.64	Mortuary	§ 790.62			
10	720.65	Trade Shop	§ 790.124	P	C	
11	720.66	Storage	§ 790.117			
12	720.67	Video Store	§ 790.135	C	C	
13	720.68	Fringe Financial Service	§ 790.111	P#		
14	720.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
15	720.69A	Self-Service Specialty Food	§ 790.93	P		
16	720.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
17	<u>720.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>720.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Institutions and Non-Retail Sales and Services					
20	720.70	Administrative	§ 790.106			

	Service				
1	720.80	Hospital or Medical Center	§ 790.44		
2	720.81	Other Institutions, Large	§ 790.50	P	C C
3	720.82	Other Institutions, Small	§ 790.51	P	P P
4	720.83	Public Use	§ 790.80	C	C C
5	720.84	Medical Cannabis Dispensary	§ 790.141	P	
6	RESIDENTIAL STANDARDS AND USES				
7	720.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P P
8	720.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207.4, 207.6	
9	720.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208	
10	720.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)	
11	720.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit.	

			§§ 151.1, 166, 167, 145.1		
720.95	Community Residential Parking	§ 790.10, 145.1, 151.1(f), 155(r), 166	C	C	C

SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
720.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed

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

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

10 **SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 11 **ZONING CONTROL TABLE**

			Upper Market Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
721.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X, 50-X, 65-B, 80-B See Zoning Map
721.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
721.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e).
721.13	Street Frontage		Required § 145.1
721.14	Awning	§ 790.20	P § 136.1(a)
721.15	Canopy	§ 790.26	P § 136.1(b)
721.16	Marquee	§ 790.58	P § 136.1(c)
721.17	Street Trees		Required

			§ 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
721.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
721.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
721.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
721.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
721.25	Drive-Up Facility	§ 790.30	
721.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
721.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
721.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
721.31	Business Sign	§§ 262, 602—604, 608, 609	P # § 607.1(f)2
721.32	Other Signs	§§ 262, 602—604, 608, 609	P # § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Market Street		
			Controls by Story		
		§ 790.118	1 st	2nd	3rd+
721.38	Residential Conversion	§ 790.84	P	C	
721.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

1	721.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
2	721.41	Bar	§ 790.22	C		
3	721.42	Full-Service Restaurant	§ 790.92	C		
4	721.43	Large Fast Food Restaurant	§ 790.90			
5	721.44	Small Self-Service Restaurant	§ 790.91	C		
6	721.45	Liquor Store	§ 790.55	C		
7	721.46	Movie Theater	§ 790.64	P		
8	721.47	Adult Entertainment	§ 790.36			
9	721.48	Other Entertainment	§ 790.38	C#		
10	721.49	Financial Service	§ 790.110	C	C	
11	721.50	Limited Financial Service	§ 790.112	P		
12	721.51	Medical Service	§ 790.114	P	P	C
13	721.52	Personal Service	§ 790.116	P	P	C
14	721.53	Business or Professional Service	§ 790.108	P	P	C
15	721.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
16	721.55	Tourist Hotel	§ 790.46	C	C	C
17	721.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
18	721.57	Automotive Gas Station	§ 790.14			
19	721.58	Automotive Service Station	§ 790.17			
20	721.59	Automotive Repair	§ 790.15	C		
21	721.60	Automotive Wash	§ 790.18			
22	721.61	Automobile Sale or Rental	§ 790.12			
23	721.62	Animal Hospital	§ 790.6	C		
24	721.63	Ambulance Service	§ 790.2			
25	721.64	Mortuary	§ 790.62			
	721.65	Trade Shop	§ 790.124	P	C	
	721.66	Storage	§ 790.117			

1	721.67	Video Store	§ 790.135	C	C	
2	721.68	Fringe Financial Service	§ 790.111			
3	721.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
4	721.69A	Self-Service Specialty Food	§ 790.93	C		
5	721.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
6						
7	<u>721.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>721.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9						
10	Institutions and Non-Retail Sales and Services					
11	721.70	Administrative Service	§ 790.106			
12	721.80	Hospital or Medical Center	§ 790.44			
13	721.81	Other Institutions, Large	§ 790.50	P	C	C
14	721.82	Other Institutions, Small	§ 790.51	P	P	P
15	721.83	Public Use	§ 790.80	C	C	C
16	721.84	Medical Cannabis Dispensary	§ 790.141	P		
17	RESIDENTIAL STANDARDS AND USES					
18	721.90	Residential Use	§ 790.88	P	P	P
19	721.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
20	721.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
21	721.93	Usable Open Space [Per Residential Unit]	§§ 135; 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d)		
22	721.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit		
23						
24						
25						

			§§ 151, 161(a) (g)		
721.95	Community Residential Parking	§ 790.10	C	C	C

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

Article 7 Code Section	Other Code Section	Zoning Controls
§ 721.31 § 721.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 721.48		Boundaries: Applicable for the Upper Market Street NCD. Controls: Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.

SEC. 722.1. 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

1 wider trade area and attract many tourists. The balance between neighborhood-serving
2 convenience stores and Citywide specialty businesses has shifted , as convenience stores
3 have been replaced by restaurants and bars The proliferation of financial services, limited
4 financial services, and business and professional services has also upset the district's
5 balance of uses. The relocation of business and professional offices from downtown to North
6 Beach threatens the loss of upper-story residential units.

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

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

			North Beach
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	P up to 40 ft.
722.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
722.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
722.13	Street Frontage		Required § 145.1
722.14	Awning	§ 790.20	P § 136.1(a)
722.15	Canopy	§ 790.26	P § 136.1(b)
722.16	Marquee	§ 790.58	P § 136.1(c)
722.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
722.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
722.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 1,999 sq. ft.; C# 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2

1	722.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
2				
3	722.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
4				
5	722.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
6				
7	722.25	Drive-Up Facility	§ 790.30	
8	722.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
9				
10	722.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
11				
12	722.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
13	722.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
14	722.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)
15				

No.	Zoning Category	§ References	North Beach		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
722.38	Residential Conversion	§ 790.84	P		
722.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
722.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	
722.41	Bar	§ 790.22 § 780.3	C#		

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722.42	Full-Service Restaurant	§ 790.92 § 780.3	C#	C #	
722.43	Large Fast Food Restaurant	§ 790.90			
722.44	Small Self-Service Restaurant	§ 790.91 § 780.3	C#		
722.45	Liquor Store	§ 790.55	C		
722.46	Movie Theater	§ 790.64	P		
722.47	Adult Entertainment	§ 790.36			
722.48	Other Entertainment	§ 790.38	C		
722.49	Financial Service	§ 790.110	C/NP #		
722.50	Limited Financial Service	§ 790.112	C/NP#		
722.51	Medical Service	§ 790.114	P	P	
722.52	Personal Service	§ 790.116	P	P	
722.53	Business or Professional Service	§ 790.108	C/NP#	P	
722.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
722.55	Tourist Hotel	§ 790.46	C	C	C
722.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
722.57	Automotive Gas Station	§ 790.14			
722.58	Automotive Service Station	§ 790.17			
722.59	Automotive Repair	§ 790.15	C		
722.60	Automotive Wash	§ 790.18			
722.61	Automobile Sale or Rental	§ 790.12			
722.62	Animal Hospital	§ 790.6	C		
722.63	Ambulance Service	§ 790.2			
722.64	Mortuary	§ 790.62			
722.65	Trade Shop	§ 790.124	P#	C #	

1	722.66	Storage	§ 790.117			
2	722.67	Video Store	§ 790.135	C	C	
3	722.68	Fringe Financial Service	§ 790.111			
4	722.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
5						
6	722.69A	Self-Service Specialty Food	§ 790.93	C		
7	722.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
8						
9	722.69C	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
10						
11	722.69D	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

Institutions and Non-Retail Sales and Services

12						
13	722.70	Administrative Service	§ 790.106			
14	722.80	Hospital or Medical Center	§ 790.44			
15						
16	722.81	Other Institutions, Large	§ 790.50	P	C	C
17	722.82	Other Institutions, Small	§ 790.51	P	P	P
18	722.83	Public Use	§ 790.80	C	C	C
19	722.84	Medical Cannabis Dispensary	§ 790.141	P		

RESIDENTIAL STANDARDS AND USES

20						
21	722.90	Residential Use	§ 790.88	P	P	P
22	722.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
23	722.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
24						
25	722.93	Usable Open Space	§§ 135, 136	Generally, either		

	<i>[Per Residential Unit]</i>		60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
722.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g) # if installing a garage in an existing residential building		
722.95	Community Residential Parking	§ 790.10	C	C	C

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

Article 7 Code Section	Other Code Section	Zoning Controls
§ 722.26	§ 790.140	NORTH BEACH WALK UP FACILITIES Boundaries: North Beach NCD Controls: Walk-up automated bank teller machines (ATMs) are not permitted.
§ 722.40	§ 790.102(n)	NORTH BEACH SPECIALTY RETAIL USES Boundaries: North Beach NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§§ 722.42, 722.44, 722.41	§ 780.3	NORTH BEACH SPECIAL USE DISTRICT Boundaries: North Beach NCD Controls: Full-service restaurants and small self-service restaurants as defined in Sections 790.92 and 790.91 of this Code and bars as defined in Section 780.22 may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the full-service restaurant, small self-service restaurant, or bar does not occupy: (1) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or

		(2) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code.
§§ 722.42, 722.44	§§ 790.92, 790.91	NORTH BEACH LIQUOR LICENSES FOR FULL-SERVICE AND SMALL SELF-SERVICE RESTAURANTS Boundaries: North Beach NCD Controls: (a) In order to allow full-service restaurants, as defined in § 790.92, and small self-service restaurants, as defined in § 790.91 to seek or maintain an ABC license type 41, so that they may provide on-site beer and/or wine sales for drinking on the premises, the restaurant shall be required to operate as a 'bona-fide eating place' as defined in § 790.142.
		(b) In order to allow full service restaurants, as defined in § 790.91, to seek and maintain an ABC license type 47, so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:
		(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a 'bona-fide eating place' as defined in § 790.142; and
		(2) (2) The establishment maintains only an ABC license type 47, 40, 41 or 60.
		(c) The Commission may consider immediate revocation of a previous conditional use authorization should an establishment no longer comply with any of the criteria set forth above in (a) or (b) of this Section for any length of time.
		(d) A small self-service restaurant use as defined in § 790.91 may not provide liquor for drinking on the premises (with ABC licenses 42, 47, 48, or 61).
§§ 722.49, 722.50 722.53	§ 781.6	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; business or professional services are NP at the 1st story
§ 722.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT

<p>1 § 722.94</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p>	<p>§§ 150, 153-157, 159-160, 204.5</p>	<p>NORTH BEACH OFF-STREET PARKING, RESIDENTIAL</p> <p>Boundaries: North Beach NCD</p> <p>A. 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.</p> <p>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>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.</p> <p>Boundaries: Applicable only for the portion of North Beach NCD as mapped on Sectional Map SU01a</p> <p>Controls: Garment shops are P at the 1st and 2nd stories</p>
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18 **SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

19 Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street

20 Neighborhood Commercial District extends for a mile as a north-south linear strip, and

21 includes a portion of Larkin Street between Post and California Streets. Polk Street's dense

22 mixed-use character consists of buildings with residential units above ground-story

23 commercial use. The district has an active and continuous commercial frontage along Polk

24 Street for almost all of its length. Larkin Street and side streets in the district have a greater

25 proportion of residences than Polk Street itself. The district provides convenience goods and

1 services to the residential communities in the Polk Gulch neighborhood and to the residents
 2 on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well
 3 as some automobile uses, which serve a broader trade area. Commercial uses also include
 4 offices, as well as movie theaters, restaurants, and bars which keep the district active into the
 5 evening.

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

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

19
 20 **SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
ZONING CONTROL TABLE

			Polk Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
723.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	65-A, 80-A, 130-E See Zoning Map
723.11	Lot Size	§§ 790.56, 121.1	P up to 9,999 sq. ft.

	<i>[Per Development]</i>		C 10,000 sq. ft. & above § 121.1
723.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
723.13	Street Frontage		Required § 145.1
723.14	Awning	§ 790.20	P § 136.1(a)
723.15	Canopy	§ 790.26	P § 136.1(b)
723.16	Marquee	§ 790.58	P § 136.1(c)
723.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
723.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
723.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2
723.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
723.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
723.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
723.25	Drive-Up Facility	§ 790.30	
723.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
723.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.

1	723.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
2	723.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
3	723.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

6	No.	Zoning Category	§ References	Polk Street		
				Controls by Story		
7				1st	2nd	3rd+
8	723.38	Residential Conversion	§ 790.118	P	C	
9	723.39	Residential Demolition	§ 790.84	P	C	C
10	Retail Sales and Services					
11	723.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
12	723.41	Bar	§ 790.22	C		
13	723.42	Full-Service Restaurant	§ 790.92	C		
14	723.43	Large Fast Food Restaurant	§ 790.90			
15	723.44	Small Self-Service Restaurant	§ 790.91	C		
16	723.45	Liquor Store	§ 790.55	C		
17	723.46	Movie Theater	§ 790.64	P		
18	723.47	Adult Entertainment	§ 790.36			
19	723.48	Other Entertainment	§ 790.38	C		
20	723.49	Financial Service	§ 790.110	C	C	
21	723.50	Limited Financial Service	§ 790.112	P		
22	723.51	Medical Service	§ 790.114	P	P	
23	723.52	Personal Service	§ 790.116	P	P	
24	723.53	Business or Professional Service	§ 790.108	P	P	
25	723.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
	723.55	Tourist Hotel	§ 790.46	C	C	C

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723.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
723.57	Automotive Gas Station	§ 790.14			
723.58	Automotive Service Station	§ 790.17			
723.59	Automotive Repair	§ 790.15	C		
723.60	Automotive Wash	§ 790.18			
723.61	Automobile Sale or Rental	§ 790.12			
723.62	Animal Hospital	§ 790.6	C		
723.63	Ambulance Service	§ 790.2			
723.64	Mortuary	§ 790.62			
723.65	Trade Shop	§ 790.124	P	C	
723.66	Storage	§ 790.117			
723.67	Video Store	§ 790.135	C	C	
723.68	Fringe Financial Service	§ 790.111	#	#	#
723.69	Tobacco Paraphernalia Establishments	§ 790.123	NP#	NP#	NP#
723.69A	Self-Service Specialty Food	§ 790.93	C		
723.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
<u>723.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>723.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services					
723.70	Administrative Service	§ 790.106			
723.80	Hospital or Medical Center	§ 790.44			
723.81	Other Institutions, Large	§ 790.50	P	C	C
723.82	Other Institutions, Small	§ 790.51	P	P	P
723.83	Public Use	§ 790.80	C	C	C
723.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
723.90	Residential Use	§ 790.88	P	P	P
723.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		

723.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
723.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
723.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
723.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE POLK STREET DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
723.68	§249.35	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).
§ 723.69	§ 790.123 § 186.1	Tobacco Paraphernalia Establishments — Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia Establishments" applicable to the Polk 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 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.

SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

10 The Sacramento Street District controls are designed to promote adequate growth
11 opportunities for development that is compatible with the surrounding low-density residential
12 neighborhood. The building standards monitor large-scale development and protect rear yards
13 at the grade level and above. Most new commercial development is permitted at the first
14 story; general retail uses are permitted at the second story only if such use would not involve
15 conversion of any existing housing units. Special controls are designed to protect existing
16 neighborhood-serving ground-story retail uses. New medical service offices are prohibited at
17 all stories. Personal and business services are restricted at the ground story and prohibited on
18 upper stories. Limits on new ground-story eating and drinking uses, as well as new
19 entertainment and financial service uses, are intended to minimize the environmental impacts
20 generated by the growth of such uses. The daytime orientation of the district is encouraged by
21 prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities
22 are limited in scale and operation to minimize disruption to the neighborhood. Most new
23 automobile and drive-up uses are prohibited to promote continuous retail frontage.

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

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

			Sacramento Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
724.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
724.13	Street Frontage		Required § 145.1
724.14	Awning	§ 790.20	P § 136.1(a)
724.15	Canopy	§ 790.26	P § 136.1(b)
724.16	Marquee	§ 790.58	P § 136.1(c)
724.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
724.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
724.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
724.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)

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

No.	Zoning Category	§ References	Sacramento Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
724.38	Residential Conversion	§ 790.84	P		
724.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
724.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
724.41	Bar	§ 790.22			
724.42	Full-Service Restaurant	§ 790.92	C		
724.43	Large Fast Food Restaurant	§ 790.90			
724.44	Small Self-Service Restaurant	§ 790.91	C		
724.45	Liquor Store	§ 790.55	P		
724.46	Movie Theater	§ 790.64	P		
724.47	Adult Entertainment	§ 790.36			
724.48	Other Entertainment	§ 790.38	C		
724.49	Financial Service	§ 790.110	C		
724.50	Limited Financial Service	§ 790.112	C		

1	724.51	Medical Service	§ 790.114			
2	724.52	Personal Service	§ 790.116	C		
3	724.53	Business or Professional Service	§ 790.108	C		
4	724.54	Massage Establishment	§ 790.60, § 1900 Health Code			
5	724.55	Tourist Hotel	§ 790.46	C	C	
6	724.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
7	724.57	Automotive Gas Station	§ 790.14			
8	724.58	Automotive Service Station	§ 790.17			
9	724.59	Automotive Repair	§ 790.15			
10	724.60	Automotive Wash	§ 790.18			
11	724.61	Automobile Sale or Rental	§ 790.12			
12	724.62	Animal Hospital	§ 790.6	C		
13	724.63	Ambulance Service	§ 790.2			
14	724.64	Mortuary	§ 790.62			
15	724.65	Trade Shop	§ 790.124	P	C	
16	724.66	Storage	§ 790.117			
17	724.67	Video Store	§ 790.135	C	C	
18	724.68	Fringe Financial Service	§ 790.111			
19	724.69	Tobacco Paraphernalia Establishments	§ 790.123			
20	724.69A	Self-Service Specialty Food	§ 790.93	C		
21	724.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
22	<u>724.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>724.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services						
24	724.70	Administrative Service	§ 790.106			
25	724.80	Hospital or Medical Center	§ 790.44			
	724.81	Other Institutions, Large	§ 790.50	P	C	C

724.82	Other Institutions, Small	§ 790.51	P	P	P
724.83	Public Use	§ 790.80	C	C	C
724.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
724.90	Residential Use	§ 790.88	P	P	P
724.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
724.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
724.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
724.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
724.95	Community Residential Parking	§ 790.10	C	C	C

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

SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Union Street Commercial District is located in northern San Francisco between the Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van

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

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

22 Housing development in new buildings is encouraged above the second story. Existing
23 residential units are protected by limitations on demolitions and upper-story conversions.
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**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

			Union Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
725.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
725.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
725.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
725.13	Street Frontage		Required § 145.1
725.14	Awning	§ 790.20	P § 136.1(a)
725.15	Canopy	§ 790.26	P § 136.1(b)
725.16	Marquee	§ 790.58	P § 136.1(c)
725.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
725.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
725.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
725.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.

			§§ 152, 161(b)
725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
725.25	Drive-Up Facility	§ 790.30	
725.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
725.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
725.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
725.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
725.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Union Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
725.38	Residential Conversion	§ 790.84	P	C	C
725.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
725.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
725.41	Bar	§ 790.22			
725.42	Full-Service Restaurant	§ 790.92	C		
725.43	Large Fast Food Restaurant	§ 790.90			
725.44	Small Self-Service Restaurant	§ 790.91	C#		
725.45	Liquor Store	§ 790.55	C		
725.46	Movie Theater	§ 790.64	P		
725.47	Adult Entertainment	§ 790.36			
725.48	Other Entertainment	§ 790.38	C		
725.49	Financial Service	§ 790.110	C	C	

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725.50	Limited Financial Service	§ 790.112	P		
725.51	Medical Service	§ 790.114	P	P	C
725.52	Personal Service	§ 790.116	P	P	C
725.53	Business or Professional Service	§ 790.108	P	P	C
725.54	Massage Establishment	§ 790.60, § 1900 Health Code			
725.55	Tourist Hotel	§ 790.46	C	C	C
725.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
725.57	Automotive Gas Station	§ 790.14			
725.58	Automotive Service Station	§ 790.17			
725.59	Automotive Repair	§ 790.15			
725.60	Automotive Wash	§ 790.18			
725.61	Automobile Sale or Rental	§ 790.12			
725.62	Animal Hospital	§ 790.6	C		
725.63	Ambulance Service	§ 790.2			
725.64	Mortuary	§ 790.62			
725.65	Trade Shop	§ 790.124	P	C	
725.66	Storage	§ 790.117			
725.67	Video Store	§ 790.135	C	C	
725.68	Fringe Financial Service	§ 790.111			
725.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
725.69A	Self-Service Specialty Food	§ 790.93	C#		
724.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
<u>725.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>725.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services					
725.70	Administrative Service	§ 790.106			
725.80	Hospital or Medical Center	§ 790.44			

1	725.81	Other Institutions, Large	§ 790.50	P	C	C
2	725.82	Other Institutions, Small	§ 790.51	P	P	P
3	725.83	Public Use	§ 790.80	C	C	C
4	725.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES						
5	725.90	Residential Use	§ 790.88	P	P	P
6	725.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
7	725.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
8	725.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
9	725.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
10	725.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

16	17	18	19	20	21	22	23	24	25
Article 7 Code Section	Other Code Section	Zoning Controls							
§725.42	§790.92	<p>UNION STREET FULL-SERVICE RESTAURANTS</p> <p>Boundaries: Applicable to the Union Street Neighborhood Commercial District</p> <p>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.</p> <p>Controls: The Planning Commission may approve a full-service restaurant providing on-site beer and/or wine sales (with ABC license 40, 41 or 60) if, in addition to meeting the criteria set forth in Section 303, the use (1) is located on the ground floor, and (2) the Planning Commission finds that an additional full-service restaurant would not</p>							

		<p>result in a net total of more than 32 full-service restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Full-Service Restaurants to conditional use authorizations required by Planning Code § 178, including but not limited to significant alterations, modifications, and intensifications of use.</p>
<p>§ 725.44 and 725.69B</p>	<p>§ 790.91 790.93</p>	<p>SMALL SELF-SERVICE RESTAURANTS AND SELF-SERVICE SPECIALTY FOOD USES Boundaries: Applicable to the Union Street Neighborhood Commercial District Controls: The Planning Commission may approve a Small Self-Service Restaurants or Self-Service Specialty Food use if, in addition to meeting the criteria set forth in Section 303, the Planning Commission finds that an additional such use would not result in a net total of more than 12 combined Small Self-Service Restaurants and Self-Service Specialty Food uses in the Union Street Neighborhood Commercial District.</p>

SEC. 726.1. 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.

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

13 Housing development in new buildings is encouraged above the ground story. Housing
 14 density is not controlled by the size of the lot but by requirements to supply a high percentage
 15 of larger units and by physical envelope controls. Existing residential units are protected by
 16 prohibitions on upper-story conversions and limitations on demolitions, mergers, and
 17 subdivisions. Given the area's central location and accessibility to the City's transit network,
 18 accessory parking for residential uses is not required.

19 **SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 20 **ZONING CONTROL TABLE**

			Valencia Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271	40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X
726.11	Lot Size [<i>Per Development</i>]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000

			sq. ft. & above § 121.1
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
726.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
726.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply. See § 145.4
726.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply. See § 155(r)
726.14	Awning	§ 790.20	P § 136.1(a)
726.15	Canopy	§ 790.26	P § 136.1(b)
726.16	Marquee	§ 790.58	P § 136.1(c)
726.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
726.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
726.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
726.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153—157, 159—160, 166, 204.5	None required. Limits set forth in Section 151.1 §§
726.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
726.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
726.25	Drive-Up Facility	§ 790.30	
726.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
726.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
726.30	General Advertising Sign	§§ 262, 602—604, 608, 609	

1	726.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
2	726.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Valencia Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
726.37	Residential Conversion	§§ 790.84, 207.7	C		
726.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
726.39	Residential Division	§ 207.8	P	P	P
Retail Sales and Services					
726.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
726.41	Bar	§ 790.22	C		
726.42	Full-Service Restaurant	§ 790.92	P		
726.43	Large Fast Food Restaurant	§ 790.90	C		
726.44	Small Self-Service Restaurant	§ 790.91	P		
726.45	Liquor Store	§ 790.55			
726.46	Movie Theater	§ 790.64	P		
726.47	Adult Entertainment	§ 790.36			
726.48	Other Entertainment	§ 790.38	C		
726.49	Financial Service	§ 790.110	P		
726.50	Limited Financial Service	§ 790.112	P		
726.51	Medical Service	§ 790.114	P	C	
726.52	Personal Service	§ 790.116	P	C	
726.53	Business or Professional Service	§ 790.108	P	C	
726.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		

1	726.55	Tourist Hotel	§ 790.46	C	C	
2	726.56	Automobile Parking	§§ 790.8, 156, 158.1, 160, 166	C	C	C
3	726.57	Automotive Gas Station	§ 790.14			
4	726.58	Automotive Service Station	§ 790.17			
5	726.59	Automotive Repair	§ 790.15	C		
6	726.60	Automotive Wash	§ 790.18			
7	726.61	Automobile Sale or Rental	§ 790.12			
8	726.62	Animal Hospital	§ 790.6	C		
9	726.63	Ambulance Service	§ 790.2			
10	726.64	Mortuary	§ 790.62	C	C	
11	726.65	Trade Shop	§ 790.124	P	C	
12	726.66	Storage	§ 790.117			
13	726.67	Video Store	§ 790.135	C	C	
14	726.68	Fringe Financial Service	§ 790.111	#	#	#
15	726.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
16	726.69A	Self-Service Specialty Food	§ 790.93	P		
17	726.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
18	<u>726.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
19	<u>726.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Institutions and Non-Retail Sales and Services					
21	726.70	Administrative Service	§ 790.106			
22	726.80	Hospital or Medical Center	§ 790.44			
23	726.81	Other Institutions, Large	§ 790.50	P	C	C
24	726.82	Other Institutions, Small	§ 790.51	P	P	P
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1	726.83	Public Use	§ 790.80	C	C	C
2	726.84	Medical Cannabis Dispensary	§ 790.141	P		
3	RESIDENTIAL STANDARDS AND USES					
4	726.90	Residential Use	§§ 145.4, 790.88	P, except NP for frontages listed in 145.4	P	P
5	726.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 207.6, 790.88(a)	No density limit § 207.4		
6	726.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit		
7	726.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
8	726.94	Off-Street Parking, Residential	§§ 145.1, 150, 151.1, 153—157, 159—160, 166, 167, 204.5	Non required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1		
9	726.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT

16	Article 7 Code Section	Other Code Section	Zoning Controls
17	§ 726.68	§ 249.35	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 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).

SEC. 727.1. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

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

22 Housing development in new buildings is encouraged above the ground story. Housing
23 density is not controlled by the size of the lot but by requirements to supply a high percentage
24 of larger units and by physical envelope controls. Existing housing units are protected by
25 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. 727. 24TH STREET — MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

			24th Street — Mission
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X, 50-X, 105-E See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X.
727.11	Lot Size [<i>Per Development</i>]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
727.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
727.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply. See § 145.4
727.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply. See § 155(r)
727.14	Awning	§ 790.20	P § 136.1(a)
727.15	Canopy	§ 790.26	P § 136.1(b)
727.16	Marquee	§ 790.58	P § 136.1(c)
727.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
727.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
727.21	Use Size [<i>Non-Residential</i>]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
727.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153—157, 159—	None required. Limits set forth in Section 151.1 §§

		160, 166, 204.5	
727.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
727.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
727.25	Drive-Up Facility	§ 790.30	
727.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2 (b)
727.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
727.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	
727.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f)2
727.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c)(d)(g)

No.	Zoning Category	§ References	24th Street— Mission		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
727.37	Residential Conversion	§§ 790.84, 207.7	C		
727.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
726.39	Residential Division	§ 207.8	P	P	P
Retail Sales and Services					
727.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
727.41	Bar	§ 790.22			
727.42	Full-Service Restaurant	§ 790.92	C		
727.43	Large Fast Food Restaurant	§ 790.90			
727.44	Small Self-Service Restaurant	§ 790.91	C		
727.45	Liquor Store	§ 790.55			
727.46	Movie Theater	§ 790.64	P		

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727.47	Adult Entertainment	§ 790.36			
727.48	Other Entertainment	§ 790.38	C		
727.49	Financial Service	§ 790.110	P		
727.50	Limited Financial Service	§ 790.112	P		
727.51	Medical Service	§ 790.114	P	C	
727.52	Personal Service	§ 790.116	P	C	
727.53	Business or Professional Service	§ 790.108	P	C	
727.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
727.55	Tourist Hotel	§ 790.46	C	C	
727.56	Automobile Parking	§§ 790.8, 156, 158.1, 160, 166	C	C	C
727.57	Automotive Gas Station	§ 790.14			
727.58	Automotive Service Station	§ 790.17			
727.59	Automotive Repair	§ 790.15	C		
727.60	Automotive Wash	§ 790.18			
727.61	Automobile Sale or Rental	§ 790.12			
727.62	Animal Hospital	§ 790.6	C		
727.63	Ambulance Service	§ 790.2			
727.64	Mortuary	§ 790.62			
727.65	Trade Shop	§ 790.124	P		
727.66	Storage	§ 790.117			
727.67	Video Store	§ 790.135	C		
727.68	Fringe Financial Service	§ 790.111	#	#	#
727.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
727.69A	Self-Service Specialty Food	§ 790.93	C		
727.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			

<u>727.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>727.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

Institutions and Non-Retail Sales and Services					
727.70	Administrative Service	§ 790.106			
727.80	Hospital or Medical Center	§ 790.44			
727.81	Other Institutions, Large	§ 790.50	P	C	C
727.82	Other Institutions, Small	§ 790.51	P	P	P
727.83	Public Use	§ 790.80	C	C	C
727.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
727.90	Residential Use	§§ 145.4, 790.88	P, except NP for frontages listed in § 145.4		P P
727.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 207.6, 790.88(a)	No density limit		
727.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit		
727.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
727.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit §§ 151, 161(a) (g), 166, 167, 145.1		
727.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 727.68	§ 249.35	<p>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.</p> <p>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).</p>

SEC. 728.1. 24TH STREET — NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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

The 24th Street — Noe Valley District controls are designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. The small scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-

1 night activity, certain potentially troublesome commercial uses are regulated. Additional large
 2 fast food restaurants are prohibited, other eating and drinking establishments require
 3 conditional use authorization, and ground-story entertainment and financial service uses are
 4 restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help
 5 prevent additional traffic and parking congestion.

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

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

			24th Street — Noe Valley
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
728.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
728.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
728.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
728.13	Street Frontage		Required § 145.1
728.14	Awning	§ 790.20	P § 136.1(a)
728.15	Canopy	§ 790.26	P § 136.1(b)
728.16	Marquee	§ 790.58	P § 136.1(c)
728.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
728.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
728.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
728.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
728.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
728.25	Drive-Up Facility	§ 790.30	
728.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
728.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
728.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
728.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
728.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	24th Street— Noe Valley		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
728.38	Residential Conversion	§ 790.84	P		
728.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					

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728.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	C#	
728.41	Bar	§ 790.22	C#		
728.42	Full-Service Restaurant	§ 790.92	C		
728.43	Large Fast Food Restaurant	§ 790.90			
728.44	Small Self-Service Restaurant	§ 790.91	C		
728.45	Liquor Store	§ 790.55	C		
728.46	Movie Theater	§ 790.64	P		
728.47	Adult Entertainment	§ 790.36			
728.48	Other Entertainment	§ 790.38	C		
728.49	Financial Service	§ 790.110	C		
728.50	Limited Financial Service	§ 790.112	C		
728.51	Medical Service	§ 790.114	P	C	
728.52	Personal Service	§ 790.116	P	C	
728.53	Business or Professional Service	§ 790.108	P	C	
728.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
728.55	Tourist Hotel	§ 790.46	C	C	
728.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
728.57	Automotive Gas Station	§ 790.14			
728.58	Automotive Service Station	§ 790.17			
728.59	Automotive Repair	§ 790.15			
728.60	Automotive Wash	§ 790.18			
728.61	Automobile Sale or Rental	§ 790.12			
728.62	Animal Hospital	§ 790.6	C		
728.63	Ambulance Service	§ 790.2			
728.64	Mortuary	§ 790.62			
728.65	Trade Shop	§ 790.124	P	C	
728.66	Storage	§ 790.117			
728.67	Video Store	§ 790.135	C	C	
728.68	Fringe Financial Service	§ 790.111	#	#	#
728.69	Tobacco Paraphernalia Establishments	§ 790.123	C		

1	728.69A	Self-Service Specialty Food	§ 790.93	C		
2	728.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
3						
4	<u>728.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>728.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
6						
7	Institutions and Non-Retail Sales and Services					
8	728.70	Administrative Service	§ 790.106			
9	728.80	Hospital or Medical Center	§ 790.44			
10	728.81	Other Institutions, Large	§ 790.50	P	C	C
11	728.82	Other Institutions, Small	§ 790.51	P	P	P
12	728.83	Public Use	§ 790.80	C	C	C
13	728.84	Medical Cannabis Dispensary	§ 790.141	P		
14	RESIDENTIAL STANDARDS AND USES					
15	728.90	Residential Use	§ 790.88	P	P	P
16	728.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
17	728.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
18	728.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
19	728.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
20	728.95	Community Residential Parking	§ 790.10	C	C	C
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**SPECIFIC PROVISIONS FOR THE 24TH STREET—NOE VALLEY
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 728.40	§ 790.102(b) and (n) § 703.2(b)(1)(C)	<p>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 asset forth in Code §§ 710.10 and 186. Controls: Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in Code § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).</p>
§ 728.41	§ 790.22	<p>24th STREET—NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and (2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 728.68	§ 249.35	<p>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</p>

		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).
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SEC. 729.1. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

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

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

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

19
 20 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**
ZONING CONTROL TABLE

			West Portal Avenue
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	26-X
729.11	Lot Size	§§ 790.56, 121.1	P up to 4,999 sq. ft.;

	<i>[Per Development]</i>		C 5,000 sq. ft. & above § 121.1
729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
729.13	Street Frontage		Required § 145.1
729.14	Awning	§ 790.20	P § 136.1(a)
729.15	Canopy	§ 790.26	P § 136.1(b)
729.16	Marquee	§ 790.58	P § 136.1(c)
729.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
729.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
729.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
729.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
729.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
729.25	Drive-Up Facility	§ 790.30	
729.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
729.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.

729.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
729.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
729.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	West Portal Avenue		
			Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
729.38	Residential Conversion	§ 790.84	P		
729.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
729.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	P	
729.41	Bar	§ 790.22	C		
729.42	Full-Service Restaurant	§ 790.92	C		
729.43	Large Fast Food Restaurant	§ 790.90			
729.44	Small Self-Service Restaurant	§ 790.91			
729.45	Liquor Store	§ 790.55	P		
729.46	Movie Theater	§ 790.64			
729.47	Adult Entertainment	§ 790.36			
729.48	Other Entertainment	§ 790.38			
729.49	Financial Service	§ 790.110			
729.50	Limited Financial Service	§ 790.112	C		
729.51	Medical Service	§ 790.114	C	P	
729.52	Personal Service	§ 790.116	P	P	
729.53	Business or Professional Service	§ 790.108	C #	P	
729.54	Massage Establishment	§ 790.60, § 1900 Health Code			
729.55	Tourist Hotel	§ 790.46			
729.56	Automobile Parking	§§ 790.8, 156, 160			

1	729.57	Automotive Gas Station	§ 790.14			
2	729.58	Automotive Service Station	§ 790.17	C		
3	729.59	Automotive Repair	§ 790.15			
4	729.60	Automotive Wash	§ 790.18			
5	729.61	Automobile Sale or Rental	§ 790.12			
6	729.62	Animal Hospital	§ 790.6	C		
7	729.63	Ambulance Service	§ 790.2			
8	729.64	Mortuary	§ 790.62			
9	729.65	Trade Shop	§ 790.124	P		
10	729.66	Storage	§ 790.117			
11	729.67	Video Store	§ 790.135	C	C	
12	729.68	Fringe Financial Service	§ 790.111			
13	729.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
14	729.69A	Self-Service Specialty Food	§ 790.93			
15	729.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
16	<u>729.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>729.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services						
18	729.70	Administrative Service	§ 790.106			
19	729.80	Hospital or Medical Center	§ 790.44			
20	729.81	Other Institutions, Large	§ 790.50	C	C	
21	729.82	Other Institutions, Small	§ 790.51	P	P	
22	729.83	Public Use	§ 790.80	C	C	
23	729.84	Medical Cannabis Dispensary	§ 790.141	C		
RESIDENTIAL STANDARDS AND USES						
24	729.90	Residential Use	§ 790.88	P	P	
25	729.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area		

			§ 207.4
729.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208
729.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)
729.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
729.95	Community Residential Parking	§ 790.10	C C

SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

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

SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

9 The Inner Sunset District controls are designed to protect the existing building scale
10 and promote new mixed-use development which is in character with adjacent buildings. The
11 building standards regulate large-lot and use development and protect rear yards above the
12 ground story and at residential levels. To promote the prevailing mixed use character, most
13 commercial uses are directed primarily to the ground story with some upper-story restrictions
14 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving
15 commercial uses and regulate the more intensive commercial uses which can generate
16 congestion and nuisance problems, special controls prohibit additional eating and drinking
17 uses, restrict expansion and intensification of existing eating and drinking establishments, and
18 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses
19 protect the district's continuous retail frontage.

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

23 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT**
24 **ZONING CONTROL TABLE**

	Inner Sunset
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No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
730.1	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
730.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	Street Frontage		Required § 145.1
730.14	Awning	§ 790.20	P § 136.1(a)
730.15	Canopy	§ 790.26	P § 136.1(b)
730.16	Marquee	§ 790.58	P § 136.1(c)
730.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
730.2	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
730.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
730.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
730.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
730.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)

1	730.25	Drive-Up Facility	§ 790.30	
2	730.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
3	730.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
4	730.30	General Advertising Sign	§§ 262, 602, 604, 608, 609	
5	730.31	Business Sign	§§ 262, 602, 604, 608, 609	P § 607.1(f)2
6	730.32	Other Signs	§§ 262, 602, 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Inner Sunset Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
730.38	Residential Conversion	§ 790.84	P		
730.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
730.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
730.41	Bar	§ 790.22	C		
730.42	Full-Service Restaurant	§ 790.92	C		
730.43	Large Fast Food Restaurant	§ 790.90			
730.44	Small Self-Service Restaurant	§ 790.91	C		
730.45	Liquor Store	§ 790.55			
730.46	Movie Theater	§ 790.64	P		
730.47	Adult Entertainment	§ 790.36			
730.48	Other Entertainment	§ 790.38	C		
730.49	Financial Service	§ 790.110	P		
730.50	Limited Financial Service	§ 790.112	P		
730.51	Medical Service	§ 790.114	C	C	
730.52	Personal Service	§ 790.116	P	C	
730.53	Business or Professional	§ 790.108	P	C	

	Service				
1	730.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	
2	730.55	Tourist Hotel	§ 790.46	C	C
3	730.56	Automobile Parking	§§ 790.8, 156, 160	C	C
4	730.57	Automotive Gas Station	§ 790.14		
5	730.58	Automotive Service Station	§ 790.17		
6	730.59	Automotive Repair	§ 790.15	C	
7	730.60	Automotive Wash	§ 790.18		
8	730.61	Automobile Sale or Rental	§ 790.12		
9	730.62	Animal Hospital	§ 790.6	C	
10	730.63	Ambulance Service	§ 790.2		
11	730.64	Mortuary	§ 790.62		
12	730.65	Trade Shop	§ 790.124	P	
13	730.66	Storage	§ 790.117		
14	730.67	Video Store	§ 790.135	C	
15	730.68	Fringe Financial Service	§ 790.111	P	
16	730.69	Tobacco Paraphernalia Establishments	§ 790.123	C	
17	730.69A	Self-Service Specialty Food	§ 790.93	C	
18	730.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04		
19	<u>730.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>
20	<u>730.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>
21	Institutions and Non-Retail Sales and Services				
22	730.7	Administrative Service	§ 790.106		
23	730.8	Hospital or Medical Center	§ 790.44		
24	730.81	Other Institutions, Large	§ 790.50	P	C
25	730.82	Other Institutions, Small	§ 790.51	P	P

730.83	Public Use	§ 790.80	C	C	
730.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
730.9	Residential Use	§ 790.88	P	P	P
730.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
730.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
730.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
730.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
730.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE INNER SUNSET
NEIGHBORHOOD COMMERCIAL DISTRICT**

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

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

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

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

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

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

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

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

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

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

			NC-3
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
731.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1 263.20, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.20
731.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
731.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
731.13	Street Frontage		Required § 145.1
731.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
731.13b	Street Frontage, Required Ground Floor Commercial		Market Street, Church Street § 145.1(d)
731.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
731.14	Awning	§ 790.20	P § 136.1(a)
731.15	Canopy	§ 790.26	P § 136.1(b)
731.16	Marquee	§ 790.58	P § 136.1(c)
731.17	Street Trees	-	Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

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

No.	Zoning Category	§ References	NCT-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
731.38	Residential Conversion	§ 790.84, 207.7	C	C	C
731.39	Residential Demolition	§ 790.86, 207.7	C	C	C
731.39a	Residential Division	§ 207.6	P	P	P
Retail Sales and Services					
731.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	P #
731.41	Bar	§ 790.22	P	P	-
731.42	Full-Service Restaurant	§ 790.92	P	P	-
731.43	Large Fast Food Restaurant	§ 790.90	C #	C #	-
731.44	Small Self-Service Restaurant	§ 790.91	P #	P #	-
731.45	Liquor Store	§ 790.55	-	-	-
731.46	Movie Theater	§ 790.64	P	P	-
731.47	Adult Entertainment	§ 790.36	C	C	-
731.48	Other Entertainment	§ 790.38	P	P	-
731.49	Financial Service	§ 790.110	P	P	-
731.50	Limited Financial Service	§ 790.112	P	P	-
731.51	Medical Service	§ 790.114	P	P	P
731.52	Personal Service	§ 790.116	P	P	P
731.53	Business or Professional Service	§ 790.108	P	P	P
731.54	Massage Establishment	§ 790.60, § 2700 Police Code	C	C	-
731.55	Tourist Hotel	§ 790.46	C	C	C
731.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	C	C	C
731.57	Automobile Gas Station	§ 790.14	C	-	-

1	731.58	Automotive Service Station	§ 790.17	C	-	-
2	731.59	Automotive Repair	§ 790.15	C	C	-
3	731.60	Automotive Wash	§ 790.18	C	-	-
4	731.61	Automobile Sale or Rental	§ 790.12	C	-	-
5	731.62	Animal Hospital	§ 790.6	C	C	-
6	731.63	Ambulance Service	§ 790.2	C	-	-
7	731.64	Mortuary	§ 790.62	C	C	C
8	731.65	Trade Shop	§ 790.124	P	C	C
9	731.66	Storage	§ 790.117	C	C	C
10	731.67	Video Store	§ 790.135	C	C	C
11	731.68	Fringe Financial Services	§ 790.11	P	P	P
12	731.69A	Self-Service Specialty Food	§ 790.93	P#	P#	
13	731.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
14	<u>731.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>731.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services						
16	731.70	Administrative Service	§ 790.106	C	C	C
17	731.80	Hospital or Medical Center	§ 790.44	C	C	C
18	731.81	Other Institutions, Large	§ 790.50	P	P	P
19	731.82	Other Institutions, Small	§ 790.51	P	P	P
20	731.83	Public Use	§ 790.80	C	C	C
21	731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
RESIDENTIAL STANDARDS AND USES						
22	731.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P

1	731.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
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7	731.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
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13	731.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
14	731.94	Off-Street Parking, Residential	§§ 150, 153- 157, 159-160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. § 151.1, 166, 167, 145.1		
15						
16						
17	731.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 731.30 § 731.31 § 731.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
		Boundaries: Applicable only for the portion of the Market Street NCT-3 District from Octavia to Church Streets as mapped on Sectional Map SSD
		Controls: Special restrictions and limitations for signs

§ 731.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am and 10 pm.
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SEC. 732.1. PACIFIC AVENUE 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.

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

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

1	732.13	Street Frontage		Required § 145.1
2	732.14	Awning	§ 790.20	P § 136.1(a)
3	732.15	Canopy	§ 790.26	P § 136.1(b)
4	732.16	Marquee	§ 790.58	P § 136.1(c)
5	732.17	Street Trees		Required § 143
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
7	732.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
8	732.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C# 2,000 sq. ft. & above § 121.2
9	732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)
10	732.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	732.25	Drive-Up Facility	§ 790.30	
13	732.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
14	732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
15	732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
16	732.31	Business Sign	§§ 262, 602-604,	P

1		608, 609	§ 607.1(f) 2		
2	732.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	
3	732.38	Residential Conversion	§ 790.84	C	
4	732.39	Residential Demolition	§ 790.86	C	
Retail Sales and Services					
5	732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C
6					
7	732.41	Bar	§ 790.22		
8	732.42	Full-Service Restaurant	§ 790.92	C	
9	732.43	Large Fast Food Restaurant	§ 790.90		
10	732.44	Small Self-Service Restaurant	§ 790.91		
11	732.45	Liquor Store	§ 790.55		
12	732.46	Movie Theater	§ 790.64		
13	732.47	Adult Entertainment	§ 790.36		
14	732.48	Other Entertainment	§ 790.38		
15	732.49	Financial Service	§ 790.110	C	
16	732.50	Limited Financial Service	§ 790.112	P	
17	732.51	Medical Service	§ 790.114	C	C
18	732.52	Personal Service	§ 790.116	P	C
19	732.53	Business or Professional Service	§ 790.108	P	C
20	732.54	Massage Establishment	§ 790.60, § 2700 Police Code		
21	732.55	Tourist Hotel	§ 790.46		
22	732.56	Automobile Parking	§§ 790.8, 156, 160	C	
23	732.57	Automotive Gas Station	§ 790.14		
24	732.58	Automotive Service Station	§ 790.17		
25	732.59	Automotive Repair	§ 790.15	C	
	732.60	Automotive Wash	§ 790.18		
	732.61	Automobile Sale or Rental	§ 790.12		
	732.62	Animal Hospital	§ 790.6		

1	732.63	Ambulance Service	§ 790.2			
2	732.64	Mortuary	§ 790.62			
3	732.65	Trade Shop	§ 790.124	C		
4	732.66	Storage	§ 790.117			
5	732.67	Video Store	§ 790.135	C		
6	732.68	Fringe Financial Service	§ 790.111	P		
7	732.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
8	732.69A	Self-Service Specialty Food	§ 790.93			
9	732.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
10	<u>732.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>732.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Institutions and Non-Retail Sales and Services					
13	732.70	Administrative Service	§ 790.106			
14	732.80	Hospital or Medical Center	§ 790.44			
15	732.81	Other Institutions, Large	§ 790.50			
16	732.82	Other Institutions, Small	§ 790.51	C		
17	732.83	Public Use	§ 790.80	C		
18	RESIDENTIAL STANDARDS AND USES					
19	732.90	Residential Use	§ 790.88	P	P	P
20	732.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 1,000 sq. ft. lot area § 207.4		
21	732.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
22	732.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
23	732.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		

1	732.95	Community Residential Parking	§ 790.10	C		
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5 **SEC. 733.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**
6 **DISTRICT.**

7 The Upper Market Street Neighborhood Commercial Transit District is located on
8 Market Street from Church to Noe Streets, and on side streets off Market. Upper Market
9 Street is a multi-purpose commercial district that provides limited convenience goods to
10 adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A
11 large number of offices are located on Market Street within easy transit access to downtown.
12 The width of Market Street and its use as a major arterial diminish the perception of the Upper
13 Market Street Transit District as a single commercial district. The street appears as a
14 collection of dispersed centers of commercial activity, concentrated at the intersections of
15 Market Street with secondary streets.

16 This district is well served by transit and is anchored by the Market Street subway (with
17 stations Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail
18 lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key
19 cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally,
20 Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by
21 the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot
22 coverage, and standards for residential uses, including open space and exposure, and urban
23 design guidelines. Residential parking is not required and generally limited. Commercial
24 establishments are discouraged or prohibited from building accessory off-street parking in
25 order to preserve the pedestrian-oriented character of the district and prevent attracting auto

1 traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking
 2 and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented
 3 character and transit function.

4 The Upper Market Street district controls are designed to promote moderate-scale
 5 development which contributes to the definition of Market Street's design and character. They
 6 are also intended to preserve the existing mix of commercial uses and maintain the livability of
 7 the district and its surrounding residential areas. Large-lot and use development is reviewed
 8 for consistency with existing development patterns. Rear yards are protected at all levels. To
 9 promote mixed-use buildings, most commercial uses are permitted with some limitations
 10 above the second story. In order to maintain continuous retail frontage and preserve a
 11 balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged,
 12 and eating and drinking, entertainment, and financial service uses are limited. Ground floor-
 13 commercial space is required along Market and Church Streets. Most automobile and drive-
 14 up uses are prohibited or conditional.

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

18
 19 **SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT
 DISTRICT ZONING CONTROL TABLE**

			Upper Market Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
733.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map: Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18

1	733.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
2	733.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a) (e)
3	733.13	Street Frontage	-	Required § 145.1
4	733.13a	Street Frontage, Above- Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
5	733.13b	Street Frontage, Required Ground Floor Commercial		Market Street; Church Street § 145.1(d)
6	733.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street
7	733.14	Awning	§ 790.20	P § 136.1(a)
8	733.15	Canopy	§ 790.26	P § 136.1(b)
9	733.16	Marquee	§ 790.58	P § 136.1(c)
10	733.17	Street Trees	-	Required § 143
11	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
12	733.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
13	733.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
14	733.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159—160, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000

			s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
733.23	Off-Street Fright Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. § 152.161(b)
733.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
733.25	Drive-Up Facility	§ 790.30	-
733.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
733.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
733.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	-
733.31	Business Sign	§§ 262, 602— 604, 608, 609	P # § 607.1(f)(2)
733.32	Other Signs	§§ 262, 602— 604, 608, 609	P # § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Market Street		
			Controls by Story		
		§ 790.118	1 st	2nd	3rd+
733.38	Residential Conversion	§§ 790.84, 207.7	C	C	-
733.39	Residential Demolition	§§ 790.86, 207.7	C	C	C
733.39a	Residential Division	§ 207.6	P	P	P
Retail Sales and Services					
733.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	-
733.41	Bar	§ 790.22	C	-	-

1	733.42	Full-Service Restaurant	§ 790.92	C	-	-
2	733.43	Large Fast Food Restaurant	§ 790.90	-	-	-
3	733.44	Small Self-Service Restaurant	§ 790.91	C	-	-
4	733.45	Liquor Store	§ 790.55	C	-	-
5	733.46	Movie Theater	§ 790.64	P	-	-
6	733.47	Adult Entertainment	§ 790.36	-	-	-
7	733.48	Other Entertainment	§ 790.38	C#	-	-
8	733.49	Financial Service	§ 790.110	C	C	-
9	733.50	Limited Financial Service	§ 790.112	P	-	-
10	733.51	Medical Service	§ 790.114	P	P	C
11	733.52	Personal Service	§ 790.116	P	P	C
12	733.53	Business or Professional Service	§ 790.108	P	P	C
13	733.54	Massage Establishment	§ 790.60, Police Code § 2700	C	C	-
14	733.55	Tourist Hotel	§ 790.46	C	C	C
15	733.56	Automobile Parking	§§ 790.8, 145.1, 156, 158.1, 160, 166	C	C	C
16	733.57	Automotive Gas Station	§ 790.14	-	-	-
17	733.58	Automotive Service Station	§ 790.17	-	-	-
18	733.59	Automotive Repair	§ 790.15	C	-	-
19	733.60	Automotive Wash	§ 790.18	-	-	-
20	733.61	Automobile Sale	§ 790.12	-	-	-

	or Rental				
1	733.62	Animal Hospital	§ 790.6	C	- -
2	733.63	Ambulance Service	§ 790.2	-	- -
3	733.64	Mortuary	§ 790.62	-	- -
4	733.65	Trade Shop	§ 790.124	P	C -
5	733.66	Storage	§ 790.117	-	- -
6	733.67	Video Store	§ 790.135	C	C -
7	733.68	Fringe Financial Service	§ 790.111	P	
8	733.69A	Self-Service Specialty Food	§ 790.93	C	
9	733.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04		
10					
11					
12					
13	<u>733.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P P</u>
14	<u>733.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C C</u>
15					
16	Institutions and Non-Retail Sales and Services				
17	733.70	Administrative Service	§ 790.106	-	- -
18	733.80	Hospital or Medical Center	§ 790.44	-	- -
19	733.81	Other Institutions, Large	§ 790.50	P	C C
20	733.82	Other Institutions, Small	§ 790.51	P	P P
21	733.83	Public Use	§ 790.80	C	C C
22	733.84	Medical Cannabis Dispensary	§ 790.141	P	- -
23					
24	RESIDENTIAL STANDARDS AND USES				
25	733.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P P

1	733.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
2	733.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
3	733.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d)		
4	733.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit. § 151.1		
5	733.95	Community Residential Parking	§§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 733.31 § 733.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 733.48	-	Boundaries: Applicable for the Upper Market Street NCT; Controls: Existing bars in the Upper Market Street Neighborhood Commercial Transit District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without

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		<p>obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.</p>
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SEC. 733A.1. 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. 733A NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1
ZONING CONTROL TABLE**

			NCT-1
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
733A.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Varies See Zoning Map.
733A.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
733A.12	Rear Yard	§§ 130, 134, 136.	Required at grade level and above § 134(a)(e)
733A.13	Street Frontage		Required § 145.1
733.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
733A.13b	Street Frontage, Required		Geneva Avenue, § 145.4

	Ground Floor Commercial		
733A.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Geneva Avenue
733A.14	Awning	§ 790.20	P § 136.1(a)
733A.15	Canopy	§ 790.26	
733A.16	Marquee	§ 790.58	
733A.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
733A.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)(b)
733A.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
733A.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
733A.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
733A.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
733A.25	Drive-Up Facility	§ 790.30	
733.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
733A.27	Hours of Operation	§ 790.48	P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m.
733A.30	General Advertising Sign	§§ 262, 602—604, 608, 609	

1	733A.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f)1
2	733A.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c)(d)(g)

No.	Zoning Category	§ References	NCT-1		
			Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
733A.38	Residential Conversion	§ 790.84	P		
733A.39	Residential Demolition	§ 790.86	C	C	C
733A.39a	Residential Division	§ 207.6	P	P	P

Non-Retail Sales and Services

733A.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #		
733A.41	Bar	§ 790.22	P #		
733A.42	Full-Service Restaurant	§ 790.92	P #		
733A.43	Large Fast Food Restaurant	§ 790.90			
733A.44	Small Self-Service Restaurant	§ 790.91	C #		
733A.45	Liquor Store	§ 790.55	P		
733A.46	Movie Theater	§ 790.64			
733A.47	Adult Entertainment	§ 790.36			
733A.48	Other Entertainment	§ 790.38	C		
733A.49	Financial Service	§ 790.110			
733A.50	Limited Financial Service	§ 790.112	P		

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733A.51	Medical Service	§ 790.114	P		
733A.52	Personal Service	§ 790.116	P		
733A.53	Business or Professional Service	§ 790.108	P		
733A.54	Massage Establishment	§ 790.60, § 1900 Health Code			
733A.55	Tourist Hotel	§ 790.46			
733A.56	Automobile Parking	§§ 790.8, 156, 160	C		
733A.57	Automotive Gas Station	§ 790.14			
733A.58	Automotive Service Station	§ 790.17			
733A.59	Automotive Repair	§ 790.15			
733A.60	Automotive Wash	§ 790.18			
733A.61	Automobile Sale or Rental	§ 790.12			
733A.62	Animal Hospital	§ 790.6			
733A.63	Ambulance Service	§ 790.2			
733A.64	Mortuary	§ 790.62			
733A.65	Trade Shop	§ 790.124	P		
733A.66	Storage	§ 790.117			
733A.67	Video Store	§ 790.135	C		
<u>733A.69C</u>	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>733A.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services					
733A.70	Administrative Service	§ 790.106			
733A.80	Hospital or	§ 790.44			

	Medical Center				
1	733A.81	Other Institutions, Large	§ 790.50	P	C
2	733A.82	Other Institutions, Small	§ 790.51	P	P P
3	733A.83	Public Use	§ 790.80	C	C C
4	733A.84	Medical Cannabis Dispensary	§ 790.141	P#	
5	RESIDENTIAL STANDARDS AND USES				
6	733A.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P P
7	733A.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6	
8	733A.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208	
9	733A.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)	
10	733A.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section	

			151.1(f); NP above 0.75 cars for each dwelling unit.		
			§ 151.1, 166, 167, 145.1		
733A.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 733A.40 § 733A.41 § 733A.42		Boundaries: All NCT-1 Districts Controls: 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
§ 733A.44		Boundaries: All NCT-1 Districts Controls: C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control

SEC. 734.1. 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

1 exposure, and urban design guidelines. There are prohibitions on access (e.g., driveways,
2 garage entries) to off-street parking and loading on critical stretches of commercial and transit
3 street frontages to preserve and enhance the pedestrian-oriented character and transit
4 function. Residential parking is not required and generally limited. Commercial establishments
5 are discouraged from building excessive accessory off-street parking in order to preserve the
6 pedestrian-oriented character of the district and prevent attracting auto traffic.

7 NCT-2 Districts are intended to provide convenience goods and services to the
8 surrounding neighborhoods as well as limited comparison shopping goods for a wider market.
9 The range of comparison goods and services offered is varied and often includes specialty
10 retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls
11 provide for mixed-use buildings, which approximate or slightly exceed the standard
12 development pattern. Rear yard requirements above the ground story and at residential levels
13 preserve open space corridors of interior blocks.

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

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

23
24 **SEC. 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NCT-2**
25 **ZONING CONTROL TABLE**

	NCT-2
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No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
734.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271	See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X
734.11	Lot Size [<i>Per Development</i>]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
734.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
734.13	Street Frontage	§§ 145.1, 145.4	Required §§ 145.1, 145.4
734.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
734.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply Geneva Avenue
734.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply NP: Geneva Avenue
734.14	Awning	§ 790.20	P § 136.1(a)
734.15	Canopy	§ 790.26	P § 136.1(b)
734.16	Marquee	§ 790.58	P § 136.1(c)
734.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
734.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) and (b)
734.21	Use Size [<i>Non-Residential</i>]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
734.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1.
734.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
734.24	Outdoor Activity Area	§ 790.70	P if located in front; C if

			located elsewhere § 145.2(a)
734.25	Drive-Up Facility	§ 790.30	
734.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
734.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
734.30	General Advertising Sign	§§ 262, 602—604, 608, 609	NP § 607.1(e)(1)
734.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)(2)
734.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	NCT-2		
			Controls by Story		
		§ 790.118	1 st	2nd	3rd+
734.37	Residential Conversion	§§ 790.84, 207.7	C	C	
734.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
731.39	Residential Division	§ 207.8	P	P	P

Non-Retail Sales and Services

734.40	Other Retail Sales and Services [<i>Not Listed Below</i>]	§ 790.102	P	P	
734.41	Bar	§ 790.22	P		
734.42	Full-Service Restaurant	§ 790.92	P		
734.43	Large Fast Food Restaurant	§ 790.90	C		
734.44	Small Self-Service Restaurant	§ 790.91	P		

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734.45	Liquor Store	§ 790.55	P		
734.46	Movie Theater	§ 790.64	P		
734.47	Adult Entertainment	§ 790.36			
734.48	Other Entertainment	§ 790.38	P		
734.49	Financial Service	§ 790.110	P	C	
734.50	Limited Financial Service	§ 790.112	P		
734.51	Medical Service	§ 790.114	P	P	
734.52	Personal Service	§ 790.116	P	P	
734.53	Business or Professional Service	§ 790.108	P	P	
734.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
734.55	Tourist Hotel	§ 790.46	C	C	C
734.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
734.57	Automotive Gas Station	§ 790.14	C		
734.58	Automotive Service Station	§ 790.17	C		
734.59	Automotive Repair	§ 790.15	C		
734.60	Automotive Wash	§ 790.18			
734.61	Automobile Sale or Rental	§ 790.12			
734.62	Animal Hospital	§ 790.6	C		
734.63	Ambulance Service	§ 790.2			
734.64	Mortuary	§ 790.62			
734.65	Trade Shop	§ 790.124	P	C	
734.66	Storage	§ 790.117			

1	734.67	Video Store	§ 790.135	C	C	
2	734.69C	<u>Neighborhood</u> <u>Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	734.69D	<u>Large-Scale</u> <u>Urban Industrial</u> <u>Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

Institutions and Non-Retail Sales and Services

5	734.70	Administrative Service	§ 790.106			
6	734.80	Hospital or Medical Center	§ 790.44			
7	734.81	Other Institutions, Large	§ 790.50	P	C	C
8	734.82	Other Institutions, Small	§ 790.51	P	P	P
9	734.83	Public Use	§ 790.80	C	C	C
10	734.84	Medical Cannabis Dispensary	§ 790.141	P #		

RESIDENTIAL STANDARDS AND USES

15	734.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
16	734.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207.4, 207.6		
17	734.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		

734.93	Usable Open Space [<i>Per Residential Unit</i>]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
734.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit., §§ 151.1, 166, 167, 145.1		
734.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§§ 734.84, 790.141	Health Code § 3308	Medical cannabis dispensaries in NCT-2 District may only operate between the hours of 8 a.m. and 10 p.m.

SEC. 735.1. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The SoMa Neighborhood Commercial Transit District (SoMa NCT) is located along the 6th Street and Folsom Street corridors in the South of Market. The commercial area provides a limited selection of convenience goods for the residents of the South of Market. 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 SoMa NCT has a pattern of ground floor commercial and 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. Active, neighborhood-serving commercial development is required at the ground story, curb cuts are prohibited and ground floor transparency and fenestration adds to the activation of the ground story. While offices and general retail sales uses may locate on the second story or above of new buildings, most commercial uses are prohibited above the second story. In order to protect the balance and

1 variety of retail use, bars and liquor stores are allowed with a conditional use. Continuous
 2 retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new
 3 non-retail commercial uses. Above-ground parking is required to be setback or below ground.
 4 Active, pedestrian-oriented ground floor uses are required.

5 Housing development in new buildings is encouraged above the ground story. Housing
 6 density is not controlled by the size of the lot or by density controls, but by bedroom counts.
 7 Given the area's central location and accessibility to the City's transit network, parking for
 8 residential and commercial uses is not required.

9
 10 **SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
 ZONING CONTROL TABLE**

			SoMa
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
735.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	See Zoning Map.
735.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
735.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
735.13	Street Frontage	§§ 145.1, 145.4	Required §§ 145.1, 145.4
735.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
735.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply
735.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
735.14	Awning	§ 790.20	P § 136.1(a)

1	735.15	Canopy	§ 790.26	P § 136.1(b)
2	735.16	Marquee	§ 790.58	P § 136.1(c)
3	735.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES				
4	735.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a), (b);
5	735.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
6	735.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1.
7	735.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
8	735.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
9	735.25	Drive-Up Facility	§ 790.30	
10	735.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
11	735.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
12	735.30	General Advertising Sign	§§ 262, 602—604, 608, 609	NP § 607.1(e)(1)
13	735.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)(2)
14	735.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	SoMa		
			Controls by Story		
			1 st	2nd	3rd+
		§ 790.118			
735.37	Residential Conversion	§§ 790.84, 207.7	C	C	-
735.38	Residential Demolition	§§ 790.86, 207.7	C	C	C

1	731.39	Residential Division	§ 207.8	P	P	P
2	Retail Sales and Services					
3	735.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
4	735.41	Bar	§ 790.22	C		
5	735.42	Full-Service Restaurant	§ 790.92	P		
6	735.43	Large Fast Food Restaurant	§ 790.90	C		
7	735.44	Small Self-Service Restaurant	§ 790.91	P		
8	735.45	Liquor Store	§ 790.55	C		
9	735.46	Movie Theater	§ 790.64	P		
10	735.47	Adult Entertainment	§ 790.36			
11	735.48	Other Entertainment	§ 790.38	NP		
12	735.49	Financial Service	§ 790.110	P	C	
13	735.50	Limited Financial Service	§ 790.112	P		
14	735.51	Medical Service	§ 790.114	P	P	
15	735.52	Personal Service	§ 790.116	P	P	
16	735.53	Business or Professional Service	§ 790.108	P	P	
17	735.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
18	735.55	Tourist Hotel	§ 790.46	C	C	C
19	735.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
20	735.57	Automotive Gas Station	§ 790.14	C		
21	735.58	Automotive Service Station	§ 790.17	C		
22	735.59	Automotive Repair	§ 790.15	C		
23	735.60	Automotive Wash	§ 790.18			
24	735.61	Automobile Sale or	§ 790.12			
25						

	Rental				
1	735.62	Animal Hospital	§ 790.6	C	
2	735.63	Ambulance Service	§ 790.2		
3	735.64	Mortuary	§ 790.62		
4	735.65	Trade Shop	§ 790.124	P	C
5	735.66	Storage	§ 790.117		
6	735.67	Video Store	§ 790.135	P	P
7	<u>735.69C</u>	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>
8	<u>735.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services					
9	735.70	Administrative Service	§ 790.106		
10	735.80	Hospital or Medical Center	§ 790.44		
11	735.81	Assembly and Social Service	§ 790.50(a)	P	P P
12	735.82	Other Institutions, Large, except Assembly and Social Service	§ 790.50(b) — (e)	C	C C
13	735.83	Other Institutions, Small	§ 790.51	P	P P
14	735.84	Public Use	§ 790.80	P	P P
15	735.85	Medical Cannabis Dispensary	§ 790.141	P #	
16	RESIDENTIAL STANDARDS AND USES				
17	735.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P P
18	735.90A	Single-Room Occupancy (SRO) Unit	§ 890.88	P	P P
19	735.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No density limit.	
20	735.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit	
21	735.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)	

735.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1		
735.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE SOMA NCT DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§§ 735.84, 790.141	Health Code § 3308	Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m.

SEC. 736.1. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Mission Street Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Mission Street between 15th and Cesar Chavez (Army) Street, and includes adjacent portions of 17th Street, 21st Street, 22nd Street, and Cesar Chavez Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours.

The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission along the length of this district. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. Any new parking is required to be set back or be below ground.

1 This District has a mixed pattern of larger and smaller lots and businesses, as well as a
 2 sizable number of upper-story residential units. Controls are designed to permit moderate-
 3 scale buildings and uses, protecting rear yards above the ground story and at residential
 4 levels. New neighborhood-serving commercial development is encouraged mainly at the
 5 ground story. While offices and general retail sales uses may locate at the second story of
 6 new buildings under certain circumstances, most commercial uses are prohibited above the
 7 second story. Continuous retail frontage is promoted by requiring ground floor commercial
 8 uses in new developments and prohibiting curb cuts. Housing development in new buildings is
 9 encouraged above the ground story. Housing density is not controlled by the size of the lot but
 10 by requirements to supply a high percentage of larger units and by physical envelope controls.
 11 Existing residential units are protected by prohibitions on upper-story conversions and
 12 limitations on demolitions, mergers, and subdivisions.

13
 14 **SEC. 736. MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
 ZONING CONTROL TABLE**

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

	Active Uses		145.1(c), (e)
736.13b	Street Frontage, Required Ground Floor Commercial		Required along Mission St. § 145.1 (d)
736.13c	Street Frontage, Parking and Loading access restrictions		NP along Mission St. § 155(r)
736.14	Awning	§ 790.20	P § 136.1(a)
736.15	Canopy	§ 790.26	P § 136.1(b)
736.16	Marquee	§ 790.58	P § 136.1(c)
736.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

736.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
736.21	Use Size [<i>Non-Residential</i>]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
736.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1
736.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
736.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
736.25	Drive-Up Facility	§ 790.30	NP
736.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
736.27	Hours of Operation	§ 790.48	No Limit
736.30	General Advertising Sign	§§ 262, 602-604, 608, 609	P § 607.1(e)2
736.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)3
736.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	Mission Street
			Controls by Story

		§ 790.118	1 st	2nd	3rd+
1	736.37	Residential Conversion	§§ 790.84, 207.7	C	C
2	736.38	Residential Demolition	§§ 790.86, 207.7	C	C
3	731.39	Residential Division	§ 207.8	P	P
4	Retail Sales and Services				
5	736.40	Other Retail Sales and Services [<i>Not Listed Below</i>]	§ 790.102	P	P
6	736.41	Bar	§ 790.22	P	P
7	736.42	Full-Service Restaurant	§ 790.92	P	P
8	736.43	Large Fast Food Restaurant	§ 790.90		
9	736.44	Small Self-Service Restaurant	§ 790.91	C	
10	736.45	Liquor Store	§ 790.55		
11	736.46	Movie Theater	§ 790.64	P	P
12	736.47	Adult Entertainment	§ 790.36	C	C
13	736.48	Other Entertainment	§ 790.38	P	P
14	736.49	Financial Service	§ 790.110	P	P
15	736.50	Limited Financial Service	§ 790.112	P	P
16	736.51	Medical Service	§ 790.114	P	P
17	736.52	Personal Service	§ 790.116	P	P
18	736.53	Business or Professional Service	§ 790.108	P	P
19	736.54	Massage Establishment	§ 790.60, § 2700 Police Code	C	C
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736.55	Tourist Hotel	§ 790.46	C	C	C
736.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	NP	NP	NP
736.57	Automotive Gas Station	§ 790.14	C		
736.58	Automotive Service Station	§ 790.17	C		
736.59	Automotive Repair	§ 790.15	C	C	
736.60	Automotive Wash	§ 790.18	C		
736.61	Automobile Sale or Rental	§ 790.12	C		
736.62	Animal Hospital	§ 790.6	C	C	
736.63	Ambulance Service	§ 790.2	C		
736.64	Mortuary	§ 790.62	C	C	C
736.65	Trade Shop	§ 790.124	P	C	C
736.66	Storage	§ 790.117	NP	NP	NP
736.67	Video Store	§ 790.135	C	C	C
736.68	Fringe Financial	§ 790.111	#	#	#
<u>736.69C</u>	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>736.69D</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
Institutions and Non-Retail Sales and Services					
736.70	Administrative Service	§ 790.106	C	C	C
736.80	Hospital or Medical Center	§ 790.44	C	C	C
736.81	Other Institutions, Large	§ 790.50	P	P	P
736.82	Other Institutions,	§ 790.51	P	P	P

	Small				
736.83	Public Use	§ 790.80	C	C	C
736.84	Medical Cannabis Dispensary	§ 790.141	P #		

RESIDENTIAL STANDARDS AND USES

736.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
736.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
736.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
736.93	Usable Open Space [<i>Per Residential Unit</i>]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
736.94	Off-Street Parking, Residential	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1		
736.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§736.68	§ 249.35	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. 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).
§ 736.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.

SEC. 737.1. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean Avenue from Phelan to Manor Avenues. Ocean Avenue is a multi-purpose transit-oriented small-scale commercial district that is modeled on the NCT-2 District. Ocean Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues to serve this function, with the K-line streetcar on Ocean Avenue. Numerous other bus lines serve the area, especially the eastern end, where the Phelan Loop serves as a major bus terminus. The eastern end of the district is anchored by the main City College campus at Phelan and direct linkages to the Balboa Park BART/MUNI rail station a couple blocks to the east, which serves as the southernmost San Francisco station for BART and the terminus of the J, K, and M streetcar lines. Because of the immediate proximity of the BART/MUNI station the district has quick and easy transit access to downtown.

The Ocean Avenue NCT District is mixed use, transitioning from a predominantly one- and two-story retail district to include 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. Access (i.e. driveways, garage entries) to off-street parking and loading is generally prohibited on

Ocean Avenue to preserve and enhance the pedestrian-oriented character and transit function of the street. Residential and commercial parking are not required.

The Ocean Avenue NCT District is 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. Buildings may range in height, with height limits generally allowing up to four or five stories. Lots are generally small to medium in size and lot consolidation is prohibited to preserve the fine grain character of the district, unless the consolidation creates a corner parcel that enables off-street parking to be accessed from a side street.

Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Commercial uses are required at the ground level and permitted at the second story. Large Fast Food uses are not permitted.

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

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

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

1	737.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
2	737.13	Street Frontage		Required § 145.1
3	737.13a	Street Frontage, Above- Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c)
4	737.13b	Street Frontage, Required Ground Floor Commercial		Ocean Avenue § 145.4
5	737.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Ocean Avenue
6	737.14	Awning	§ 790.20	P § 136.1(a)
7	737.15	Canopy	§ 790.26	P § 136.1(b)
8	737.16	Marquee	§ 790.58	P § 136.1(c)
9	737.17	Street Trees		Required § 143
10	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
11	737.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
12	737.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
13	737.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159-160, 204.5	§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
14	737.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
15	737.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)

1	737.25	Drive-Up Facility	§ 790.30	
2	737.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
3	737.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
4	737.30	General Advertising Sign	§§ 262, 602—604, 608, 609	P § 607.1(e)1
5	737.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
6	737.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c)(d)(g)
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No.	Zoning Category	§ References	Ocean Ave		
			Controls by Story		
		§ 790.118	1 st	2nd	3rd+
711.38	Residential Conversion	§ 790.84	C	C	
737.39	Residential Demolition	§ 790.86	C	C	C
737.39a	Residential Division	§ 207.6	P	P	P

Non-Retail Sales and Services

737.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
737.41	Bar	§ 790.22	P		
737.42	Full-Service Restaurant	§ 790.92	P		
737.43	Large Fast Food Restaurant	§ 790.90			
737.44	Small Self-Service Restaurant	§ 790.91	P		
737.45	Liquor Store	§ 790.55	P		
737.46	Movie Theater	§ 790.64	P		
737.47	Adult	§ 790.36			

1		Entertainment				
2	737.48	Other Entertainment	§ 790.38	P		
3	737.49	Financial Service	§ 790.110	P	C	
4	737.50	Limited Financial Service	§ 790.112	P		
5	737.51	Medical Service	§ 790.114	P	P	
6	737.52	Personal Service	§ 790.116	P	P	
7	737.53	Business or Professional Service	§ 790.108	P	P	
8	737.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
9						
10	737.55	Tourist Hotel	§ 790.46	C	C	C
11	737.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
12						
13	737.57	Automotive Gas Station	§ 790.14	C		
14	737.58	Automotive Service Station	§ 790.17	C		
15	737.59	Automotive Repair	§ 790.15	C		
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17	737.60	Automotive Wash	§ 790.18			
18	737.61	Automobile Sale or Rental	§ 790.12			
19	737.62	Animal Hospital	§ 790.6	C		
20	737.63	Ambulance Service	§ 790.2			
21	737.64	Mortuary	§ 790.62			
22	737.65	Trade Shop	§ 790.124	P	C	
23	737.66	Storage	§ 790.117			
24	737.67	Video Store	§ 790.135	C	C	
24	737.68	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
25	737.68A	<u>Large-Scale</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

	<u>Urban Industrial Agriculture</u>				
Institutions and Non-Retail Sales and Services					
737.70	Administrative Service	§ 790.106			
737.80	Hospital or Medical Center	§ 790.44			
737.81	Other Institutions, Large	§ 790.50	P	C	C
737.82	Other Institutions, Small	§ 790.51	P	P	P
737.83	Public Use	§ 790.80	C	C	C
737.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
737.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
737.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
737.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
737.93	Usable Open	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq.		

	Space [Per Residential Unit]		ft. if common § 135(d)		
737.94	Off-Street Parking, Residential	§§ 150, 153— 157, 159— 160, 204.5	P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1		
737.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 737.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in the Ocean Avenue NCT District may only operate between the hours of 8 a.m. and 10 p.m.

SEC. 790.50. INSTITUTIONS, OTHER LARGE.

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

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

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

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

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

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

13 **SEC. 803.2. USES PERMITTED IN CHINATOWN MIXED USE DISTRICTS.**

14 A use is the specific purpose for which a property or building is used, occupied,
15 maintained, or leased. Whether or not a use is permitted in a specific Chinatown Mixed Use
16 District is set forth, summarized or cross-referenced in Sections 810.1 through 812.96 of this
17 Code for each district class.

18 (a) **Use Categories.** The uses, functions, or activities, which are permitted in each
19 Chinatown Mixed Use District class include those listed in Table 803.2 below by zoning
20 control category and numbered and cross-referenced to the Code Section containing the
21 definition.

22 **TABLE 803.2 USE CATEGORIES PERMITTED IN THE**
23 **CHINATOWN MIXED USE DISTRICTS**

No.	Zoning Control Categories for Uses	Section Number of Use Definition
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.24	803.2	Outdoor Activity Area	§ 890.71
.25	803.2	Drive-Up Facility	§ 890.30
.26	803.2	Walk-Up Facility	§ 890.140
.27	803.2	Hours of Operation	§ 890.48
.38a	803.2	Residential Conversion, Residential Hotels	§ 890.84
.38b	803.2	Residential Demolition, Residential Hotels	§ 890.86
.39a	803.2	Residential Conversion, Apartments	§ 890.84
.39b	803.2	Residential Demolition, Apartments	§ 890.86
.40a	803.2	Other Retail Sales and Services	§ 890.102
.40b	803.2	Gift Store—Tourist-Oriented	§ 890.39
.40c	803.2	Jewelry	§ 890.51
.41	803.2	Bar	§ 890.22
.42	803.2	Full-Service Restaurant	§ 890.92
	803.2	Fast-Food Restaurant—Small	§ 890.90

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.44	803.2	Fast-Food Restaurant—Large	§ 890.91
.45	803.2	Take-Out Food	§ 890.122
.46	803.2	Movie Theater	§ 890.64
.47	803.2	Adult Entertainment	§ 890.36
.48	803.2	Other Entertainment	§ 890.37
.49	803.2	Financial Service	§ 890.110
.50	803.2	Limited Financial Service	§ 890.112
.51	803.2	Medical Service	§ 890.114
.52	803.2	Personal Service	§ 890.116
.53	803.2	Professional Service	§ 890.108
.54	803.2	Massage Establishment	§ 890.60
.55	803.2	Tourist Hotel	§ 890.46
.56	803.2	Automobile Parking Lot, Community Commercial	§ 890.9

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.57	803.2	Automobile Parking Garage, Community Commercial	§ 890.10
.58	803.2	Automobile Parking Lot, Public	§ 890.11
.59	803.2	Automobile Parking Garage, Public	§ 890.12
.60	803.2	Automotive Gas Station	§ 890.14
.61	803.2	Automotive Service Station	§ 890.18
.62	803.2	Automotive Repair	§ 890.15
.63	803.2	Automotive Wash	§ 890.20
.64	803.2	Automobile Sale or Rental	§ 890.13
.65	803.2	Animal Hospital	§ 890.6
.66	803.2	Ambulance Service	§ 890.2
.67	803.2	Mortuary	§ 890.62
.68	803.2	Trade Shop	§ 890.124
.70	803.2	Administrative Service	§ 890.106
	803.2	Light Manufacturing, Wholesale Sales or Storage	§ 890.54

1	.71		
2	.72	803.2	Fringe Financial Service § 890.113
3	.73	803.2	Business Services § 890.111
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6	<u>74A</u>	<u>803.2.</u>	<u>Neighborhood Agriculture</u> § 102.34(a)
7			
8	<u>74B</u>	<u>803.2.</u>	<u>Large-Scale Urban Industrial Agriculture</u> § 102.34(b)
9	.80	803.2	Hospital or Medical Center § 890.44
10	.81	803.2	Other Institutions § 890.50
11	.82	803.2	Public Use § 890.80
12	.90	803.2	Residential Use § 890.88
13	.95	803.2	Automobile Parking Lot, Community Residential § 890.7
14	.96	803.2	Automobile Parking Garage, Community Residential § 890.8
15	.97	803.2	Tobacco Paraphernalia Establishments § 890.123

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

24 (1) **Permitted Uses.** All permitted uses in Chinatown Mixed Use Districts shall be
 25 conducted within an enclosed building, unless otherwise specifically allowed in this Code.

1 Exceptions from this requirement are: accessory off-street parking and loading; uses which,
2 when located outside of a building, qualify as an outdoor activity area, as defined in Section
3 890.71 of this Code; as Neighborhood Agriculture, as defined in Section 102.34; and uses which
4 by their nature are to be conducted in an open lot or outside a building, as described in
5 Sections 890 through 890.140 of this Code.

6 If there are two or more uses in a structure and none is classified under Section
7 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered
8 separately as an independent permitted, conditional, temporary or not permitted use.

9 (A) **Principal Uses.** Principal uses are permitted as of right in a Chinatown
10 Mixed Use District, when so indicated in Sections 810.1 through 812.96 of this Code for each
11 district class.

12 (B) **Conditional Uses.** Conditional uses are permitted in a Chinatown Mixed
13 Use District when authorized by the Planning Commission; whether a use is conditional in a
14 given district is indicated in Sections 810 through 812. Conditional uses are subject to the
15 provisions set forth in Section 303 of this Code.

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

18 (ii) Any use or feature which lawfully existed and was permitted as a principal or
19 conditional use on the effective date of these controls which is not otherwise nonconforming
20 or noncomplying as defined in Section 180 of this Code, and which use or feature is not
21 permitted under this Article is deemed to be a permitted conditional use subject to the
22 provisions of this Code.

23 (iii) Notwithstanding any other provision of this Article, a change in use or
24 demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use
25

1 authorization. This Subsection shall not authorize a change in use if the new use or uses are
2 otherwise prohibited.

3 (iv) Notwithstanding any other provision of this Article, a change in use or
4 demolition of a general grocery store use, as set forth in Section 890.102(a) and as further
5 defined in Section 790.102(a), which use exceeds 5,000 gross square feet shall require
6 conditional use authorization. This Subsection shall not authorize a change in use if the new
7 use or uses are otherwise prohibited.

8 (v) Large-Scale Urban Industrial Agriculture, as defined in Section 102.34(b), shall
9 require conditional use authorization.

10 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections
11 204.1 (Accessory Uses for Dwelling Units in R Districts) and 204.5 (Parking and Loading as
12 Accessory Uses) of this Code, a related minor use which is either necessary to the operation
13 or enjoyment of a lawful principal use or conditional use or is appropriate, incidental and
14 subordinate to any such use, shall be permitted in Chinatown Mixed Use Districts as an
15 accessory use when located on the same lot. Any use not qualified as an accessory use shall
16 only be allowed as a principal or conditional use, unless it qualifies as a temporary use under
17 Sections 205 through 205.2 of this Code.

18 No use in a Chinatown Mixed Use District will be considered accessory to a principal
19 use which involves or requires any of the following:

20 (i) The use of more than 1/3 of the total floor area occupied by both the
21 accessory use and the principal use to which it is accessory, combined, except in the case of
22 accessory off-street parking;

23 (ii) Any bar, restaurant, other entertainment, or any retail establishment which
24 serves liquor for consumption on-site;

1 (iii) Any take-out food use, except for a take-out food use which occupies 100
2 square feet or less (including the area devoted to food preparation and service and excluding
3 storage and waiting areas) in a retail grocery or specialty food store;

4 (iv) The wholesaling, manufacturing or processing of foods, goods, or
5 commodities on the premises of an establishment which does not also provide for primarily
6 retail sale of such foods, goods or commodities at the same location where such wholesaling,
7 manufacturing or processing takes place.

8 The above shall not prohibit take-out food activity which operates in conjunction with a fast-
9 food restaurant. A fast-food restaurant, by definition, includes take-out food as an accessory
10 and necessary part of its operation.

11 (D) **Temporary Uses.** Uses not otherwise permitted are permitted in Chinatown
12 Mixed Use Districts to the extent authorized by Sections 205, 205.1 or 205.2 of this Code.

13 (2) **Not Permitted Uses.**

14 (A) Uses which are not listed in this Article are not permitted in a Chinatown
15 Mixed Use District unless determined by the Zoning Administrator to be permitted uses in
16 accordance with Section 307(a) of this Code.

17 (B) No use, even though listed as a permitted use or otherwise allowed, shall be
18 permitted in a Chinatown Mixed Use District which, by reason of its nature or manner of
19 operation, creates conditions that are hazardous, noxious, or offensive through the emission
20 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or
21 excessive noise.

22 (C) The establishment of a use that sells alcoholic beverages, other than beer
23 and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section
24 229.

1 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**
2 **DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.**

3 **(a) Use Categories.** A use is the specified purpose for which a property or building is
4 used, occupied, maintained, or leased. Whether or not a use is permitted in a specific Eastern
5 Neighborhood Mixed Use District and South of Market Mixed Use District is generally set
6 forth, summarized or cross-referenced in Sections 813.3 through 818 and 840 through 843 of
7 this Code for each district class.

8 **(b) Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South of
9 Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are not
10 permitted.

11 **(1) Permitted Uses.** If there are two or more uses in a structure, any use not classified
12 below under Section 803.3(b)(1)(C) of this Code as accessory will be considered separately
13 as an independent permitted, conditional, temporary or not permitted use.

14 **(A) Principal Uses.** Principal uses are permitted as of right in an Eastern
15 Neighborhood Mixed Use District and South of Market Mixed Use District, when so indicated
16 in Sections 813 through 818 and 840 through 843 of this Code for the district. Additional
17 requirements and conditions may be placed on particular uses as provided pursuant to
18 Section 803.5 through 803.9 and other applicable provisions of this Code.

19 **(B) Conditional Uses.** Conditional uses are permitted in an Eastern
20 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by
21 the Planning Commission; whether a use is conditional in a given district is generally indicated
22 in Sections 813 through 818 and 840 through 843 of this Code. Conditional uses are subject
23 to the applicable provisions set forth in Sections 178, 179, 263.11, 303, 316.8, and 803.5
24 through 803.9 of this Code.

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

3 (ii) Notwithstanding any other provision of this Article, a change in use or
4 demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use
5 authorization. This Section shall not authorize a change in use if the new use or uses are
6 otherwise prohibited.

7 (iii) Notwithstanding any other provision of this Article, a change in use or
8 demolition of a general grocery store use, as set forth in Section 890.102(a) and as further
9 defined in Section 790.102(a), shall require conditional use authorization. This Subsection
10 shall not authorize a change in use if the new use or uses are otherwise prohibited.

11 (iv) Large-Scale Urban Industrial Agriculture, as defined in Section 102.34(b), shall
12 require conditional use authorization.

13 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections
14 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.2 (Accessory Uses for
15 Uses Other Than Dwellings in R Districts); 204.4 (Dwelling Units Accessory to Other Uses),
16 and 204.5 (Parking and Loading as Accessory Uses) of this Code, an accessory use is a
17 related minor use which is either necessary to the operation or enjoyment of a lawful principal
18 use or conditional use, or is appropriate, incidental and subordinate to any such use, and shall
19 be permitted as an accessory use in an Eastern Neighborhoods Mixed Use District and South
20 of Market Mixed Use District. In order to accommodate a principal use which is carried out by
21 one business in multiple locations within the same general area, such accessory use need not
22 be located in the same structure or lot as its principal use provided that (1) the accessory use
23 is located within 1,000 feet of the principal use; and (2) the multiple locations existed on April
24 6, 1990 (the effective date of this amendment). Accessory uses to non-office uses (as defined
25 in Section 890.70) may occupy space which is non-contiguous or on a different story as the

1 principal use so long as the accessory use is located in the same building as the principal use
2 and complies with all other restrictions applicable to such accessory uses. Any use which
3 does not qualify as an accessory use shall be classified as a principal use.

4 No use will be considered accessory to a principal use which involves or requires any of the
5 following:

6 (i) The use of more than one-third of the total occupied floor area which is
7 occupied by both the accessory use and principal use to which it is accessory, combined,
8 except in the case of accessory off-street parking or loading which shall be subject to the
9 provisions of Sections 151, 156 and 157 of this Code;

10 (ii) A hotel, motel, inn, hostel, nighttime entertainment, adult entertainment,
11 massage establishment, large fast food restaurant, or movie theater use in a RED, SPD,
12 RSD, SLR, SLI, SSO, DTR, MUG, MUR, MUO, or UMU District;

13 (iii) Any take-out food use, except for a take-out food use which occupies 100
14 square feet or less (including the area devoted to food preparation and service and excluding
15 storage and waiting areas) in a restaurant, bar, catering establishment, bakery, retail grocery
16 or specialty food store.

17 (iv) Any sign not conforming to the limitations of Section 607.2(f)(3).

18 (D) **Temporary Uses.** Temporary uses not otherwise permitted are permitted in
19 Eastern Neighborhoods Mixed Use Districts and South of Market Mixed Use Districts to the
20 extent authorized by Sections 205 through 205.3 of this Code.

21 **SEC. 810.1. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

22 The Chinatown Community Business District, located in the northeast quadrant of San
23 Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to
24 Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district
25 also includes portions of Commercial Street between Montgomery Street and Grant Avenue

1 and portions of Grant Avenue between Bush and California Streets. It is part of the larger core
2 area of Chinatown.

3 The portions of Broadway, Kearny and Commercial Streets and Grant Avenue in this
4 district are transitional edges or entries to Chinatown. North and east of the two blocks of
5 Broadway contained in this district are North Beach and the Broadway Entertainment Districts.
6 Kearny and Columbus Streets are close to intensive office development in the Downtown
7 Financial District. Both Grant Avenue and Commercial Street provide important pedestrian
8 entries to Chinatown. Generally, this district has more potential for added retail and
9 commercial development than other parts of Chinatown.

10 This zoning district is intended to protect existing housing, encourage new housing and
11 to accommodate modest expansion of Chinatown business activities as well as street-level
12 retail uses. The size of individual professional or business office use is limited in order to
13 prevent these areas from being used to accommodate larger office uses spilling over from the
14 financial district.

15 Housing development in new buildings is encouraged at upper stories. Existing housing
16 is protected by limitations on demolitions and upper-story conversions.

17
18 **Table 810**
19 **CHINATOWN COMMUNITY BUSINESS**
20 **DISTRICT ZONING CONTROL TABLE**

			Chinatown Community Business District
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4, §§ 250—252, 260, 270, 271	P up to 35 feet # C to 65 ft. C to 50 ft. (along Commercial Street) See Zoning Map, § 254

			50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270
1			
2			
3	.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121 P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3
4			
5	.12	Rear Yard/Site Coverage	§§ 130, 134, 136 Location may be modified / 75% coverage § 134.1
6			
7	.13	Sun Access Setbacks	15 ft. at specified heights § 132.3
8	.14	Maximum Street Frontage <i>[Per Building]</i>	P to 50 feet C more than 50 feet § 145.3
9			
10	.15	Awning	P § 136.2(a)
11	.16	Canopy	P § 136.2(b)
12			
13	.17	Marquee	P § 136.2(c)
14	COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES		
15	.19	Floor Area Ratio	§§ 102.9, 102.11, 123 2.8 to 1 § 124(a) (b)
16	.20	Use Size <i>[Nonresidential]</i>	§ 890.130 P up to 5,000 sq. ft. C 5,000 sq. ft. & above § 121.4 Except for full-service restaurants
17			
18	.21	Open Space	1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
19			
20	.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5 1:500 sq. ft. when lot size over 20,000 sq. ft. §§ 151, 161(d)
21			
22	.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5 Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
23			
24	.24	Outdoor Activity Area	§ 890.71 P in front C elsewhere
25			

1	.25	Drive-Up Facility	§ 890.30			
2	.26	Walk-Up Facility	§ 890.140			P if recessed 3 ft. C otherwise
3	.27	Hours of Operation	§ 890.48			No limit
4	.30	General Advertising Sign	§§ 602—604, 608.1, 608.2			P § 607.2(e)
5	.31	Business Sign	§§ 602—604, 608.1, 608.2			P § 607.2(f)

**Chinatown
Community
Business
District**

Controls by Story

10	No.	Zoning Category	§ References	1st	2nd	3rd+
11	.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code			
12						
13						
14	.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code			
15						
16	.39a	Residential Conversion Apartments				
17						
18	.39b	Residential Demolition Apartments				
19						

Retail Sales and Services

21	.40a	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 890.102	P	P	P
22						
23						
24	.40b	Gift Store— Tourist Oriented	§ 890.39	P	P	P
25	.40c	Jewelry	§ 890.51	P	P	P

1	.41	Bar	§ 890.22	P	P	P
2	.42	Full-Service Restaurant	§ 890.92	P	P	P
3	.43	Fast Food Restaurant (Small)	§ 890.90	C	C	C
4						
5	.44	Fast Food Restaurant (Large)	§ 890.91			
6						
7	.45	Take-Out Food	§ 890.122	C	C	
8	.46	Movie Theater	§ 890.64	P	P	
9	.47a	Adult Entertainment	§ 890.36			
10	.47b	Other Entertainment	§ 890.37	P	P	P
11	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
12						
13	.49	Financial Service	§ 890.110	P		
14	.50	Limited Financial Service	§ 890.112	P		
15	.51	Medical Service	§ 890.114	P	P	P
16	.52	Personal Service	§ 890.116	P	P	P
17	.53	Professional Service	§ 890.108	P	P	P
18	.54	Massage Establishment	§ 890.60 § 1900 Health Code	C	C	C
19						
20	.55	Tourist Hotel	§ 890.46	C	C	C
21	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
22						
23	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
24						
25						

1	.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C
2						
3	.59	Automobile Parking Garage, Public	§ 890.12	C	C	C
4						
5	.60	Automotive Gas Station	§ 890.14			
6	.61	Automotive Service Station	§ 890.18			
7						
8	.62	Automotive Repair	§ 890.15			
9	.63	Automotive Wash	§ 890.20			
10	.64	Automotive Sale or Rental	§ 890.13			
11	.65	Animal Hospital	§ 890.6			
12	.66	Ambulance Service	§ 890.2			
13	.67	Mortuary	§ 890.62	C	C	
14	.68	Trade Shop	§ 890.124	P	C	
15	.70	Administrative Service	§ 890.106			
16	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
17						
18	.72	Fringe Financial Service	§ 890.113	P#		
19	.73	Tobacco Paraphernalia Establishments	§ 890.123	C		
20						
21	.74A	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
22						
23	.74B	<i>Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>
24						
Institutions						
25	.80	Hospital or Medical Center	§ 890.44			

1	.81	Other Institutions	Not counted as Commercial Fl. area § 890.50	P	P	P	
2	.82	Public Use	§ 890.80	C	C	C	
3	.83	Medical Cannabis Dispensary	§ 890.133	P			
4	RESIDENTIAL STANDARDS AND USES						
5	.90	Residential Use	§ 890.88	P	P	P	
6	.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5			
7	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208			
8	.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	48 sq. ft. § 135 Table 3			
9	.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g), # mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.			
10	.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C	
11	.96	Automobile Parking Garage, Community Residential	§ 890.8, 160		C	C	

**SPECIFIC PROVISIONS FOR
CHINATOWN COMMUNITY BUSINESS DISTRICT**

Section		Zoning Controls
§ 810.10	§ 270	50 N Height and Bulk District and 65 N Height and Bulk — District as mapped on Sectional Map 1H
§ 810.71	§ 236	Garment Shop Special Use District applicable only for portions — of the Chinatown Community Business District as mapped on Sectional Map No. 1 SU ^a
§ 810.72	249.35	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
§§.94	§§303, 803.2	<p>Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in Section 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, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>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) above.</p>

SEC. 811.1. CHINATOWN VISITOR RETAIL DISTRICT.

The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant Avenue between California and Jackson Streets. This district contains a concentration of shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and contribute to the City's visual and economic diversity. Grant Avenue provides an important link

1 between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf
2 areas.

3 This district is intended to preserve the street's present character and scale and to
4 accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art
5 goods, large restaurants. In order to promote continuous retail frontage, entertainment,
6 financial services, medical service, automotive and drive-up uses are restricted. Most
7 commercial uses, except financial services are permitted on the first two stories.
8 Administrative services, (those not serving the public) are prohibited in order to prevent
9 encroachment from downtown office uses. There are also special controls on fast-food
10 restaurants and tourist hotels. Building standards protect and complement the existing small-
11 scale development and the historic character of the area.

12 The height limit applicable to the district will accommodate two floors of housing or
13 institutional use above two floors of retail use. Existing residential units are protected by
14 prohibition of upper-story conversions and limitation on demolition.

15
16 **Table 811**
CHINATOWN VISITOR RETAIL
DISTRICT ZONING CONTROL TABLE

			Chinatown Visitor Business District
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271	P up to 35 feet # C to 50 ft. See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270
.11	Lot Size [Per Development]	§§ 890.56, 121	P up to 2,500 sq. ft. C 5,000 sq. ft. & above

			§ 121.3
.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified /75% coverage § 134.1
.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
.14	Maximum Street Frontage <i>[Per Building]</i>		P to 50 feet C more than 50 feet § 145.3
.15	Awning	§ 890.21	P § 136.2(a)
.16	Canopy	§ 890.24	P § 136.2(b)
.17	Marquee	§ 890.58	P § 136.2(c)
COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.0 to 1 § 124(a) (b)
.20	Use Size <i>[Nonresidential]</i>	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. Except for full-service restaurants—5,000 sq. ft. § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. above 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5	None required § 161(c)
.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
.25	Drive-Up Facility	§ 890.30	
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise

1	.27	Hours of Operation	§ 890.48	P 6 a.m.—11 p.m. C 11 p.m.—2 a.m.
2	.30	General Advertising Sign	§§ 602—604, 608.1, 608.2	P § 607.2(e)
3	.31	Business Sign	§§ 602—604, 608.1, 608.2	P § 607.2(f)

**Chinatown Visitor
Retail District**

Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd+
8	.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code		
9	.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code		
10	.39a	Residential Conversion Apartments			
11	.39b	Residential Demolition Apartments			

Retail Sales and Services

12	.40a	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 890.102	P	P	
13	.40b	Gift Store—Tourist Oriented	§ 890.39	P	P	
14	.40c	Jewelry	§ 890.51	P	P	
15	.41	Bar	§ 890.22	P	P	
16	.42	Full-Service Restaurant	§ 890.92	P	P	
17	.43	Fast Food Restaurant (Small)	§ 890.90	C		
18	.44	Fast Food Restaurant (Large)	§ 890.91			

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.45	Take-Out Food	§ 890.122	P	P	
.46	Movie Theater	§ 890.64			
.47a	Adult Entertainment	§ 890.36			
.47b	Other Entertainment	§ 890.37	P#	P#	
.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
.49	Financial Service	§ 890.110			
.50	Limited Financial Service	§ 890.112			
.51	Medical Service	§ 890.114		P	
.52	Personal Service	§ 890.116		P	
.53	Professional Service	§ 890.108		P	
.54	Massage Establishment	§ 890.60, § 1900 Health Code	C	C	
.55	Tourist Hotel	§ 890.46	C	C	C
.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C
.59	Automobile Parking Garage, Public	§ 890.12	C	C	C
.60	Automotive Gas Station	§ 890.14			
.61	Automotive Service Station	§ 890.18			
.62	Automotive Repair	§ 890.15			
.63	Automotive Wash	§ 890.20			

1	.64	Automotive Sale or Rental	§ 890.13				
2	.65	Animal Hospital	§ 890.6				
3	.66	Ambulance Service	§ 890.2				
4	.67	Mortuary	§ 890.62	C	C		
5	.68	Trade Shop	§ 890.124	P	C		
6	.70	Administrative Service	§ 890.106				
7	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#		
8	.72	Fringe Financial Service	§ 890.113				
9	.73	Tobacco Paraphernalia Establishments	§ 890.123	C			
10	.74A	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
11	.74B	<u>Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12	Institutions						
13	.80	Hospital or Medical Center	§ 890.44				
14	.81	Other Institutions	§ 890.50	P	P	P	
15	.82	Public Use	§ 890.80	C	C	C	
16	.83	Medical Cannabis Dispensary	§ 890.133	P			
17	RESIDENTIAL STANDARDS AND USES						
18	.90	Residential Use	§ 890.88	P	P	P	
19	.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5			
20	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208			
21	.93	Usable Open Space <i>[Per Residential</i>	§§ 135, 136	48 sq. ft. § 135 Table 3			

	<i>Unit]</i>				
.94	Off-Street Parking, Residential	§§ 150, §§ 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units;, C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a) (g),		
.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 890.8, 160	C	C	C

**SPECIFIC PROVISIONS FOR
CHINATOWN VISITOR RETAIL DISTRICT**

Section		Zoning Controls
§ 811.10	§ 270	50 N Height and Bulk District as mapped on Sectional Map — 1H
§ 811.71	§ 236	Garment Shop Special Use District applicable only for portions — of the Chinatown Visitor Retail District as mapped on Sectional Map No. 1 SU ^a
§ 811.47b	§ 890.37	The other entertainment use must be in conjunction with an existing full-service restaurant
§ .94	§§303, 803.2.	Installation of 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: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in Section 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, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the Planning Commission hearing, or prior to issuance of

1 notification under Section 311(c)(2) of this Code, the Planning
2 Department shall require a signed affidavit by the project sponsor
3 attesting to (1), (2), and (3) above, which the Department shall
4 independently verify. The Department shall also have made a
5 determination that the project complies with (4) above.

6 **SEC. 812.1. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL**
7 **DISTRICT.**

8 The Chinatown Residential Neighborhood Commercial District extends along Stockton
9 Street between Sacramento and Broadway and along Powell Street between Washington
10 Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the
11 relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton
12 Street is a major transit corridor which serves as "Main Street" for the Chinatown
13 neighborhood. Both Stockton and Powell Streets contain a significant amount of housing as
14 well as major community institutions supportive to Chinatown and the larger Chinese
15 community. This daytime-oriented district provides local and regional specialty food shopping
16 for fresh vegetables, poultry, fish and meat. Weekends are this area's busiest shopping days.
17 Because Stockton Street is intended to remain principally in its present character, the
18 Stockton Street controls are designed to preserve neighborhood-serving uses and protect the
19 residential livability of the area. The controls promote new residential development compatible
20 with existing small-scale mixed-use character of the area. Consistent with the residential
21 character of the area, commercial development is directed to the ground story. Daytime-
22 oriented use is protected and tourist-related uses, fast-food restaurants and financial services
23 are limited.

24 Housing development in new and existing buildings is encouraged above the ground
25 floor. Institutional uses are also encouraged. Existing residential units are protected by limits
on demolition and conversion.

Table 812
CHINATOWN RESIDENTIAL NEIGHBORHOOD
COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Chinatown Residential Neighborhood Commercial District
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271	P up to 35 feet # C 50 ft., portions of Grant & Pacific C 65 ft., except 85 ft. for portions of Stockton if low income housing See Zoning Map, § 254 50 ft. length and 100 ft. diagonal and above 40 ft. See Zoning Map, § 270
.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121	P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3
.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified § 134.1
.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
.14	Maximum Street Frontage <i>[Per Building]</i>		P to 50 feet C more than 50 feet § 145.3
.15	Awning	§ 890.21	P § 136.2(a)
.16	Canopy	§ 890.24	P § 136.2(b)
.17	Marquee	§ 890.58	P § 136.2(c)
COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	1.0 to 1 § 124(a) (b)
.20	Use Size <i>[Nonresidential]</i>	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft.

			§ 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5	None Required § 161(c)
.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
.25	Drive-Up Facility	§ 890.30	
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 890.48	P 6 a.m.—11 p.m. C 11 p.m.—2 a.m.
.30	General Advertising Sign	§§ 602—604, 608.1, 608.2	P § 607.2(e)
.31	Business Sign	§§ 602—604, 608.1, 608.2	P § 607.2(f)

**Chinatown
Residential
Neighborhood
Commercial District**

Controls by Story

No.	Zoning Category	§ References	1st	2nd	3rd+
.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code			
.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code			
.39a	Residential Conversion Apartments				
.39b	Residential				

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	Demolition Apartments				
Retail Sales and Services					
.40a	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 890.102	P		
.40b	Gift Store—Tourist Oriented	§ 890.39			
.40c	Jewelry	§ 890.51	C		
.41	Bar	§ 890.22	C		
.42	Full-Service Restaurant	§ 890.92	P		
.43	Fast Food Restaurant (Small)	§ 890.90	C		
.44	Fast Food Restaurant (Large)	§ 890.91	C		
.45	Take-Out Food	§ 890.122	C		
.46	Movie Theater	§ 890.64	C		
.47a	Adult Entertainment	§ 890.36			
.47b	Other Entertainment	§ 890.37			
.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
.49	Financial Service	§ 890.110	C		
.50	Limited Financial Service	§ 890.112	C		
.51	Medical Service	§ 890.114	P		
.52	Personal Service	§ 890.116	P		
.53	Professional Service	§ 890.108	P		
.54	Massage Establishment	§ 890.60 § 1900 Health Code	C		

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.55	Tourist Hotel	§ 890.46			
.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C		
.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C		
.58	Automobile Parking Lot, Public	§ 890.11, 156	C		
.59	Automobile Parking Garage, Public	§ 890.12			
.60	Automotive Gas Station	§ 890.14			
.61	Automotive Service Station	§ 890.18			
.62	Automotive Repair	§ 890.15			
.63	Automotive Wash	§ 890.20			
.64	Automotive Sale or Rental	§ 890.13			
.65	Animal Hospital	§ 890.6			
.66	Ambulance Service	§ 890.2			
.67	Mortuary	§ 890.62	C	C	
.68	Trade Shop	§ 890.124	P		
.70	Administrative Service	§ 890.106			
.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
.72	Fringe Financial Service	§ 890.113			
.73	Tobacco Paraphernalia Establishments	§ 890.123	C		

1	.74A	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	.74B	<u>Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Institutions					
4	.80	Hospital or Medical Center	§§ 124.1, 890.44	C	C	C
5	.81	Other Institutions	§ 890.50	P	P	P
6	.82	Public Use	§ 890.80	C	C	C
7	.83	Medical Cannabis Dispensary	§ 890.133	P		
8	RESIDENTIAL STANDARDS AND USES					
9	.90	Residential Use	§ 890.88	P	P	P
10	.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5		
11	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
12	.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	48 sq. ft. § 135 Table 3		
13	.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units;, C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g),		
14	.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C
15	.96	Automobile Parking Garage, Community Residential	§ 890.8, 160	C	C	C

**SPECIFIC PROVISIONS FOR CHINATOWN
RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**

Section		Zoning Controls
§ 812.10	§ 270	50 N Height and Bulk District and 65 N Height and Bulk — District as mapped on Sectional Map 1H
§ 812.71	§ 236	Garment Shop Special Use District applicable only for portions — of the Chinatown Residential Neighborhood Commercial District as mapped on Sectional Map No. 1 SU ^a
§ .94	§§303, 803.2.	<p>Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in Section 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, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>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) above</p>

SEC. 813. RED – RESIDENTIAL ENCLAVE DISTRICT.

Residential Enclave Districts (RED) encompass the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the SLR and MUR Districts. Within these predominantly residential enclaves lie a number of vacant parcels, parking lots and other properties in open storage use. These properties are undeveloped or underdeveloped and are viewed as opportunity sites for new, moderate-income, in-fill housing.

The zoning controls for this district are tailored to the design needs and neighborhood characteristics of these enclaves and are intended to encourage and facilitate the development of attractive, compatible and economically feasible in-fill housing while providing adequate residential amenities to the site and neighborhood.

Dwelling units are permitted as a principal use. Social services and institutional uses are permitted as conditional uses. Group housing, retail, entertainment, general commercial and services light industrial uses are not permitted. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections 185 and 186. Live/work units limited to arts activities are permitted within the district as a principal use. Existing live/work units with other nonresidential uses may continue as nonconforming uses.

**Table 813
RED — RESIDENTIAL ENCLAVE DISTRICT
ZONING CONTROL TABLE**

			Residential Enclave
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
813.01	Height	See Zoning Map	Generally 40 feet See Sectional Zoning Maps 1 and 7
813.02	Bulk	§ 270	See Sectional Zoning Maps 1 and 7
USE STANDARDS			
813.03	Residential Density	§§ 124(b), 207.5,208	1:400 for dwelling units; 1 bedroom for each 140 sq. ft. of lot area for group housing
813.04	Non-Residential Density	§§ 102.9, 123, 124, 127	Generally, 1.0 to 1 floor area ratio
813.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	60 sq. ft. per unit, if private, 80 sq. ft. if common
813.06	Usable Open Space for Live/Work	§ 135.2	36 sq. ft. per unit

	Units in Newly Constructed Buildings or Additions		
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2	813.07	Usable Open Space for Other Uses	§ 135.3
3	813.09	Outdoor Activity Area	§ 890.71
4	813.10	Walk-up Facility, except Automated Bank Teller Machine	§ 890.140
5	813.11	Automated Bank Teller Machine	§ 803.9(d)
6	813.12	Residential Conversion	§ 803.8(a)
7	813.13	Residential Demolition	§ 803.8(a)
8	USES		
9	Residential Use		
10	813.14	Dwelling Units	§ 102.7
11	813.15	Group Housing	§ 890.88(b)
12	813.16	SRO Units	§ 890.88(c)
13	Institutions		
14	813.17	Hospital, Medical Centers	§ 890.44
15	813.18	Residential Care	§ 890.50(e)
16	813.19	Educational Services	§ 890.50(c)
17	813.20	Religious Facility	§ 890.50(d)
18	813.21	Assembly and Social Service, except Open Recreation or Horticulture	§ 890.50(a)
19	813.22	Child Care	§ 890.50(b)
20	813.23	Medical Cannabis Dispensary	§ 890.133
21	Vehicle Parking		
22	813.25	Automobile Parking Lot, Community Residential	§ 890.7
23	813.26	Automobile Parking Garage, Community Residential	§ 890.8
24	813.27	Automobile Parking Lot, Community Commercial	§ 890.9
25	813.28	Automobile Parking Garage, Community Commercial	§ 890.10
	813.29	Automobile Parking Lot, Public	§ 890.11
	813.30	Automobile Parking Garage, Public	§ 890.12
	Retail Sales and Service		
	813.31	All Retail Sales and Service except per § 813.32	§ 890.104
	813.32	Retail Sales and Service Use in a	§ 803.9(e)

	Landmark Building or a Contributory Building in an Historic District		
Assembly, Recreation, Arts and Entertainment			
813.37	Nighttime Entertainment	§§ 102.17, 803.5(b)	NP
813.38	Meeting Hall, not within § 813.21	§ 221(c)	NP
813.39	Recreation Building, not within § 813.21	§ 221(e)	NP
813.40	Pool Hall, Card Club, not within § 813.21	§§ 221(f), 803.4	NP
813.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	NP
Home and Business Service			
813.42	Trade Shop	§ 890.124	NP
813.43	Catering Services	§ 890.25	NP
813.45	Business Goods and Equipment Repair Service	§ 890.23	NP
813.46	Arts Activities, except within a Live/Work Unit	§ 102.2	NP
813.47	Business Services	§ 890.111	NP
Office			
813.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
813.53	All Other Office Uses	§ 890.70	NP
Live/Work Units			
813.54	Live/Work Unit where the Work Activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f), (g), 233	P
813.55	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
813.56	All Other Live/Work Units	§§ 102.13, 233	NP
Automotive Services			
813.57	Vehicle Storage—Open Lot	§ 890.131	NP
813.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
813.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	NP
813.60	Motor Vehicle Repair	§ 890.15	NP
813.61	Motor Vehicle Tow Service	§ 890.19	NP

1	813.62	Non-Auto Vehicle Sales or Rental	§ 890.69	NP
2	813.63	Public Transportation Facility	§ 890.80	NP
3	Industrial			
4	813.64	Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, Manufacturing and Processing	§§ 225, 890.54	NP
5	Other Uses			
6	813.65	Animal Service	§ 224	NP
7	813.66	Open Air Sales	§§ 890.38, 803.9(c)	NP
8	813.67	Ambulance Service	§ 890.2	NP
9	813.68	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
10	813.69	Public Use, except Public Transportation Facility	§ 890.80	C
11	813.70	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
12	813.71	Greenhouse or Plant Nursery	§ 227(a)	NP
13	813.72	Mortuary Establishment	§ 227(c)	NP
14	813.73	General Advertising Sign	§ 607.2(b) & (e)	NP
15	<u>813.74A</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
16	<u>813.74B</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>

SPECIFIC PROVISIONS FOR RED DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 813.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, State or local law, may apply for a medical cannabis dispensary permit in an RED District.

SEC. 814. SPD – SOUTH PARK DISTRICT.

1 South Park is an attractive affordable mixed-use neighborhood. The South Park District
 2 (SPD) is intended to preserve the scale, density and mix of commercial and residential
 3 activities within this unique neighborhood. The district is characterized by small-scale,
 4 continuous-frontage warehouse, retail and residential structures built in a ring around an oval-
 5 shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix
 6 of uses, family-sized housing units, and in-fill development which contributes positively to the
 7 neighborhood scale and use mix.

8 Most retail, general commercial, office, service/light industrial, arts, live/work and
 9 residential activities are permitted. Group housing, social services, and other institutional uses
 10 are conditional uses. Hotels, motels, movie theaters, adult entertainment and nighttime
 11 entertainment are not permitted.

12 **Table 814**
 13 **SPD — SOUTH PARK DISTRICT ZONING CONTROL TABLE**

			South Park District
No.	Zoning Category	§ References	Controls
814.01	Height	§§ 260 - 263	See Sectional Zoning Map 1
814.02	Bulk	§§ 270 - 272	See Sectional Zoning Map 1
814.03	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
814.04	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
814.05	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally 1.8 to 1 floor area ratio
814.06	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq. ft. per unit, 54 sq. ft. per unit if publicly accessible
814.07	Usable Open Space for Other Uses	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
814.08	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
814.09	Outdoor Activity Area	§ 890.71	P

1	814.10	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
2	814.11	Off-Street Parking, Non-Residential	150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
3	814.12	Residential Conversion	§ 803.8(a)	C
4	814.13	Residential Demolition	§ 803.8(a)	C
5	Residential Use			
6	814.14	Dwelling Units	§ 102.7	P
7	814.15	Group Housing	§ 890.88(b)	C
8	814.16	SRO Units	§ 890.88(c)	P
9	814.16 (a)	Student Housing	§ 315.1(38)	C
10	Institutions			
11	814.17	Hospital, Medical Centers	§ 890.44	NP
12	814.18	Residential Care	§ 890.50(e)	C
13	814.19	Educational Services	§ 890.50(c)	NP
14	814.20	Religious Facility	§ 890.50(d)	C
15	814.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
16	814.22	Child Care	§ 890.50(b)	P
17	814.23	Medical Cannabis Dispensary	§ 890.133	P #
18	Vehicle Parking			
19	814.25	Automobile Parking Lot, Community Residential	§ 890.7	NP
20	814.26	Automobile Parking Garage, Community Residential	§ 890.8	NP
21	814.27	Automobile Parking Lot, Community Commercial	§ 890.9	NP
22	814.28	Automobile Parking Garage, Community Commercial	§ 890.10	NP
23	814.29	Automobile Parking Lot, Public	§ 890.11	NP
24	814.30	Automobile Parking Garage, Public	§ 890.12	NP
25	Retail Sales and Services			
	814.31	All Retail, Except for Bars and Liquor Stores-	§ 890.104	P up to 5,000 sf per lot
	814.32	Bars	§ 890.22	C up to 5,000 sf per lot
	814.33	Liquor Stores	§ 790.55	C up to 5,000 sf per lot

Assembly, Recreation, Arts and Entertainment

814.37	Nighttime Entertainment	§ 102.17; 803.5(b)	NP
814.38	Meeting Hall, not falling within Category 814.21	§ 221(c)	C
814.39	Recreation Building, not falling within Category 814.21	§ 221(e)	C
814.40	Pool Hall, Card Club, not falling within Category 890.50(a)	§ 221(f)	NP

Home and Business Service

814.42	Trade Shop	§ 890.124	P
814.43	Catering Services	§ 890.25	P
814.45	Business Goods and Equipment Repair Service	§ 890.23	P
814.46	Arts Activities, other than Theaters	§ 102.2	P
814.47	Business Services	§ 890.111	P

Office

814.49	Offices in historic buildings	§ 803.9(a)	P
814.50	All Other Office Uses	§§ 890.70, 890.118	P

Live/Work Units

814.55	All types of Live/Work Units	§§ 102.2, 102.13, 209.9(f), (g)	NP
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Automotive

814.57	Vehicle Storage—Open Lot	§ 890.131	NP
814.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	NP
814.59	Motor Vehicle Service Station, Automotive Washing	§§ 890.18, 890.20	NP
814.60	Motor Vehicle Repair	§ 890.15	NP
814.61	Motor Vehicle Tow Service	§ 890.19	NP
814.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
814.63	Public Transportation Facilities	§ 890.80	NP

Industrial

814.64	Wholesale Sales	§ 890.54(b)	P
814.65	Light Manufacturing	§ 890.54(a)	P
814.66	All Other Wholesaling, Storage, Distribution and Open Air	§§ 225, 226	NP

	Handling of Materials and Equipment, and Manufacturing and Processing Uses		
814.67	Storage	§ 890.54(c)	NP
814.67 (a)	Laboratory	§ 890.52	NP
Other Uses			
814.68	Animal Services	§ 224	NP
814.69	Open Air Sales	§§ 803.9(e), 890.38	P
814.70	Ambulance Service	§ 890.2	NP
814.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
814.72	Public Use, except Public Transportation Facility	§ 890.80	C
814.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
814.74A	Greenhouse or Plant Nursery	§ 227(a)	NP
814.74B	<i>Neighborhood Agriculture</i>	§ 102.34(a)	<u>P</u>
814.74C	<i>Large-Scale Urban Industrial Agriculture</i>	§ 102.34(b)	<u>C</u>
814.75	Mortuary Establishment	§ 227(c)	NP
814.76	General Advertising Sign	§ 607.2(b) & (e) and 611	NP
814.78	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
814.79	Automated Bank Teller Machine	§ 803.9(d)	NP
814.80	Integrated PDR	§ 890.49	P in applicable buildings

SPECIFIC PROVISIONS FOR SPD DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 814.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of Federal, State or local law, may apply for a medical cannabis dispensary permit in a South Park District.

814.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
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SEC. 815. RSD – RESIDENTIAL MIXED USE DISTRICT.

The Residential/Service Mixed Use District (RSD) runs along Harrison St. between 4th St. and 5th St. The RSD serves as a housing opportunity area within the South of Market Mixed Use Districts. The district controls are intended to facilitate the development of high-density, mid-rise housing, including residential hotels and live/work units, while also encouraging the expansion of retail, business service and commercial and cultural arts activities.

Residential hotels are subject to flexible standards for parking, rear yard/open space and density. Continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged.

General office, hotels, nighttime entertainment, adult entertainment, massage establishment, movie theaters and heavy industrial uses are not permitted, except that massages services are authorized as a conditional use in the Residential/Service Mixed Use District when provided in conjunction with full-service spa services.

**Table 815
RSD — RESIDENTIAL/SERVICE MIXED USE
DISTRICT ZONING CONTROL TABLE**

			Residential/Service Mixed Use Districts
No.	Zoning Category	§ References	Controls
815.01	Height		Map, generally ranges from 40 to 85 feet See Sectional Zoning Map 1
815.02	Bulk	§ 270	See Sectional Zoning Map 1
815.03	Residential Density Limit	§§ 124(b), 207.5, 208	1:200 for dwellings in projects below 40 ft., above 40 ft. density to be determined as part of Conditional Use process; 1 bedroom for each 70 sq. ft. of lot area for group housing

1	815.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 1.8 to 1 floor area ratio subject to § 803.5(j)
2	815.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit if private, 48 sq. ft. if common
3	815.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
4	815.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
5	815.09	Outdoor Activity Area	§ 890.71	P
6	815.10	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
7	815.11	Automated Bank Teller Machine	§ 803.5(d)	P
8	815.12	Residential Conversion	§ 803.5(b)	C
9	815.13	Residential Demolition	§ 803.5(b)	C
10	Residential Use			
11	815.14	Dwelling Units	§ 102.7	P
12	815.15	Group Housing	§ 890.88(b)	C
13	815.16	SRO Units	§ 890.88(c)	P
14	Institutions			
15	815.17	Hospital, Medical Centers	§ 890.44	NP
16	815.18	Residential Care	§ 890.50(e)	C
17	815.19	Educational Services	§ 890.50(c)	P
18	815.20	Religious Facility	§ 890.50(d)	C
19	815.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
20	815.22	Child Care	§ 890.50(b)	P
21	815.23	Medical Cannabis Dispensary	§ 890.133	P#
22	Vehicle Parking			
23	815.25	Automobile Parking Lot, Community Residential	§ 890.7	P
24	815.26	Automobile Parking Garage, Community Residential	§ 890.8	C, pursuant to § 803.8(c)
25	815.27	Automobile Parking Lot, Community Commercial	§ 890.9	P

1	815.28	Automobile Parking Garage, Community Commercial	§ 890.10	C, pursuant to § 803.8(c)
2	815.29	Automobile Parking Lot, Public	§ 890.11	P
3	815.30	Automobile Parking Garage, Public	§ 890.12	C, pursuant to § 803.8(c)
4	Retail Sales and Services			
5	815.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P, pursuant to § 803.8(c)
6				
7				
8				
9	815.33	Fringe Financial Service	§§ 249.35, 890.113	P#
10	815.34	Tobacco Paraphernalia Establishments	§ 890.123	C
11	815.34A	Massage Establishment	§ 890.60 § 1900 Health Care	C#
12				
13	Assembly, Recreation, Arts and Entertainment			
14	815.37	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	NP
15	815.38	Meeting Hall, not falling within Category 815.21	§ 221(c)	C, pursuant to § 803.8(c)
16	815.39	Recreation Building, not falling within Category 815.21	§ 221(e)	C, pursuant to § 803.8(c)
17	815.40	Pool Hall, Card Club, not falling within Category 815.21	§§ 221(f), 803.4	P, pursuant to § 803.8(c)
18	815.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P, pursuant to § 803.8(c)
19				
20	Home and Business Service			
21	815.42	Trade Shop	§ 890.124	P, pursuant to § 803.8(c)
22	815.43	Catering Services	§ 890.25	P, pursuant to § 803.8(c)
23	815.45	Business Goods and Equipment Repair Service	§ 890.23	P, pursuant to § 803.8(c)
24	815.46	Arts Activities, other than Theaters	§ 102.2	P, pursuant to § 803.8(c)
25	815.47	Business Services	§ 890.111	P, pursuant to § 803.8(c)
	Office			

1	815.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
2	815.49	Work Space of Design Professionals	§§ 890.28, 803.9(g)	P, subject to § 803.9(g)
3	815.50	All Other Office Uses	§ 890.70	NP
4	Live/Work Units			
5	815.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
6	815.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
7	815.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
8	815.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
9	815.55	All other Live/Work Units		NP
10	Motor Vehicle Services			
11	815.57	Vehicle Storage—Open Lot	§ 890.131	NP
12	815.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
13	815.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P, pursuant to § 803.8(c)
14	815.60	Motor Vehicle Repair	§ 890.15	P, pursuant to § 803.8(c)
15	815.61	Motor Vehicle Tow Service	§ 890.19	C, § 803.8(c)
16	815.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P, § 803.8(c)
17	815.63	Public Transportation Facilities	§ 890.80	C, pursuant to § 803.8(c)
18	Industrial			
19	815.64	Wholesale Sales	§ 890.54(b)	P, pursuant to § 803.8(c)
20	815.65	Light Manufacturing	§ 890.54(a)	P, pursuant to § 803.8(c)
21	815.66	Storage	§ 890.54(c)	P
22	815.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225	P
23				
24				
25				

Other Uses			
815.68	Animal Services	§ 224	NP
815.69	Open Air Sales	§§ 803.9(e), 890.38	P
815.70	Ambulance Service	§ 890.2	NP
815.71	Open Recreation <i>and</i> <i>Horticulture</i>	§§ 209.5(a), <u>209.5(b)</u>	P
815.72	Public Use, except Public Transportation Facility	§ 890.80	C
815.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
815.74A	Greenhouse or Plant Nursery	§ 227(a)	NP
<u>815.74B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
<u>815.74C</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
815.75	Mortuary Establishment	§ 227(c)	NP
815.76	General Advertising Sign	§ 607.2(b) & (e)	NP

SPECIFIC PROVISIONS FOR RSD DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 815.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an RSD District.
815.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
815.34A	§ 890.60 § 1900 Health Code	Only those businesses that can demonstrate to the satisfaction of the Planning Commission that massage services are provided in conjunction with full-service spa services are authorized to provide massage services

SEC. 816. SERVICE/LIGHT INDUSTRIAL /RESIDENTIAL MIXED USED DISTRICT.

1 The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to
 2 maintain and facilitate the growth and expansion of small-scale light industrial, home and
 3 business service, wholesale distribution, arts production and performance/exhibition activities,
 4 live/work use, general commercial and neighborhood-serving retail and personal service
 5 activities while protecting existing housing and encouraging the development of housing and
 6 live/work space at a scale and density compatible with the existing neighborhood.

7 Housing and live/work units are encouraged over ground floor commercial/service/light
 8 industrial activity. New residential or mixed use developments are encouraged to provide as
 9 much mixed-income rental housing as possible. Existing group housing and dwelling units
 10 would be protected from demolition or conversion to nonresidential use by requiring
 11 conditional use review.

12 General office, hotels, nighttime entertainment, movie theaters, adult entertainment and
 13 heavy industrial uses are not permitted.

14 **Table 816**
 15 **SLR — SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE**
 16 **DISTRICT ZONING CONTROL TABLE**

			Service/Light Industrial/Residential Mixed Use District
No.	Zoning Category	§ References	Controls
816.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 40 to 65 feet
816.02	Bulk Limit Designation	See Zoning Map, § 270	As shown on Sectional Maps 1 and 7 of the Zoning Map
816.03	Residential Density Limit	§§ 124, 207.5, 208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
816.04	Non-Residential Density Limit	§§ 102.9, 123,	Generally, 2.5 to 1 floor

		124, 127	area ratio	
1	816.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	60 sq. ft. per unit if private, 80 sq. ft. if common
2	816.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
3	816.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
4	816.09	Outdoor Activity Area	§ 890.71	P
5	816.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(d)	P
6	816.12	Residential Conversion	§ 803.8(a)	C
7	816.13	Residential Demolition	§ 803.8(a)	C
8	Residential Use			
9	816.14	Dwelling Units	§ 102.7	P
10	816.15	Group Housing	§ 890.88(b)	C
11	816.16	SRO Units	§ 890.88(c)	P
12	Institutions			
13	816.17	Hospital, Medical Centers	§ 890.44	NP
14	816.18	Residential Care	§ 890.50(e)	C
15	816.19	Educational Services	§ 890.50(c)	P
16	816.20	Religious Facility	§ 890.50(d)	P
17	816.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
18	816.22	Child Care	§ 890.50(b)	P
19	816.23	Medical Cannabis Dispensary	§ 890.133	P#
20	Vehicle Parking			
21	816.25	Automobile Parking Lot, Community Residential	§ 890.7	P
22	816.26	Automobile Parking Garage, Community Residential	§ 890.8	P
23	816.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
24	816.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
25	816.29	Automobile Parking Lot, Public	§ 890.11	P
	816.30	Automobile Parking Garage, Public	§ 890.12	C
	Retail Sales and Services			

1	816.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P
2	816.33	Fringe Financial Service	§§ 249.35, 890.113	P#
3	816.34	Tobacco Paraphernalia Establishments	§ 890.123	C
4	Assembly, Recreation, Arts and Entertainment			
5	816.36	Arts Activity, other than Theater	§ 102.2	P
6	816.37	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	NP
7	816.38	Meeting Hall, not falling within Category 816.21	§ 221(c)	C
8	816.39	Recreation Building, not falling within Category 816.21	§ 221(e)	C
9	816.40	Pool Hall, Card Club, not falling within Category 816.21	§§ 221(f), 803.4	P
10	816.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
11	Home and Business Service			
12	816.42	Trade Shop	§ 890.124	P
13	816.43	Catering Service	§ 890.25	P
14	816.45	Business Goods and Equipment Repair Service	§ 890.23	P
15	816.47	Business Service	§ 890.111	P
16	Office			
17	816.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
18	816.49	Work Space of Design Professionals	§§ 890.28, 803.9(g)	P, subject to § 803.9(g)
19	816.50	All Other Office Uses	§ 890.70	NP
20	Live/Work Units			
21	816.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
22	816.52	Live/Work Units where all the work activity is otherwise permitted as a	§§ 102.13, 233	P

	Principal Use		
1	816.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233 C
2	816.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a) C
3	816.55	All Other Live/Work Units	NP
4	Motor Vehicle Services		
5	816.57	Vehicle Storage—Open Lot	§ 890.131 NP
6	816.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132 P
7	816.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20 P
8	816.60	Motor Vehicle Repair	§ 890.15 P
9	816.61	Automobile Tow Service	§ 890.19 C
10	816.62	Non-Auto Vehicle Sales or Rental	§ 890.69 P
11	816.63	Public Transportation Facilities	§ 890.80 P
12	Industrial		
13	816.64	Wholesale Sales	§ 890.54(b) P
14	816.65	Light Manufacturing	§ 890.54(a) P
15	816.66	Storage	§ 890.54(c) P
16	816.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225 P
17	Other Uses		
18	816.68	Animal Services	§ 224 NP
19	816.69	Open Air Sales	§§ 803.9(e), 890.38 P
20	816.70	Ambulance Service	§ 890.2 NP
21	816.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b) P
22	816.72	Public Use, except Public Transportation Facility	§ 890.80 C
23	816.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h) C
24	816.74A	Greenhouse or Plant Nursery	§ 227(a) NP
25	816.74B	<i>Neighborhood Agriculture</i>	§ 102.34(a) P
	816.74C	<i>Large-Scale Urban Industrial</i>	§ 102.34(b) C

	<i>Agriculture</i>		
816.75	Mortuary Establishment	§ 227(c)	NP
816.76	General Advertising Sign	§ 607.2(b) & (e)	P in South of Market General Advertising Special Sign District, Otherwise NP

SPECIFIC PROVISIONS FOR SLR DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 816.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLR District.
816.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.

The Service/Light Industrial (SLI) District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, live/work use, arts uses, light industrial activities and small design professional office firms. Existing group housing and dwelling units are protected from demolition or conversion to nonresidential use and development of group housing and low-income affordable dwelling units are permitted as a conditional use. General office, hotels, movie theaters, nighttime entertainment and adult entertainment uses are not permitted.

**Table 817
SLI — SERVICE/LIGHT INDUSTRIAL DISTRICT
ZONING CONTROL TABLE**

			Service/Light Industrial District
No.	Zoning Category	§ References	Controls
817.01	Height		As shown on Sectional Maps 1 and 7 of the Zoning Map; generally

			ranges from 30 to 65 feet; See Zoning Sectional Maps 1 and 7	
1				
2	817.02	Bulk	§ 270	See Zoning Sectional Maps 1 and 7
3	817.03	Residential Density Limit	§ 208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
4	817.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
5	817.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit
6				
7	817.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
8				
9	817.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
10				
11	817.09	Outdoor Activity Area	§ 890.71	P
12	817.10	Walk-Up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(d)	P
13	817.12	Residential Conversion	§ 803.8(a)	C
14	817.13	Residential Demolition	§ 803.8(a)	C
	Residential Use			
15	817.14	Dwelling Units	§§ 102.7, 803.8(b)	C, if low-income pursuant to § 803.8(b); otherwise NP
16	817.15	Group Housing	§ 890.88(b)	C
17	817.16	SRO Units	§§ 890.88(c), 803.8(b)	C, if low-income pursuant to § 803.8(b); otherwise NP
18	Institutions			
19	817.17	Hospital, Medical Centers	§ 890.44	NP
20	817.18	Residential Care	§ 890.50(e)	C
21	817.19	Educational Services	§ 890.50(c)	P
22	817.20	Religious Facility	§ 890.50(d)	P
23	817.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
24	817.22	Child Care	§ 890.50(b)	P
25	817.23	Medical Cannabis Dispensary	§ 890.133	P#
	Vehicle Parking			

1	817.25	Automobile Parking Lot, Community Residential	§ 890.7	P
2	817.26	Automobile Parking Garage, Community Residential	§ 890.8	P
3	817.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
4	817.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
5	817.29	Automobile Parking Lot, Public	§ 890.11	P
6	817.30	Automobile Parking Garage, Public	§ 890.12	C
7	Retail Sales and Services			
8	817.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P
9	817.32	Financial Services	§ 890.110	P if gross floor area is up to 4,000 sq. ft. C if gross floor area is equal to or exceeds 4,000 sq. ft. and only then if the location is: (a) within a height district of 65 ft. or greater, (b) on the ground story or below, and (c) was not used within the 12 months prior to the filing of any planning or building application as (1) a residential use as defined in § 817.14 through § 817.16, (2) a neighborhood-serving retail use as defined in § 817.31, or (3) an industrial use as defined in §§ 817.64, 817.65; otherwise NP
10	817.33	Fringe Financial Service	§§ 249.35, 890.113	P#
11	817.34	Tobacco Paraphernalia Establishments	§ 890.123	C
12	Assembly, Recreation, Arts and Entertainment			
13	817.37	Nighttime Entertainment	§§ 102.17, 803.5(b)	NP
14	817.38	Meeting Hall	§ 221(c)	C

1	817.39	Recreation Building	§ 221(e)	C
2	817.40	Pool Hall, Card Club, not falling within Category 817.21	§§ 221(f), 803.4	P
3	817.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
4	Home and Business Service			
5	817.42	Trade Shop	§ 890.124	P
6	817.43	Catering Service	§ 890.25	P
7	817.45	Business Goods and Equipment Repair Service	§ 890.23	P
8	817.46	Arts Activities, other than Theaters	§ 102.2	P
9	817.47	Business Services	§ 890.111	P
10	Office			
11	817.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
12	817.49	Work Space of Design Professionals	§§ 890.28, 803.9(g)	P, subject to § 803.9(g)
13	817.50	Office Uses Related to the Hall of Justice	§§ 803.9(f), 822	P in Special Use District, pursuant to § 803.9(f)
14	817.51	All Other Office Uses	§ 890.70	NP
15	Live/Work Units			
16	817.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
17	817.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
18	817.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
19	817.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
20	817.55	All Other Live/Work Units		NP
21	Automotive Services			
22				
23				
24				
25				

1	817.57	Vehicle Storage—Open Lot	§ 890.131	P
2	817.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
3	817.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
4	817.60	Motor Vehicle Repair	§ 890.15	P
5	817.61	Motor Vehicle Tow Service	§ 890.19	C
6	817.62	Non-Auto Vehicle Sale or Rental	§ 890.69	P
7	817.63	Public Transportation Facilities	§ 890.80	P
Industrial				
8	817.64	Wholesale Sales	§ 890.54(b)	P
9	817.65	Light Manufacturing	§ 890.54(a)	P
10	817.66	Storage	§ 890.54(c)	P
11	817.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225	P
12	Other Uses			
13	817.68	Animal Services	§ 224	P
14	817.69	Open Air Sales	§§ 803.9(e), 890.38	P
15	817.70	Ambulance Service	§ 890.2	P
16	817.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
17	817.72	Public Use, except Public Transportation Facility	§ 890.80	P
18	817.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
19	817.74A	Greenhouse or Plant Nursery	§ 227(a)	P
20	<u>817.74B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
21	<u>817.74C</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
22	817.75	Mortuary Establishment	§ 227(c)	NP
23	817.76	General Advertising Sign	§ 607.2(b) & (e)	P in South of Market General Advertising Special Sign District, Otherwise NP
24	817.77	Internet Services Exchange	§ 209.6(c)	C
25				

SPECIFIC PROVISIONS FOR SLI DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 817.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLI District.
817.33	§§ 249.35, 817.32, 890.113	Fringe Financial Services are P subject to the controls set forth in Section 817.32 for Financial Services and the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

SEC. 818. SSO – SERVICE/SECONDARY OFFICE DISTRICT.

The Service/Secondary Office District (SSO) is designed to accommodate small-scale light industrial, home and business services, arts activities, live/work units, and small-scale, professional office space and large-floor-plate "back office" space for sales and clerical work forces. Nighttime entertainment is permitted as a conditional use. Dwelling units and group housing are permitted as conditional uses. Demolition or conversion of existing group housing or dwelling units requires conditional use authorization.

Office, general commercial, most retail, service and light industrial uses are principal permitted uses. Large hotel, movie theater, adult entertainment and heavy industrial uses are not permitted.

Small hotels of 75 rooms or less are permitted in this District only as a conditional use. Any such conditional use authorization requires a conditional use finding that disallows project proposals that displace existing Production, Distribution and Repair (PDR) uses.

**Table 818
SSO — SERVICE/SECONDARY OFFICE DISTRICT
ZONING CONTROL TABLE**

	Service/Secondary Office
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			District
No.	Zoning Category	§ References	Controls
818.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranging from 40 to 130 feet
818.02	Bulk Limit Designation	See Zoning Map, § 270	As shown on Sectional Maps 1 and 7 of the Zoning Map
818.03	Residential Density	§§ 124(b), 207.5, 208	1:200 for dwellings; 1 bedroom for each 70 sq. ft. of lot area for group housing
818.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	3.0 to 1 floor area ratio in 40 or 50 foot height districts; 4.0 to 1 in 65 or 80 foot height districts, and 4.5 to 1 in 130 foot height districts
818.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit
818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
818.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
818.09	Outdoor Activity Area	§ 890.71	P
818.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(d)	P
818.11	Residential Conversion	§ 803.8(a)	C
818.12	Residential Demolition	§ 803.8(a)	C
Residential Use			
818.14	Dwelling Units	§ 102.7	C
818.15	Group Housing	§ 890.88(b)	C
818.16	SRO Units	§ 890.88(c)	P
Institutions			
818.17	Hospital, Medical Centers	§ 890.44	P
818.18	Residential Care	§ 890.50(c)	C
818.19	Educational Services	§ 890.50(c)	P
818.20	Religious Facility	§ 890.50(d)	P
818.21	Assembly and Social Service,	§ 890.50(a)	C

	except Open Recreation and Horticulture		
818.22	Child Care	§ 890.50(b)	P
818.23	Medical Cannabis Dispensary	§ 890.133	P#
Vehicle Parking			
818.25	Automobile Parking Lot, Community Residential	§ 890.7	P
818.26	Automobile Parking Garage, Community Residential	§ 890.8	P
818.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
818.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
818.29	Automobile Parking Lot, Public	§ 890.11	P
818.30	Automobile Parking Garage, Public	§ 890.12	C
Retail Sales and Services			
818.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P
818.33	Fringe Financial Service	§§ 249.35, 890.113	P#
818.34	Tobacco Paraphernalia Establishments	§ 890.123	C
Assembly, Recreation, Arts and Entertainment			
818.37	Nighttime Entertainment	§§ 102.17, 803.5(b)	C
818.38	Meeting Hall, not falling within Category 818.21	§ 221(c)	P
818.39	Recreation Building, not falling within Category 818.21	§ 221(e)	P
818.40	Pool Hall, Card Club, not falling within Category 818.21	§§ 221(f), 803.4	P
818.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
Home and Business Service			
818.42	Trade Shop	§ 890.124	P
818.43	Catering Service	§ 890.25	P
818.45	Business Goods and Equipment	§ 890.23	P

	Repair Service		
1	818.46	Arts Activities, other than Theaters	§ 102.2 P
2	818.47	Business Services	§ 890.111 P
3	Office		
4	818.48	All Office Uses including Work Space of Design Professionals	§ 890.70 P
5	Live/Work Units		
6	818.54	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f), (g), 233 P
7	818.55	Live/Work Units where all the work activity is otherwise permitted	§§ 102.13, 233 P
8	Automobile Services		
9	818.57	Vehicle Storage—Open Lot	§ 890.131 NP
10	818.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132 P
11	818.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20 P
12	818.60	Motor Vehicle Repair	§ 890.15 P
13	818.61	Motor Vehicle Tow Service	§ 890.19 C
14	818.62	Non-Auto Vehicle Sale or Rental	§ 890.69 P
15	818.63	Public Transportation Facilities	§ 890.80 P
16	Industrial		
17	818.64	Wholesale Sales	§ 890.54(b) P
18	818.65	Light Manufacturing	§ 890.54(a) P
19	818.66	Storage	§ 890.54(c) P
20	818.67	All Other Wholesaling, Storage Distribution and Open Air Handling of Materials and Equipment	§ 225 P
21	Other Uses		
22	818.68	Animal Services	§ 224 P
23	818.69	Open Air Sales	§§ 803.9(e), 890.38 P
24	818.70	Ambulance Service	§ 890.2 P
25	818.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b) P
	818.72	Public Use, except Public Transportation Facility	§ 890.80 P

1	818.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
2	818.74A	Greenhouse or Plant Nursery	§ 227(a)	P
3	818.74B	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>
4	818.74C	<i>Large-Scale Urban Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>
5	818.75	Mortuary Establishment	§ 227(c)	NP
6	818.76	General Advertising Sign	§ 607.2(b) & (e)	NP
7	818.77	Internet Services Exchange	§ 209.6(c)	C
8	818.78	Hotel, Tourist if 75 rooms or less	§ 890.46	C

SPECIFIC PROVISIONS FOR SSO DISTRICTS

9	Article Code Section	Other Code Section	Zoning Controls
10	§ 818.23		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SSO District.
11	§ 890.133		
12	818.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

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

The Rincon Hill Downtown Residential Mixed Use District (RH-DTR), the boundaries of which are shown in Section Map No. 1 of the Zoning Map, is established for the purposes set forth below.

The RH-DTR District is adjacent to the southern edge of the downtown, generally bounded by Folsom Street, the Bay Bridge, the Embarcadero, and Essex Street. High-density residential uses and supporting commercial and institutional uses are allowed and encouraged within the limits set by height, bulk, and tower spacing controls. Folsom Street is intended to develop as the neighborhood commercial heart of the Rincon Hill and Transbay

1 neighborhoods, and pedestrian-oriented uses are required on the ground floor. Individual
2 townhouse dwelling units with ground floor entries directly to the street are required on streets
3 that will become primarily residential, including First, Fremont, Beale, Main, and Spear
4 Streets.

5 While lot coverage is limited for all levels with residential uses that do not face onto
6 streets or alleys; traditional rear yard open spaces are not required except in the limited
7 instances where there is an existing pattern of them, such as smaller lots on the Guy Place
8 block. Specific height, bulk, and setback controls establish appropriate heights for both towers
9 and mid-rise podium development and ensure adequate spacing between towers in order to
10 establish a neighborhood scale and ensure light and air to streets and open spaces. Setbacks
11 are required where necessary to provide transition space for ground floor residential uses and
12 to ensure sunlight access to streets and open spaces. Off-street parking must be located
13 below grade.

14 Given the need for services and open space resulting from new development, projects
15 will provide or contribute funding for the creation of public open space and community facilities
16 as described in the Rincon Hill Area Plan of the General Plan. The Rincon Hill Streetscape
17 Plan, part of the Area Plan, proposes to enhance and redesign most streets in the district to
18 create substantial new open space amenities, improve pedestrian conditions, and improve the
19 flow of local traffic and transit. Detailed standards for the provision of open spaces, mid-block
20 pathways, and residential entries are provided to ensure that new buildings contribute to
21 creating a public realm of the highest quality in Rincon Hill.

22
23 **Table 827**
RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE
24 **DISTRICT ZONING CONTROL TABLE**

Rincon Hill Downtown Residential Mixed Use District Zoning

No.	Zoning Category	§ References	Controls
Building and Siting Standards			
.10	Height and Bulk	§§ 102.12, 105, 106, 250—252, 260, 270	Varies 45—550 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e).
.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121	No limit
.12	Rear Yard/Site Coverage	§ 136	100 percent lot coverage permitted; up to 80 percent for parcels that front the north side of Guy Place and for all parcels at residential levels where not all units face onto streets or alleys. § 825(b)(1) and 827(a)(4).
.13	Setbacks	Ground Floor Residential Design Guidelines	Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. § 827(a)(2) and (6). Upper-story setback of 10 ft. required above a height of 65 feet on both sides of Spear, Main, Beale, Fremont, and First Streets. § 827(a)(5). Sun access plane setback of 50 degrees for all buildings 85' and lower on the south side of east-west mid-block pathways. § 827(a)(5).
.14	Street-Facing Uses	§§ 145.1, 145.4, Ground Floor Residential Design Guidelines	Active uses required on all street frontages. See §§ 145.1, 825(b). Ground-level residential or commercial requirements based on location. See §§ 145.4 and 827(a)(2).
.15	Parking and Loading Access: Prohibition	§ 155(r)	Prohibited on Folsom Street from Essex Street to The Embarcadero. § 827 (a)(8) and 155(r)
.16	Parking and Loading Access: Siting and Dimensions	§§ 145.14, 151.1, 155(r)	No parking permitted aboveground, except on sloping sites. Parking access limited to two openings, max. 11' wide each, loading access limited to one 15' opening. § 825(b)(7) and 827(a)(8).
.17	Awning	§ 890.21	P, § 136.2(a)

1	.18	Canopy	§ 890.24	P, § 136.2(b)
2	.19	Marquee	§ 890.58	P, § 136.2(c)
3	Non-Residential Standards and Uses			
4	.20	Required Residential to Non-Residential Use Ratio	§ 102.10	Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2).
5	.21	Use Size [Non-Residential]	§§ 890.130, 145.14	P for non-residential uses up to 25,000 sq. ft., C above. No individual ground floor tenant may occupy more than 75' of frontage for a depth of 25' from Folsom Street. §§ 145.14.
6	.22	Open Space	§§ 135, 135.3	1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. § 135.3
7	.23	Off-Street Parking [Office uses]	§§ 150, 151, 151.1, 153—157, 204.5	None Required. Parking that is accessory to office space limited to 7% of GFA.
8	.24	Off-Street Parking [Non-Residential, other than office uses]	§§ 150, 151, 151.1, 153—157, 204.5	None Required. Parking limited as described in Section 151.1.
9	.25	Off-Street Freight Loading	§§ 150, 152.2, 153—155, 204.5	None Required. Loading maximums described in Section 152.2.
10	.26	All Non-Residential Uses Permitted, except as described below. §825(c)(1)(A).		
11	.27	Drive-Up Facility	§ 890.30	NP
12	.28	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise.
13	.29	Hospital or Medical Center	§ 124.1, 890.44	C
14	.30	Other Institutions	§ 890.50	C
15	.31	Public Use	§ 890.80	C
16	.32	Movie Theater	§ 890.64	C
17	.33	Nighttime Entertainment	§§ 102.17, 803.5(g)	C
18	.34	Adult Entertainment	§ 890.36	NP
19	.35	Massage Establishment	§ 890.60 Article 29 Health Code	C

1	.36	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	NP
2				
3	.37	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C, per the criteria of Section 157.1
4				
5	.38	Automotive Gas Station	§ 890.14	NP
6	.39	Automotive Service Station	§ 890.18, 890.19	NP
7	.40	Automotive Repair	§ 890.15	NP
8	.41	Automotive Wash	§ 890.20	NP
9	.42	Automotive Sale or Rental	§ 890.13	C
10	.43	Mortuary	§ 890.62	C
11	.44	Hours of Operation	§ 890.48	C. 2 a.m.—6 a.m.
12	.45	Business Sign	§§ 602—604, 608.1, 608.2	P. § 607.2(f)
13	.45a	Tobacco Paraphernalia Establishments	§ 890.123	C
14				
15	Residential Standards and Uses			
16	.46	Residential Use	§ 890.88	P
17	.47	Residential Density, Dwelling Units	§ 890.88(a)	No Limit. § 207.5(d) Unit Mix Required § 207.6
18	.48	Residential Density, Group Housing	§ 890.88(b)	No Limit. §§ 207.5 (d)
19	.49	Usable Open Space [Per Residential Unit]	§ 135, 136	75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. § 135 and 827(a)(9).
20				
21	.50	Accessory Off-Street Parking, Residential	§§ 151.1, 153—157, 159—160, 204.5	None Required. Up to one car per 2 dwelling units permitted; up to one car per dwelling unit per procedures and criteria of Sections 151.1 825(b)(7) and 827 (a)(8).
22				
23	.51	Residential Conversions	§ 790.84, Ch. 41 Admin. Code	C
24				
25				

1	.52	Residential Demolition		C
2	.53	Fringe Financial Service	§§ 249.35, 890.113	P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
3				
4	.54	<i>Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>

6

7 **SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT**

8 **(SB-DTR).**

9 The South Beach Downtown Residential Mixed Use District (SB-DTR), the boundaries

10 of which are shown in Section Map No. 1 of the Zoning Map, is established for the purposes

11 set forth below.

12 The SB-DTR District is adjacent to the southern edge of the downtown, generally

13 bounded by the Bay Bridge, Bryant Street, the Embarcadero, and 2nd Street, and is primarily

14 comprised of the former South Beach Redevelopment Area. High-density residential uses and

15 supporting commercial and institutional uses are allowed and encouraged within the limits set

16 by height, bulk, and tower spacing controls. Individual townhouse dwelling units with ground

17 floor entries directly to the street are generally required on streets.

18 While lot coverage is limited for all levels with residential uses that do not face onto

19 streets or alleys, traditional rear yard open spaces are not required. Specific height, bulk, and

20 setback controls establish appropriate heights for both towers and mid-rise podium

21 development and ensure adequate spacing between towers in order to establish a

22 neighborhood scale and ensure light and air to streets and open spaces. Setbacks are

23 required where necessary to provide transition space for ground floor residential uses and to

24 ensure sunlight access to streets and open spaces. Off-street parking must be located below

25 grade.

Table 829
SOUTH BEACH DOWNTOWN RESIDENTIAL
DISTRICT ZONING CONTROL TABLE

			South Beach Downtown Residential District Zoning
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
.10	Height and Bulk	§§ 102.12, 105, 106, 250—252, 260, 270	Varies 40—200 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e).
.11	Lot Size [Per Development]	§§ 890.56, 121	No limit
.12	Rear Yard/Site Coverage	§ 136	100 percent lot coverage permitted; up to 80 percent for all lots at residential levels where not all units face onto streets or alleys. § 825(b)(2).
.13	Setbacks	Ground Floor Residential Design Guidelines	Building setback of 3 to 10 ft. for all buildings with residential uses at the ground level per the Ground Floor Residential Design Guidelines.
.14	Street-Facing Uses	§§ 145.1, 145.4, 825(b)	Active uses required on all street frontages. See §§ 145.1, 825(b).
.15	Parking and Loading Access: Prohibition	§ 155(r)	Prohibited on the Embarcadero, § 155(r)
.16	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 155(r)	No parking permitted aboveground, except on sloping sites. Parking access limited to two openings, max. 11' wide each, loading access limited to one 15' opening. § 825(b).
.17	Awning	§ 890.21	P, § 136.2(a)
.18	Canopy	§ 890.24	P, § 136.2(b)
.19	Marquee	§ 890.58	P, § 136.2(c)
Non-Residential Standards and Uses			
.20	Required Residential to Non-Residential Use Ratio	§ 102.10	Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2).
.21	Use Size [<i>Non-</i>	§ 890.130	P for non-residential uses up to 25,000

	<i>Residential]</i>		sq. ft., C above.
.22	Open Space	§ 135.3	1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. § 135.3
.23	Off-Street Parking [Office uses]	§§ 150, 151, 151.1, 153—157, 204.5	None Required. Parking that is accessory to office space limited to 7% of GFA.
.24	Off-Street Parking [<i>Non-Residential, other than office uses</i>]	§§ 150, 151, 151.1, 153—157, 204.5	None Required. Parking limited as described in Section 151.1.
.25	Off-Street Freight Loading	§§ 150, 152.2, 153—155, 204.5	None Required. Loading maximums described in Section 152.2.
.26	All Non-Residential Uses Permitted, except as described below, §825(c)(1)(A)		
.27	Drive-Up Facility	§ 890.30	NP
.28	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise.
.29	Hospital or Medical Center	§§ 124.1, 890.44	C
.30	Other Institutions	§ 890.50	C
.31	Public Use	§ 890.80	C
.32	Movie Theater	§ 890.64	C
.33	Nighttime Entertainment	§§ 102.17, 803.5(b)	C
.34	Adult Entertainment	§ 890.36	NP
.35	Massage Establishment	§ 890.60 Article 29 Health Code	C
.36	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	NP
.37	Automobile Parking Garage, Community Commercial	§§ 890.10, 160	C, per the criteria of Section 157.1
.38	Automotive Gas Station	§ 890.14	NP
.39	Automotive Service Station	§§ 890.18, 890.19	NP
.40	Automotive Repair	§ 890.15	NP
.41	Automotive Wash	§ 890.20	NP

1	.42	Automotive Sale or Rental	§ 890.13	C
2	.43	Mortuary	§ 890.62	C
3	.44	Hours of Operation	§ 890.48	C. 2 a.m.—6 a.m.
4	.45	Business Sign	§§ 602—604, 608.1, 608.2	P. § 607.2(f)
5	Residential Standards and Uses			
6	.46	Residential Use	§ 890.88	P
7	.47	Residential Density, Dwelling Units	§ 890.88(a)	No Limit. § 207.5 (d) Unit Mix Required § 207.6
8	.48	Residential Density, Group Housing	§ 890.88(b)	No Limit. § 207.5 (d)
9	.49	Usable Open Space [Per Residential Unit]	§§ 135, 136	75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. § 135.
10	.50	Accessory Off-Street Parking, Residential	§§ 151.1, 153—157, 159-160, 204.5	None Required. Up to one car per 4 dwelling units permitted; up to .75 cars per unit or 1 car per unit based on unit size, per procedures and criteria of Section 151.1.
11	.51	Residential Conversions	§ 790.84, Ch. 41 Admin. Code	C
12	.52	Residential Demolition		C
13	.53	<i>Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<u>C</u>

17 **SEC. 840. - MUG — MIXED USE-GENERAL DISTRICT**

18 The Mixed Use — General (MUG) District is largely comprised of the low-scale,
19 production, distribution, and repair uses mixed with housing and small-scale retail. The MUG
20 is designed to maintain and facilitate the growth and expansion of small-scale light industrial,
21 wholesale distribution, arts production and performance/exhibition activities, general
22 commercial and neighborhood-serving retail and personal service activities while protecting
23 existing housing and encouraging the development of housing at a scale and density
24 compatible with the existing neighborhood.

Housing is encouraged over ground floor commercial and production, distribution, and repair uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review.

Hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

**Table 840
MUG — MIXED USE — GENERAL
DISTRICT ZONING CONTROL TABLE**

			Mixed Use — General District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
840.01	Height Limit	See Zoning Map; §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, §261.1 Non-habitable vertical projections permitted, § 263.20
840.02	Bulk Limit	See Zoning Map: §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2
840.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
840.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
840.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
840.06	Parking and Loading Access:	§ 155(r)	None

	Prohibition		
1	840.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155
2			Requirements apply
3	840.08	Off-Street Parking, Residential	§ 151.1
4			None required. Limits set forth in Section 151.1
5	840.09	Residential to non-residential ratio	§ 803.8(e)
6			None
7	840.10	Off-Street Parking, Non- Residential	§§ 150, 151, 151.1, 153- 157, 204.5
8			None required. Limits set forth in Section 151.1
9	840.11	Usable Open Space for Dwelling Units and Group Housing	§ 135
10			80 sq. ft. per unit; 54 sq. ft. per unit if publicly accessible
11	840.12	Usable Open Space for Non- Residential	§ 135.3
12			Required; amount varies based on use; may also pay in-lieu fee
13	840.13	Outdoor Activity Area	§ 890.71
14			P
15	840.14	General Advertising Sign	§§ 607.2(b) & (e) and 611
16			NP
17	Residential Uses		
18	840.20	Dwelling Units	§ 102.7
19			P
20	840.21	Group Housing	§ 890.88(b)
21			P
22	840.22	SRO Units	§ 890.88(c)
23			P
24	840.23	Student Housing	§ 315.1(38)
25			C
	840.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208
			No density limit.
	840.25	Dwelling Unit Mix	§ 207.6
			At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
	840.26	Affordability Requirements	§ 315
			15% onsite/20% off-site
	840.27	Residential Demolition or Conversion	§ 317
			Restrictions apply; see criteria of Section 317
	Institutions		
	840.30	Hospital, Medical Centers	§ 890.44
			NP
	840.31	Residential Care	§ 890.50(e)
			C
	840.32	Educational Services	§ 890.50(c)
			C for post-secondary institutions;

			P for all other
1	840.33	Religious Facility	§ 890.50(d) C
2	840.34	Assembly and Social Service	§ 890.50(a) P
3	840.35	Child Care	§ 890.50(b) P
4	840.36	Medical Cannabis Dispensary	§ 890.133 NP
Vehicle Parking			
5	840.40	Automobile Parking Lot	§§ 890.7 890.9, 890.11 NP
6	840.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1 C; subject to criteria of Sec. 157.1.
7	Retail Sales and Services		
8	840.45	All Retail Sales and Services which are not listed below	§§ 890.104, 803.9(i), 121.6 P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.
9	840.46	Formula Retail	§ 803.6 C. If approved, subject to size controls in Section 840.45.
10	840.47	Bar	§ 890.22 C. If approved, subject to size controls in Section 840.45.
11	840.48	Liquor Store	§ 790.55 C. If approved, subject to size controls in Section 840.45.
12	840.49	Ambulance Service	§§ 890.2, 840.45 C. If approved, subject to size controls in Section 840.45.
13	840.50	Self-Storage	§ 890.54(d) NP
14	840.51	Tourist Hotel	890.46 C
15	840.52	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114 P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 840.45.
16	Assembly, Recreation, Arts and Entertainment		
17	840.55	Arts Activity	§ 102.2 P
18	840.56	Nighttime Entertainment	§§ 102.17, 181(f) 803.5(b) NP
19	840.57	Adult Entertainment	§ 890.36 NP
20	840.58	Amusement Arcade	§ 890.4 NP
21			
22			
23			
24			
25			

1	840.59	Massage Establishment	§ 890.60	NP
2	840.60	Movie Theater	§ 890.64	P, up to three screens
3	840.61	Pool Hall not falling within Category 890.50(a)	§221 (f)	C
4	840.62	Recreation Building, not falling within Category 840.21	§ 221(e)	P
5	Office			
6	840.65	Office Uses in Landmark Buildings in Historic Districts	§§ 890.70, 803.9(a)	P
7	840.66	All Other Office Uses	§§ 803.9(h), 890.70, 890.118	Subject to vertical control of Sec. 803.9(h)
8	840.67	Live/Work Units	§ 233	NP
9	Motor Vehicle Services			
10	840.70	Vehicle Storage—Open Lot	§ 890.131	NP
11	840.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1.	C; subject to criteria of Sec. 157.1.
12	840.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
13	840.73	Motor Vehicle Repair	§ 890.15	P
14	840.74	Automobile Tow Service	§ 890.19	C
15	840.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
16	Industrial, Home, and Business Service			
17	840.78	Wholesale Sales	§ 890.54(b)	P
18	840.79	Light Manufacturing	§ 890.54(a)	P
19	840.80	Trade Shop	§ 890.124	P
20	840.81	Catering Service	§ 890.25	P
21	840.82	Business Goods and Equipment Repair Service	§ 890.23	P
22	840.83	Business Service	§ 890.111	P
23	840.84	Commercial Storage	§ 890.54(c)	P
24	840.85	Laboratory, life science	§ 890.53(a)	NP
25	840.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
	840.87	Non-Retail Greenhouse or	§ 227(a)	P

	Plant Nursery		
840.88	Integrated PDR	§ 890.49	P in applicable buildings
Other Uses			
840.90	Mortuary Establishment	§ 227(c)	NP
840.91	Animal Services	§ 224	NP
840.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
840.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
840.94	Internet Services Exchange	§ 209.6(c)	NP
840.95	Public Transportation Facilities	§ 890.80	P
840.96	Open Air Sales	§§ 803.9(c), 890.38	P
840.97A	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
840.97B	<i>Neighborhood Agriculture</i>	§ 102.34(a)	P
840.97C	<i>Large-Scale Urban Industrial Agriculture</i>	§ 102.34(b)	C
840.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

SEC. 841. MUR—MIXED USE—RESIDENTIAL DISTRICT.

The Mixed Use — Residential District (MUR) serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center to the east and the lower-scale, mixed use service/industrial and housing area west of Sixth Street.

The MUR serves as a major housing opportunity area within the eastern portion of the South of Market. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The district is

1 also designed to encourage the expansion of retail, business service and commercial and
 2 cultural arts activities.

3 Continuous ground floor commercial frontage with pedestrian-oriented retail activities
 4 along major thoroughfares is encouraged. Hotels, nighttime entertainment, movie theaters,
 5 adult entertainment and heavy industrial uses are not permitted. Office is restricted to the
 6 upper floors of multiple story buildings.

7
 8 **Table 841**
 9 **MUR — MIXED USE — RESIDENTIAL DISTRICT**
 10 **ZONING CONTROL TABLE**

			Mixed Use — Residential District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
841.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
841.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2
841.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
841.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
841.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
841.06	Parking and Loading Access: Prohibition	§ 155(r)	None

1	841.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155	Requirements apply
2	841.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
3	841.09	Residential to non-residential ratio	§ 803.8(e)	3 sq.ft. of residential for every 1 sq.ft. of other permitted use
4	841.10	Off-Street Parking, Non- Residential	§§ 150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
5	841.11	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
6	841.12	Usable Open Space for Non- Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
7	841.13	Outdoor Activity Area	§ 890.71	P
8	841.14	General Advertising Sign	§ 607.2(b) & (e) and 611	NP

Residential Uses

9	841.20	Dwelling Units	§ 102.7	P
10	841.21	Group Housing	§ 890.88(b)	P
11	841.22	SRO Units	§ 890.88(c)	P
12	841.23	Student Housing	§ 315.1(38)	C
13	841.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit within
14	841.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
15	841.26	Affordability Requirements	§ 315	15% onsite/20% off-site
16	841.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317

Institutions

17	841.30	Hospital, Medical Centers	§ 890.44	NP
18	841.31	Residential Care	§ 890.50(e)	C
19	841.32	Educational Services	§ 890.50(c)	C for post-secondary institutions; P for all other
20	841.33	Religious Facility	§ 890.50(d)	P

1	841.34	Assembly and Social Service	§ 890.50(a)	P
2	841.35	Child Care	§ 890.50(b)	P
3	841.36	Medical Cannabis Dispensary	§ 890.133	NP
4	Vehicle Parking			
5	841.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
6	841.41	Automobile Parking Garage	§§ 145.1, 145.4, 155(r), 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
7	Retail Sales and Services			
8	841.45	All Retail Sales and Services which are not listed below	§§ 890.104, 121.6	P
9	841.46	Formula Retail	§ 803.6	P
10	841.47	Ambulance Service	§ 890.2	C
11	841.48	Self-Storage	§ 890.54(d)	NP
12	841.49	Tourist Hotel	890.46	NP
13	Assembly, Recreation, Arts and Entertainment			
14	841.55	Arts Activity	§ 102.2	P
15	841.56	Nighttime Entertainment	§§ 102.17, 181(f) 803.5(b)	NP
16	841.57	Adult Entertainment	§ 890.36	NP
17	841.58	Amusement Arcade	§ 890.4	NP
18	841.59	Massage Establishment	§ 890.60	NP
19	841.60	Movie Theater	§ 890.64	P, up to three screens
20	841.61	Pool Hall not falling within Category 890.50(a)	§221 (f)	P
21	841.62	Recreation Building, not falling within Category 841.21	§ 221(e)	P
22	Office			
23	841.65	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§§ 890.70, 803.9(a)	P
24	841.66	All Other Office Uses	§§ 890.70, 890.118	P
25	841.67	Live/Work Units	§ 233	NP

Motor Vehicle Services

841.70	Vehicle Storage—Open Lot	§ 890.131	NP
841.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1.
841.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
841.73	Motor Vehicle Repair	§ 890.15	P
841.74	Automobile Tow Service	§ 890.19	C
841.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P

Industrial, Home, and Business Service

841.78	Wholesale Sales	§ 890.54(b)	P
841.79	Light Manufacturing	§ 890.54(a)	P
841.80	Trade Shop	§ 890.124	P
841.81	Catering Service	§ 890.25	P
841.82	Business Goods and Equipment Repair Service	§ 890.23	P
841.83	Business Service	§ 890.111	P
841.84	Commercial Storage	§ 890.54(c)	P
841.85	Laboratory, life science	§ 890.53(a)	NP
841.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
841.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
841.88	Integrated PDR	§ 890.49	P in applicable buildings

Other Uses

841.90	Mortuary Establishment	§ 227(c)	NP
841.91	Animal Services	§ 224	P
841.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
841.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C

841.94	Internet Services Exchange	209.6(c)	NP
841.95	Public Transportation Facilities	§ 890.80	P
841.96	Open Air Sales	§§ 803.9(c), 890.38	P
841.97A	Open Recreation <i>and</i> <i>Horticulture</i>	§ 209.5	P
<u>841.97B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
<u>841.97C</u>	<u>Large-Scale Urban Industrial</u> <u>Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
841.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

SEC. 842. MUO — MIXED USE — OFFICE DISTRICT.

The Mixed Use — Office (MUO) runs predominantly along the 2nd Street corridor in the South of Market area. The MUO is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. Nighttime entertainment is permitted as a conditional use. Dwelling units and group housing are permitted, while demolition or conversion of existing dwelling units or group housing requires conditional use authorization. Family-sized housing is encouraged.

Office, general commercial, most retail, production, distribution, and repair uses are also principal permitted uses. Large hotel, adult entertainment and heavy industrial uses are not permitted.

Table 842
MUO — MIXED USE — OFFICE DISTRICT
ZONING CONTROL TABLE

			Mixed Use — Office District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
842.01	Height Limit	See Zoning	As shown on Sectional Maps 1

		Map, §§ 260-261.1, 263.20	and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
842.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2
842.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
842.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
842.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
842.06	Parking and Loading Access: Prohibition	§ 155(r)	4th Street between Bryant and Townsend Streets
842.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155	Requirements apply
842.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
842.09	Residential to non-residential ratio	§ 803.8(e)	None
842.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
842.11	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
842.12	Usable Open Space for Non-Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
842.13	Outdoor Activity Area	§ 890.71	P
842.14	General Advertising Sign	§§ 607.2(b) & (e) and 611	NP
Residential Uses			
842.20	Dwelling Units	§ 102.7	P
842.21	Group Housing	§ 890.88(b)	P

1	842.22	SRO Units	§ 890.88(c)	P
2	842.23	Student Housing	§ 315.1(38)	C
3	842.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
4	842.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
5	842.26	Affordability Requirements	§ 315	15% onsite/20% off-site
6	842.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
7	Institutions			
8	842.30	Hospital, Medical Centers	§ 890.44	P
9	842.31	Residential Care	§ 890.50(e)	C
10	842.32	Educational Services	§ 890.50(c)	P
11	842.33	Religious Facility	§ 890.50(d)	P
12	842.34	Assembly and Social Service	§ 890.50(a)	P
13	842.35	Child Care	§ 890.50(b)	P
14	842.36	Medical Cannabis Dispensary	§ 890.133	NP
15	Vehicle Parking			
16	842.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
17	842.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
18	Retail Sales and Services			
19	842.45	All Retail Sales and Services which are not listed below	§§ 890.104, 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1.
20	842.46	Formula Retail	§ 803.6	P
21	842.47	Ambulance Service	§ 890.2	C
22	842.48	Self-Storage	§ 890.54(d)	NP
23	842.49	Tourist Hotel	§ 890.46	C if less than 75 rooms
24	Assembly, Recreation, Arts and Entertainment			
25				

1	842.55	Arts Activity	§ 102.2	P
2	842.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	C
3	842.57	Adult Entertainment	§ 890.36	NP
4	842.58	Amusement Arcade	§ 890.4	NP
5	842.59	Massage Establishment	§ 890.60	NP
6	842.60	Movie Theater	§ 890.64	P, up to three screens
7	842.61	Pool Hall not falling within Category 890.50(a)	§221(f)	P
8	842.62	Recreation Building, not falling within Category 842.21	§ 221(e)	P
Office				
9	842.65	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§§ 890.70, 803.9(a)	P
10	842.66	All Other Office Uses	§ 890.70	P
11	842.67	Live/Work Units	§ 233	NP
12	Motor Vehicle Services			
13	842.70	Vehicle Storage—Open Lot	§ 890.131	NP
14	842.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1.
15	842.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
16	842.73	Motor Vehicle Repair	§ 890.15	P
17	842.74	Automobile Tow Service	§ 890.19	C
18	842.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
19	Industrial, Home, and Business Service			
20	842.78	Wholesale Sales	§ 890.54(b)	P
21	842.79	Light Manufacturing	§ 890.54(a)	P
22	842.80	Trade Shop	§ 890.124	P
23	842.81	Catering Service	§ 890.25	P
24	842.82	Business Goods and Equipment Repair Service	§ 890.23	P
25	842.83	Business Service	§ 890.111	P
	842.84	Commercial Storage	§ 890.54(c)	P

1	842.85	Laboratory, life science	§ 890.53(a)	P
2	842.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
3	842.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
4	842.88	Integrated PDR	§ 890.49	P in applicable buildings
5	Other Uses			
6	842.90	Mortuary Establishment	§ 227(c)	NP
7	842.91	Animal Services	§ 224	P
8	842.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
9	842.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
10	842.94	Internet Services Exchange	§ 209.6(c)	C
11	842.95	Public Transportation Facilities	§ 890.80	P
12	842.96	Open Air Sales	§§ 803.9(c), 890.38	P
13	842.97A	Open Recreation <i>and Horticulture</i>	§ 209.5	P
14	<u>840.97B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
15	<u>840.97C</u>	<u>Large-Scale Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
16	842.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

SEC. 843. UMU — URBAN MIXED USE DISTRICT.

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern

1 Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair
 2 uses such as light manufacturing, home and business services, arts activities, warehouse,
 3 and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime
 4 entertainment. Housing is also permitted, but is subject to higher affordability requirements.
 5 Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the
 6 upper floors of multiple story buildings. In considering any new land use not contemplated in
 7 this District, the Zoning Administrator shall take into account the intent of this District as
 8 expressed in this Section and in the General Plan.

9
 10 **Table 843**
UMU — URBAN MIXED USE DISTRICT
ZONING CONTROL TABLE

			Urban Mixed Use District
No.	Zoning Category	§ References	Controls
Building and Siting Standards			
843.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
843.02	Bulk Limit	See Zoning Map, §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map. Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2
843.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
843.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
843.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
843.06	Parking and Loading Access:	§ 155(r)	None

	Prohibition		
1	843.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155
2			Requirements apply
3	843.08	Off-Street Parking, Residential	§ 151.1
4			None required. Limits set forth in Section 151.1
5	843.09	Residential to non-residential ratio	§ 803.8(e)
6			None
7	843.10	Off-Street Parking, Non- Residential	§§ 150, 151, 151.1, 153- 157, 204.5
8			None required. Limits set forth in Section 151.1
9	843.11	Usable Open Space for Dwelling Units and Group Housing	§ 135
10			80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
11	843.12	Usable Open Space for Non- Residential	§ 135.3
12			Required; amount varies based on use; may also pay in-lieu fee
13	843.13	Outdoor Activity Area	§ 890.71
14			P
15	843.14	General Advertising Sign	§§ 607.2(b) & (e) and 611
16			NP
17	Residential Uses		
18	843.20	Dwelling Units	§ 102.7
19			P
20	843.21	Group Housing	§ 890.88(b)
21			P
22	843.22	SRO Units	§ 890.88(c)
23			NP
24	843.23	Student Housing	§ 315.1(38)
25			C
	843.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208
			No density limit
	843.25	Dwelling Unit Mix	§ 207.6
			At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
	843.26	Affordability Requirements	§ 319
			Varies- see Section 319
	843.27	Residential Demolition or Conversion	§ 317
			Restrictions apply; see criteria of Section 317
	Institutions		
	843.30	Hospital, Medical Centers	§ 890.44
			NP
	843.31	Residential Care	§ 890.50(e)
			C
	843.32	Educational Services	§ 890.50(c)
			C for post-secondary institutions; P

			for all other	
1	843.33	Religious Facility	§ 890.50(d)	P
2	843.34	Assembly and Social Service	§ 890.50(a)	P
3	843.35	Child Care	§ 890.50(b)	P
4	843.36	Medical Cannabis Dispensary	§ 890.133	NP
5	Vehicle Parking			
6	843.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
7	843.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
8	Retail Sales and Services			
9	843.45	All Retail Sales and Services which are not listed below	§§ 890.104, 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use.
10	843.46	Formula Retail	§§ 803.6, 843.45	C. If approved, subject to size controls in Section 843.45.
11	843.47	Ambulance Service	§ 890.2	C
12	843.48	Self-Storage	§ 890.54(d)	NP
13	843.49	Tourist Hotel	§ 890.46	NP
14	843.50	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 843.45.
15	843.51	Gyms	§§ 218(d), 803.9(i)	P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. Not subject to 3:1 ratio, per Sec. 803.9(i).
16	Assembly, Recreation, Arts and Entertainment			
17	843.55	Arts Activity	§ 102.2	P
18	843.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	P
19				
20				
21				
22				
23				
24				
25				

1	843.57	Adult Entertainment	§ 890.36	C
2	843.58	Amusement Arcade	§ 890.4	P
3	843.59	Massage Establishment	§ 890.60	NP
4	843.60	Movie Theater	§ 890.64	P, up to three screens
5	843.61	Pool Hall not falling within Category 890.50(a)	§221(f)	P
6	843.62	Recreation Building, not falling within Category 843.21	§ 221(e)	P
7	Office			
8	843.65	Office Uses in Landmark Buildings	§§ 890.70, 803.9(a)	P
9	843.66	All Other Office Uses	§§ 803.9(h), 890.70, 890.118	Subject to vertical control of Sec. 803.9(h)
10	843.67	Live/Work Units	§ 233	NP
11	Motor Vehicle Services			
12	843.70	Vehicle Storage—Open Lot	§ 890.131	NP
13	843.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1.
14	843.72	Motor Vehicle Service Station	§ 890.18	P
15	843.73	Motor Vehicle Repair	§ 890.15	P
16	843.74	Automobile Tow Service	§ 890.19	C
17	843.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
18	843.76	Automobile Sale or Rental	§ 890.13	P; subject to size controls in Section 843.45.
19	843.77	Automotive Wash	§ 890.20	C
20	Industrial, Home, and Business Service			
21	843.78	Wholesale Sales	§ 890.54(b)	P
22	843.79	Light Manufacturing	§ 890.54(a)	P
23	843.80	Trade Shop	§ 890.124	P
24	843.81	Catering Service	§ 890.25	P
25	843.82	Business Goods and Equipment Repair Service	§ 890.23	P

1	843.83	Business Service	§ 890.111	P
2	843.84	Commercial Storage	§ 890.54(c)	P
3	843.85	Laboratory, life science	§890.53(a)	NP
4	843.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
5	843.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
6	843.88	Integrated PDR	§ 890.49	P in applicable buildings
7	Other Uses			
8	843.90	Mortuary Establishment	§ 227(c)	NP
9	843.91	Animal Services	§ 224	P
10	843.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
11	843.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
12	843.94	Internet Services Exchange	209.6(c)	NP
13	843.95	Public Transportation Facilities	§ 890.80	P
14	843.96	Open Air Sales	§§ 803.9(c), 890.38	P
15	843.97A	Open Recreation <i>and Horticulture</i>	§ 209.5	P
16	843.97B	<i>Neighborhood Agriculture</i>	§ 102.34(a)	<u>P</u>
17	843.97C	<i>Large-Scale Urban Industrial Agriculture</i>	§ 102.34(b)	<u>C</u>
18	843.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

SEC. 890.50. INSTITUTIONS, OTHER.

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

5 (a) Assembly and Social Service. A use which provides social, fraternal, counseling or
6 recreational gathering services to the community. It includes a private noncommercial
7 clubhouse, lodge, meeting hall, family or district association, recreation building, or community
8 facility not publicly owned. It also includes an unenclosed recreation area ~~or noncommercial~~
9 ~~horticulture area not publicly owned.~~

10 (b) Child Care. A use which provides less than 24-hour care for children by licensed
11 personnel and which meets the requirements of the State of California and other authorities.

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

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

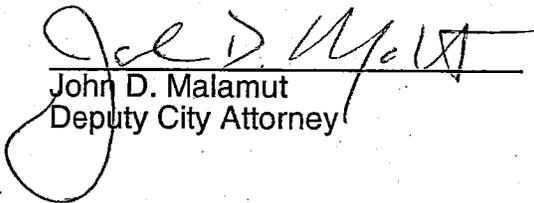
19 (e) Residential Care. A medical use which provides lodging, board, and care for one
20 day or more to persons in need of specialized aid by personnel licensed by the State of
21 California and which provides no outpatient services; including but not limited to, a board and
22 care home, rest home,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

24 (f) Job Training. A use which provides job training and may also provide vocational
25 counseling and job referrals.

1 Section 3. This Section is uncodified. In enacting this Ordinance, the Board intends to
2 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
3 punctuation, charts, diagrams or any other constituent part of the Planning Code that are
4 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
5 Board amendment deletions in accordance with the "Note" that appears under the official title
6 of the legislation. This Ordinance shall not result in any other amendment to the Planning
7 Code that is in effect at the time this legislation is final and effective. Any additions or
8 deletions not explicitly shown as described above, omissions, or other technical and non-
9 substantive differences between this Ordinance and the Planning Code that are contained in
10 this legislation are purely accidental and shall not effectuate an amendment to the Planning
11 Code. The Board hereby authorizes the City Attorney, in consultation with the Clerk and other
12 affected City departments, to make those necessary adjustments to the published Planning
13 Code, including non-substantive changes such as renumbering or relettering, to ensure that
14 the published version of the Planning Code is consistent with the laws that this Board enacts.

15
16 APPROVED AS TO FORM:
17 DENNIS J. HERRERA, City Attorney

18 By:


19 John D. Malamut
20 Deputy City Attorney

REVISED LEGISLATIVE DIGEST
(Revised in Committee: 03/28/2011)

[Planning Code - Urban Agriculture]

Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and large-scale urban agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.

Existing Law

The San Francisco Planning Code regulates a variety of agricultural uses, such as horticulture, plant nursery, community garden, and neighborhood garden in its residential, commercial, and industrial districts. Many of these uses are not recognized as a discrete zoning uses in Planning Code Article 7 (the Neighborhood Commercial Districts) or Article 8 (the Mixed-use Districts).

Amendments to Current Law

This Ordinance would add Planning Code 102.34 to define urban agricultural use, including neighborhood agriculture and large-scale urban agriculture. The difference between these two types of agricultural use is based on size devoted to the use and certain performance criteria as set forth in the legislation, such as permitting sales of produce during certain hours and storage of equipment. The legislation would treat such urban agricultural uses as either permitted or conditionally authorized in the City's residential, commercial, industrial, neighborhood commercial, and mixed-use districts. The Ordinance also makes environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

Background Information

In July 2009 the Mayor issued Executive Directive 09-03 regarding "Healthy and Sustainable Food for San Francisco," which directed all City departments to carry out implementing actions consistent with the goal of fostering local food production in the City. This Ordinance is an outgrowth and expansion of that effort City-wide and would recognize the various scales and intensities of local food production, from small scale gardens to larger-scale urban agriculture.

BOARD of SUPERVISORS



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

December 22, 2010

File No. 101537

Bill Wycko
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Mr. Wycko:

On December 14, 2010, Mayor Newsom introduced the following proposed legislation:

File No. 101537

Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and urban industrial agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.

The legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

Handwritten signature of Alisa Somera in cursive.

By: Alisa Somera, Committee Clerk
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Major Environmental Analysis
Brett Bollinger, Major Environmental Analysis

*Not a project per CEQA
Guidelines, Section 15060(c)(2).*

*Nannie R Turrell
December 23, 2010*



SAN FRANCISCO PLANNING DEPARTMENT

February 25, 2011

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

Re: **Transmittal of Planning Department Case Number 2010.0571T:**
Urban Agriculture
Board File Number 10-1537
Planning Commission Recommendation: Approval with Modifications

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo,

On February 17th, 2011 the San Francisco Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance.

The proposed Ordinance would amend the Planning Code by adding Section 102.35 to define Urban Agriculture, including Neighborhood Agriculture and Urban Industrial Agriculture, and amend Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts.

The proposed zoning changes have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

At the February 17th hearing, the Commission voted to recommend Approval with Modifications of the proposed Ordinance. The modifications are as follows:

1. Further clarify that sales of produce grown on site may occur at a dwelling by altering the following language under proposed Section 102.35(a) Neighborhood Agriculture:

Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on otherwise vacant property, but may not occur within a dwelling unit.

To the following:

Limited sales and donation of fresh food and/or horticultural products grown on site may occur on site, whether vacant or improved, but not within a dwelling unit.

2. Modify the compost setback requirement found under proposed Section 102.35(a)(1) from three feet from property lines to three feet from structures.

3. **Modify the Planning Code Section added for Urban Agriculture from 102.34 to 102.35, as Planning Code Section 102.34 defines an unrelated existing use.**
4. **Clarify that the fencing requirement is optional and that should fencing be used that it need not be completely opaque.**
5. **Continue working to keep permit and change of use fees for urban agriculture minimal and to compare permit fee differences between short term and long term uses of land for Urban Agriculture.**
6. **Consider looking into adding language into the proposed Ordinance to allow value added sales.**
7. **Explore the use of soil testing to clarify concerns related to soil toxicity.**

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

Sincerely,

John Rahaim
Director of Planning

cc: Mayor Edwin Lee
Supervisor David Chiu

Attachments (one copy of the following):

Planning Commission Resolution No. 18276

Planning Commission Executive Summary for Case No. 2010.0571T



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18276 Planning Code Text Change HEARING DATE: FEBRUARY 17, 2011

1650 Mission St.
Suite 400
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CA 94103-2479

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Planning
Information:
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Project Name: Urban Agriculture
Case No.: 2010.0571T (Board File No. 10-1537)
Initiated by: Mayor Gavin Newsom, Supervisor David Chiu
Introduced: December 14, 2010
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Reviewed by: AnMarie Rodgers – (415) 558-6395
anmarie.rodgers@sfgov.org
Recommendation: **Approval with Modifications**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT WITH MODIFICATIONS A PROPOSED ORDINANCE THAT WOULD UPDATE CONTROLS RELATED TO URBAN AGRICULTURAL USES BY (1) ADDING SECTION 102.34 TO DEFINE URBAN AGRICULTURE, INCLUDING NEIGHBORHOOD AGRICULTURE AND URBAN INDUSTRIAL AGRICULTURE AND (2) AMENDING SECTIONS 204.1, 209.5, 227, 234.1, 234.2, AND ARTICLES 7 AND 8 TO REGULATE SUCH USES IN VARIOUS ZONING DISTRICTS AND ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, on December 15, 2010, Mayor Gavin Newsom and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 10-1537; and

WHEREAS, the proposed Ordinance would amend the Planning Code by adding Section 102.34 to define Urban Agriculture including neighborhood agriculture and urban industrial agriculture and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the proposed Ordinance on February 17, 2011; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors approve with modifications the proposed ordinance. Specifically, the Planning Commission recommends the following modifications:

1. Further clarify that sales of produce grown on site may occur at a dwelling by altering the following language under proposed Section 102.35(a) Neighborhood Agriculture:

Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on otherwise vacant property, but may not occur within a dwelling unit.

To the following:

Limited sales and donation of fresh food and/or horticultural products grown on site may occur on site, whether vacant or improved, but not within a dwelling unit.

2. Modify the compost setback requirement found under proposed Section 102.35(a)(1) from three feet from property lines to three feet from structures.
3. Modify the Planning Code Section added for Urban Agriculture from 102.34 to 102.35, as Planning Code Section 102.34 defines an unrelated existing use.
4. Clarify that the fencing requirement is optional and that should fencing be used that it need not be completely opaque.
5. Continue working to keep permit and change of use fees for urban agriculture minimal and to compare permit fee differences between short term and long term uses of land for Urban Agriculture.
6. Consider looking into adding language into the proposed Ordinance to allow value added sales.
7. Explore the use of soil testing to clarify concerns related to soil toxicity.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The proposed Ordinance is an outgrowth and expansion of Executive Directive 09-03 "Health and Sustainable Food for San Francisco," which directed all City Departments to carry out

- implementing actions consistent with the goal of fostering local food production in San Francisco.
2. The production of food within San Francisco results in substantial net benefits, from the reduction in greenhouse gas emissions associated with the transport of food stuffs from different regions into San Francisco, to the continued expansion of the "local food" movement and associated businesses, to the provision of additional recreation, outdoor physical activity and access to fresh produce for San Franciscans.
 3. The Planning Code has multiple use categories for urban agricultural activities, none of which are defined or consistent throughout all zoning districts.
 4. There is a need to clearly define urban agricultural uses, establish performance standards and provide certainty for prospective entrepreneurs as this activity becomes increasingly important from an economic and ecological perspective and as this activity is incorporated into all zoning districts.
 5. The proposed amendment is exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines?
 6. The proposed Ordinance has been initiated by the Planning Commission and as required by Planning Code Section 302(b) serves the public necessity, convenience and general welfare as necessary for Ordinances to amend the Planning Code.
 7. This Ordinance proposes to amend the zoning control tables in Article 7 and Article 8. As the potential adoption of this Ordinance is unknown relative to the adoption of other pending Ordinances, the Department wishes to highlight other pending Ordinances. The Department identified that at least four pending and recently adopted ordinances, which amend some of the same sections of the Planning Code and may not be reflected in this draft Ordinance. The Department intends that, if adopted, the Board action in all adopted ordinances be given effect so that the substance of each adopted ordinance is represented. To this end, the Department requests that the City Attorney's office and the publisher harmonize the provisions of each ordinance at the time of adoption

Board File/ Ordinance No.	Working Short Title
101464/ pending	Upper Market Extension
101309 and 110070/pending	Upper Fillmore NCD Restaurant Changes
100434/ 229-10	Castro NCD Restaurant Changes
Not Yet Assigned/pending	Planning Code Clean-Up 2010/Article 10 & 11 Update

8. The proposed Ordinance does not augment, alter or eliminate any existing regulations on controlled substances. Growing controlled substances for commercial use would continue to be reviewed under Planning Code controls for "greenhouse" uses and would continue to be 1) regulated via a Conditional Use authorization under Section 209.5(c) in residential districts; 2) either permitted or not permitted in commercial districts under Section 227(a); 3) not permitted

9. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

POLICY 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The proposed Ordinance, in part, will facilitate the growth of small businesses engaged in urban agricultural activity. These businesses have substantial net benefits to the City of San Francisco, both economically and ecologically. The proposed Ordinance will foster local production of food, a goal of Executive Directive 09-03, "Healthy and Sustainable Food for San Francisco." As part of an approval of any urban agricultural use, specific physical and operational standards must be met to ensure a lack of disruption to the surrounding area. Should these standards not be met or if the size of the use exceeds 1 acre Conditional Use authorization is required to assure the urban agricultural use is necessary or desirable and compatible with its proposed setting.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

POLICY 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed Ordinance will facilitate the growth of small businesses dedicated to the production and consumption of locally grown and seasonally consumed produce and processed goods. The growth of the local food sector in San Francisco creates a favorable social and cultural climate in the City that attracts firms and their employees.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

POLICY 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

POLICY 3.4

Assist newly emerging economic activities.

The proposed Ordinance facilitates the creation of small businesses engaged in urban agricultural activity. This is an emerging economic activity in San Francisco and the proposed Ordinance will formalize the status of much of the current urban agricultural activity currently underway. In addition, these firms involved in urban agriculture can provide employment opportunities for unskilled and semi-skilled workers throughout the calendar year because of the favorable growing climate in San Francisco.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

POLICY 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

POLICY 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The proposed Ordinance will permit urban agriculture uses, either principally or with Conditional Use authorization, in neighborhood commercial districts, thereby promoting the mixed commercial-residential character of those areas. Those neighborhood commercial districts in need of revitalization will benefit from the proposed Ordinance as it allows a new use category to be established where before they were prohibited. The establishment of urban agricultural uses in the neighborhood commercial districts will help provide neighborhood serving goods in the form of fresh produce.

HOUSING ELEMENT

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN

FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

POLICY 11.3

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Within residential districts the proposed Ordinance will allow urban agricultural activity that is desirable and appropriate, akin to the small pedestrian-oriented corner grocery stores and other convenience shops. Urban agricultural activity can meet frequent and recurring needs of residents without disrupting the residential character of the area. The proposed Ordinance establishes physical and operational standards that help to ensure that the urban agricultural activity in residential areas will be primarily pedestrian-oriented, that it serve the needs of the immediate residential neighborhood, that it not draw significant trade from outside the neighborhood, that it not be disruptive to the livability of the surrounding neighborhood and restrict the use of heavy machinery. If the physical and operational standards are not met, or if the proposed use is greater than 1 acre, the proposed Ordinance requires Conditional Use authorization to establish an urban agricultural use.

AIR QUALITY ELEMENT

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

POLICY 3.2

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

POLICY 3.8

Promote the development of non-polluting industries and insist on compliance with established industrial emission control regulations by existing industries.

The proposed Ordinance will foster the local production of food which will, in many instances, allow residents of San Francisco to forgo an automobile trip to a grocery store and instead travel by bicycle or foot to an urban agricultural use permitted to sell produce. Given the physical and operational standards, the urban agricultural uses allowed will be non-polluting.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 1

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

POLICY 1.3

Restore and replenish the supply of natural resources.

The proposed Ordinance facilitates activities that seek to cultivate land to increase vegetation, replenish wildlife and landscape man-made surroundings. It will permit projects that revitalize the urban environment both economically and ecologically.

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2

DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

POLICY 2.12

Expand community garden opportunities throughout the City.

The proposed Ordinance will facilitate the establishment of community gardens throughout all zoning districts as it proposes to principally permit such use, when it meets the physical and operational standards, in all zoning districts.

10. The proposed Ordinance is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

A. That existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed Ordinance will facilitate the creation of new neighborhood serving businesses that can be resident owned. With the creation of new, resident owned urban agriculture businesses, existing neighborhood serving retail will have another establishment from which to purchase products or additional patrons in the form of new the owners and employees of the urban agriculture businesses.

B. That existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed Ordinance is crafted so that any new Urban Agriculture uses will meet physical and operational standards designed to preserve neighborhood character, or seek Conditional Use authorization. The proposed Ordinance will facilitate the creation of new businesses and further the cultural and economic diversity of San Francisco's neighborhoods.

C. That City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance will have no effect upon the City's supply of affordable housing.

D. That commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed Ordinance will not impede MUNI transit service or overburden streets or neighborhood parking as the proposed Ordinance seeks to facilitate the creation of small businesses that do not typically generate traffic at disruptive levels.

- E. That a diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Ordinance will not displace industrial or service sector employment due to commercial office development as the proposed Ordinance seeks to facilitate the growth of urban agricultural uses.

- F. That City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed Ordinance will have no effect on the City's efforts to prepare and protect against injury and loss of life in an earthquake.

- G. That landmark and historic buildings will be preserved:

No landmarks or historic buildings are expected to be negatively impacted from the proposed Ordinance as it seeks to facilitate the use of unimproved land or yards on improved lots and does not intend to facilitate alteration to existing structures.

- H. That parks and open space and their access to sunlight and vistas will be protected from development:

No parks or opens spaces are expected to be negatively impacted from the implementation of the proposed Ordinance as it seeks to facilitate the growth of urban agricultural activity.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on February 17, 2011.

Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel, Moore, Olague, and Sugaya

NAYS: None

ABSENT: None

ADOPTED: February 17, 2011

DRS: G:\DOCUMENTS\Text Amendment\Urban Ag\Commission Packet\Urban Ag Resolution.doc



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Change HEARING DATE: FEBRUARY 17, 2010

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

Project Name: Urban Agriculture
Case No.: 2010.0571T (Board File No. 10-1537)
Initiated by: Mayor Gavin Newsom, Supervisor David Chiu
Introduced: December 14, 2010
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Reviewed by: AnMarie Rodgers – (415) 558-6395
anmarie.rodgers@sfgov.org
Recommendation: **Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance was introduced by Mayor Gavin Newsom and Supervisor David Chiu as an outgrowth and expansion of Executive Directive 09-03 "Healthy and Sustainable Food for San Francisco," which directed all city Departments to carry out implementing actions consistent with the goal of fostering local food production in San Francisco. The proposed Ordinance would facilitate the production and sale of produce grown at relatively small scales by consolidating the current variety of urban agricultural uses within the Planning Code, creating a new Urban Agriculture use category and easing the regulation of its production and sale throughout all zoning districts in San Francisco.

The Way It Is Now:

The Planning Code cites multiple use categories for urban agricultural activities and within the different zoning districts certain use categories are referenced and others are not. Below is a chart summarizing the regulation of urban agricultural activities by zoning district:

Zoning District	Use Category	Control
R Districts (e.g. RH, RM, RTO, RC)	Open Space for horticulture purposes, no retail or wholesale sales (PC §209.5(b))	P
	Greenhouse, Plant Nursery, other land or structure devoted to cultivation of plants, with or without retail or wholesale sales (PC §209.5(c))	C
Commercial, Industrial, PDR Districts (e.g. C, M, PDR)	Greenhouse or Plant Nursery (PC §227(a))	P (NP in C-3-O, C-3-R, C-3-G)
	Truck Gardening, Horticulture (PC §227(b))	P (NP in all C-3)

Public Use Districts (P)	Uses of public agencies and accessory nonpublic uses (PC §234.1)	P (accessory nonpublic uses P if within ¼ mile of an NC-1 or Individual Area NC such use is P)
	Open Space for horticulture purposes, no retail or wholesale sales (PC §234.2(a))	C
Neighborhood Commercial Districts (NC, NCT, Individual Named NC)	No Urban Agricultural Activities permitted	NP
Chinatown Mixed Use Districts (CCB, CVB, CRNC)	No Urban Agricultural Activities permitted	NP
South of Market Mixed Use Districts (RED, SPD, RSD, SLR, SLI, SSO)	Open Space for horticulture purposes, no retail or wholesale sales (PC §81X.68)	P
	Greenhouse, Plant Nursery (PC §81X.71)	NP (except P in SLI, SSO)
Downtown Residential Mixed Use Districts (RH-DTR, SB-DTR)	All urban agricultural activities principally permitted	
Eastern Neighborhoods Mixed Used Districts (MUG, MUR, MUO, UMLU)	Non-Retail Greenhouse or Plant Nursery (PC §84X.87)	P
	Open Space for horticulture purposes (PC §84X.97)	P

As an accessory use, urban agricultural activities are regulated as follows:

Zoning District	Control
R Districts (e.g. RH, RM, RTO, RC)	Urban agricultural activity can be considered accessory to dwelling units and other uses within the R Districts if they adhere to limitations under Planning Code Section 204.1 and 204.2 including those on alterations to dwellings not residential in character, the addition of show windows or window displays, the conduct of a business office open to the public, and to uses occupying more than a particular fraction of a buildings floor area.
Commercial, Industrial, PDR Districts (e.g. C, M, PDR)	Planning Code Sections 204.3(a), (b) and (d) generally limit accessory uses to those uses employing machines of particular horsepower, employing particular numbers of persons or occupying more than a particular fraction of a buildings floor area.

Public Use Districts (P)	Accessory use controls for urban agricultural activity are the same as if the use were the principal use on the site (PC §234.1).
Neighborhood Commercial Districts (NC, NCT, Individual Named NC)	Urban agricultural activities can be considered accessory uses if they adhere to the limitations under Planning Code Sections 204.1, and 204.4.
Chinatown Mixed Use Districts (CCB, CVB, CRNC)	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 803.2(b)(1)(C) which primarily focus on activities occurring within buildings.
South of Market Mixed Use Districts (RED, SPD, RSD, SLR, SLI, SSO)	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 803.3(b)(1)(C) which primarily focus on activities occurring within buildings.
Downtown Residential Mixed Use Districts (RH-DTR, SB-DTR)	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 825(c)(1)(C) which primarily focus on activities occurring within buildings.
Eastern Neighborhoods Mixed Used Districts (MUG, MUR, MUO, UMU)	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 803.3(b)(1)(C) which primarily focus on activities occurring within buildings.

The Way It Would Be:

The proposed Ordinance will consolidate urban agricultural activities into a new use category, Urban Agriculture, with two sub use categories, Neighborhood Agriculture and Urban Industrial Agriculture. Neighborhood Agriculture is defined as an urban agricultural activity that is less than one acre in size, includes backyard gardens, community gardens, community supported agriculture, market gardens and private farms, allows limited sales and donation on the site of production. Importantly, to be classified as Neighborhood Agriculture the use must adhere to a set of physical and operational standards including the limitation on the use of mechanized farm equipment and on the hours of sale of produce. Urban Industrial Agriculture is defined as a use of land for the production of horticultural crops that occurs on a site greater than 1 acre or on lots smaller than 1 acre but that do not meet the physical and operational standards for the Neighborhood Agriculture use.

The proposed Ordinance will principally permit the Neighborhood Agriculture use in all zoning districts and require Conditional Use authorization for Urban Industrial Agriculture in Residential Districts, Neighborhood Commercial Districts, Chinatown Mixed Use Districts, South of Market Mixed Use Districts, Downtown Residential Mixed Use Districts and the Eastern Neighborhoods Mixed Use Districts. The proposed Ordinance will also exclude Urban Agricultural uses from the restrictions for accessory uses within the R and NC districts. The chart below summarizes the proposed controls by zoning district:

Zoning District	Use Category	Control
R Districts (e.g. RH, RM, RTO, RC)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Commercial, Industrial, PDR Districts (e.g. C, M, PDR)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	P
Public Use Districts (P)	Neighborhood Agriculture	P (accessory nonpublic uses P if within ¼ mile of an NC-1 or Individual Area NC such use is P)
	Urban Industrial Agriculture	C
Neighborhood Commercial Districts (NC, NCT, Individual Named NC)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Chinatown Mixed Use Districts (CCB, CVB, CRNC)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
South of Market Mixed Use Districts (RED, SPD, RSD, SLR, SLI, SSO)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Downtown Residential Mixed Use Districts (RH-DTR, SB-DTR)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Eastern Neighborhoods Mixed Used Districts (MUG, MUR, MUO, UMU)	Neighborhood Agriculture	P
	Urban Industrial Agriculture)	C

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* to the proposed Ordinance and adopt the attached Draft Resolution to that effect. Specifically, the

Department recommends the following modifications:

1. Further clarify that sales of produce grown on site may occur at a dwelling by altering the following language under proposed Section 102.34(a) Neighborhood Agriculture:

Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on otherwise vacant property, but may not occur within a dwelling unit.

To the following:

Limited sales and donation of fresh food and/or horticultural products grown on site may occur on site, whether vacant or improved, but not within a dwelling unit.

2. Modify the compost setback requirement found under proposed Section 102.34(a)(1) from three feet from property lines to three feet from structures.

BASIS FOR RECOMMENDATION

Urban Agriculture and local food production is seeing a dramatic upsurge in interest and is a key component of the City's sustainability program. Current Planning Code controls regarding food production and sustainability reflect attitudes and concerns of the early to mid 20th century, prioritizing a distinct separation of uses over a neighborhood with a variety of intermingled uses where residents can meet their daily needs within walking distance.

The current Planning Code definitions are vague or nonexistent. The proposed Ordinance will clarify the permitted intensity of agricultural/horticultural activity by consolidating the current array of such use categories, creating a new agricultural use category with two sub uses of differing intensity, applying these use categories across all zoning districts, and creating consistency throughout the Planning Code.

The proposed Ordinance would recognize and support various scales and intensities of local food production where appropriate. By establishing operational and physical standards for the *Neighborhood Agriculture* use the proposed Ordinance ensures that inhabited neighborhoods would be supported with, but not overwhelmed by, urban agricultural uses. The more intense or larger *Industrial Agricultural* use is principally permitted only in industrial districts and requires Conditional Use authorization, with its findings of necessity, desirability and compatibility, in all other districts. Taken together the proposed Ordinance strikes the appropriate balance of use intensity and neighborhood context, while allowing the Planning Commission discretion in reviewing future projects where practical. Further, the proposed Ordinance will facilitate the growth of smaller scale urban agriculture activities in San Francisco by principally permitting the lower intensity *Neighborhood Agriculture* use in all zoning districts. In this respect, the proposed Ordinance meets Executive Directive 09-03 by fostering the growth of local food production in San Francisco.

The suggested modifications seek to (1) clarify where limited sales and donations may occur, thus avoiding future confusion during implementation and (2) to capture the concerns of balancing good neighbor practices with providing a regulatory environment that fosters small business growth in the urban agricultural sector.

The Planning Department received multiple requests for additional modifications to the proposed Ordinance. Regarding the request to allow the sale of value added goods and to allow produce grown at multiple sites to be pooled and sold at one residential site, the Department is concerned that such modification would escalate commercial activity in residential districts to a level creating excessive disturbance and incompatibility with residential districts. The Department believes modifications to exempt urban agricultural uses from permit/change of use fees and of the fencing requirement set undesirable precedents. All applications subject to Planning Department review must pay fees in accordance to Article 3.5 of the Planning Code; the sole exemption is for a requestor of Discretionary Review whose income is insufficient to pay the Discretionary Review fee without affecting their ability to pay for the necessities of life and who can demonstrate this to the Planning Director. The proposed Ordinance does not require fencing of urban agriculture uses. Should fencing be installed, the Planning Department believes the fencing should meet the minimum Planning Code requirements set for all uses.

ENVIRONMENTAL REVIEW

The proposed amendment is exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines.

OTHER ISSUES

HARMONY WITH OTHER PENDING ORDINANCES

Please note that this Ordinance proposes to amend the zoning control tables in Article 7 and Article 8. As the potential adoption of this Ordinance is unknown relative to the adoption of other pending Ordinances, the Department wishes to highlight other pending Ordinances. The Department identified that at least four pending and recently adopted ordinances, which amend some of the same sections of the Planning Code and may not be reflected in this draft Ordinance. The Department intends that, if adopted, the Board action in all adopted ordinances be given effect so that the substance of each adopted ordinance is represented. To this end, the Department requests that the City Attorney's office and the publisher harmonize the provisions of each ordinance at the time of adoption.

Board File/ Ordinance Number	Working Short Title
101464/ pending	Upper Market Extension
101309 and 110070/pending	Upper Fillmore NCD Restaurant Changes
100434/ 229-10	Castro NCD Restaurant Changes
Not Yet Assigned/pending	Planning Code Clean-Up 2010/Article 10 & 11 Update

CONTROLLED SUBSTANCES

The proposed Ordinance does not augment, alter or eliminate any existing regulations on controlled substances. Growing controlled substances for commercial use would continue to be reviewed under Planning Code controls for "greenhouse" uses and would continue to be 1) regulated via a Conditional Use authorization under Section 209.5(c) in residential districts; 2) either permitted or not permitted in commercial districts under Section 227(a); 3) not permitted in Neighborhood Commercial Districts or the Chinatown Mixed Use Districts; 4) permitted in the Downtown Residential Mixed Use Districts (RH-

DTR, SB-DTR) and 5) generally would be permitted in mixed use districts (SLI, SSO, MUG, MUR, MOU, UMU) except where this use is not permitted (RED, SPD, RSD, and SLR).

PUBLIC COMMENT

The Planning Department received over 30 letters, emails and telephone calls regarding the proposed Ordinance. Comments, questions and concerns were made regarding the following issues:

- The desire to sell produce harvested on a private residential dwelling without the necessity of securing permits
- The desire to sell agricultural goods pooled from various sites, residential or otherwise, on a residentially zoned site without the necessity of securing permits
- The desire to sell processed foods / value added goods, irrespective of the origin of the inputs to the processed foods / value added goods, at residential dwellings
- The need to further define and establish limits to the use and size of farm equipment within all zoning districts
- The relation of greenhouses and other gardening structures with the proposed Ordinance
- A desire to eliminate the costs of permit / change of use fees for urban agricultural uses in all zoning districts
- Requests to eliminate or liberalize the setback requirements for compost piles
- Requests to eliminate the fencing requirements for urban agricultural uses
- A concern that the proposed Ordinance would allow uses in residential districts that would adversely affect traffic and on-street parking.

In addition to the input described above, Staff from San Francisco Public Utilities Commission (SFPUC) expressed concern over potential increased water use that may occur during implementation of this proposed Ordinance. They advise that the Planning Commission, in certifying the Programmatic Environmental Impact Report for the SFPUC's \$4.5 billion Water System Improvement Program on October 30, 2008, limited the amount of water that may be drawn from SFPUC watersheds through 2018. The report was developed through extensive stakeholder feedback and required that increases in water use through 2018 be met through alternative means such as water conservation, recycled water, graywater, harvested rainwater, and groundwater. Edible plants are typically high water use plants and the expansion of urban agriculture will require that more alternative water sources be developed to meet the increased water system demand. Given local and state law limits on urban water use, the SFPUC recommends adding requirements for water efficient irrigation practices to reduce the water system and ratepayer impacts of increased water use resulting from the expansion of urban agriculture.

RECOMMENDATION: Approval with Modifications

Attachments:

Draft Planning Commission Resolution
Board of Supervisors File No. 10-1537
Public Letters of Support / Opposition

DRS: G:\DOCUMENTS\Text Amendment\Urban Ag\Commission Packet\Urban Ag Executive Summary.doc



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

March 23, 2011

Ms. Angela Calvillo, Clerk of the Board
Board of Supervisors
City Hall room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102-4694

Re: File No. 101537 [Amending Planning Code Controls for Urban Agriculture]

Small Business Commission Recommendation: **Approval with Modification**

Dear Ms. Calvillo:

On February 15, 2011, the Small Business Commission voted to recommend approval of Board of Supervisors File No. 101537 with modification.

The SBC is very supportive of increasing the number of Urban Farms in San Francisco, many of which will be small businesses, and encourages your approval of this ordinance. The Commission requests the following modifications. The Commission understands that Mayor Lee and Supervisor David Chiu will be introducing amendments at the Land Use and Economic Development Committee. As communicated to Commission staff, amendments related to the below recommendations satisfy the criteria that the Commission provided. The Commission has no comment on unrelated amendments that may be introduced.

Sec. 102.34 (a) (2)

If the farmed area is enclosed by fencing, the fencing must be wood fencing or ornamental fencing as defined by Planning Code Section 102.32

The Commission recognizes the need to have consistency in fencing across various uses. Urban Farms however, have unique factors which warrant consideration to amend this proposed section. Therefore, the SBC requests that the ordinance be amended to specifically allow green fencing or permit the zoning administrator to approve alternate types of fencing as deemed appropriate. The SBC also requests that consideration be made for temporary garden uses of several years or less, in which cases it may be cost prohibitive to install permanent ornamental fencing.

Sec. 102.34 (a) (6)

The sales of processed or value added goods is prohibited.

The sale of processed or value added goods will serve as an important revenue source and avenue to distribute products such as jellies, jams, and other preserves. The SBC requests that the ordinance be amended to remove this section of the proposed code or insert language that will permit the limited or accessory sale of value added goods at Urban Agriculture sites. The Commission believes that limited sales of these products will maintain the character of these businesses and will have a positive benefit in

SMALL BUSINESS ASSISTANCE CENTER/ SMALL BUSINESS COMMISSION
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SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

the communities that these sites are located in. Just as it is important to create land use controls that will permit Urban Farms, it is equally important to ensure that they will be successful. Accommodating for the sale of value added products in appropriate zoning categories will help ensure that these farms remain viable.

The SBC commends the Mayor and Supervisor Chiu, and their staffs, for working with the Urban Agriculture Alliance and other interested parties to craft amendments that address the above recommendations. This ordinance is an ideal example of how legislators can work with stakeholders to craft strong legislation.

Sincerely,

Regina Dick-Endrizzi
Director, Office of Small Business

cc. Johanna Partin, Mayor's Office
Supervisor David Chiu
AnMarie Rogers, San Francisco Planning Department

