

1 [Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named  
2 NCDs]

3 **Ordinance amending the Planning Code to replace numerical density limits in**  
4 **Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood**  
5 **Commercial (NC) and certain Neighborhood Commercial Districts (NCD), except for**  
6 **parcels located in the Priority Equity Geographies Special Use District, with already-**  
7 **existing regulations on the built envelope of buildings, such as height, bulk and**  
8 **setbacks; creating the Priority Equity Geographies Special Use District; amending the**  
9 **Zoning Map to add the Priority Equity Geographies Special Use District; affirming the**  
10 **Planning Department’s determination under the California Environmental Quality Act;**  
11 **and making public necessity, convenience, and welfare findings under Planning Code,**  
12 **Section 302, and findings of consistency with the General Plan, and the eight priority**  
13 **policies of Planning Code, Section 101.1.**

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

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

22 Section 1. Environmental and Planning Code Findings

23 (a) The Planning Department has determined that the actions contemplated in this  
24 ordinance comply with the California Environmental Quality Act (California Public Resources  
25 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. 230734 and is incorporated herein by reference. The Board affirms  
2 this determination.

3 (b) On October 26, 2023, the Planning Commission, in Resolution No 21416, adopted  
4 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
5 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board  
6 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
7 Board of Supervisors in File No. 230734, and is incorporated herein by reference.

8 (c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this  
9 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
10 Planning Commission Resolution No. 21416, and incorporates such reasons by this reference  
11 thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File  
12 No. 230734.

13  
14 Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207,  
15 208, 209.3, and 209.4 to read as follows:

16 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

17 (a) **Applicability.** The density of Dwelling Units permitted in the various Districts shall  
18 be as set forth in the Zoning Control Table for the district in which the lot is located. The term  
19 “Dwelling Unit” is defined in Section 102 of this Code. *There are two types of density districts:*

20 *(1) **Form-Based Density District:** These are ~~the~~ districts where no density limit is*  
21 *specified, and where density ~~shall is not be~~ limited by lot area but rather by the applicable*  
22 *requirements and limitations set forth elsewhere in this Code. Such requirements and*  
23 *limitations include, but are not limited to, height, bulk, setbacks, open space, exposure and*  
24 *unit mix as well as applicable design guidelines, elements and area plans of the General Plan*  
25 *and design review by the Planning Department.*

1                    (2) Numerical Density Limit Districts: These are districts that establish a maximum  
2 number of Dwelling Units per lot or lot area.

3                    (b) **Rules for Calculating Dwelling Unit Density** in Numerical Density Limit Districts.

4 In Numerical Density Limit Districts ~~districts that establish a maximum dwelling unit density~~, the  
5 following rules shall apply in the calculation of dwelling unit density under this Code:

6                    (1) A remaining fraction of one-half or more of the minimum of lot area per  
7 Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units.

8                    (2) Where permitted by this Code, two or more of the dwelling and other  
9 housing uses specified in the Code may be located on a single lot, either in one structure or in  
10 separate structures, provided that the specified density limits are not exceeded by the total of  
11 such combined uses. Where Dwelling Units and Group Housing are combined and located on a  
12 lot that establishes a maximum dwelling unit density per lot area, the maximum permitted density  
13 for Dwelling Units and for Group Housing shall be prorated to the total lot area according to  
14 the quantities of these two uses that are combined on the lot.

15                    (3) Where any portion of a lot is narrower than five feet, such a portion shall not  
16 be counted as part of the lot area for purposes of calculating the permitted dwelling density.

17                    (4) No private right-of-way used as the principal vehicular access to two or more  
18 lots shall be counted as part of the lot area of any such lot for purposes of calculating the  
19 permitted dwelling unit density.

20                    (5) Where a lot is divided by a use district boundary line, the dwelling unit  
21 density limit for each district shall be applied to the portion of the lot in that district, and none  
22 of the Dwelling Units attributable to the district permitting the greater density shall be located  
23 in the district permitting the lesser density.

24                    (6) In Named Neighborhood Commercial Districts within the Priority Equity  
25 Geographies Special Use District, or on parcels in Neighborhood Commercial Districts within the

1 Priority Equity Geographies Special Use District, the dwelling unit density shall be at a density  
2 ratio not exceeding the number of Dwelling Units permitted in the nearest R District, provided  
3 that the maximum density ratio shall in no case be less than the amount set forth in the  
4 Zoning Control Table for the district in which the lot is located. The distance to each R District  
5 shall be measured either from the midpoint of the front lot line or from a point directly across  
6 the street therefrom, whichever permits the greater density.

7 \* \* \* \*

8  
9 **SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS**  
10 **SHELTERS.**

11 The density limitations for Group Housing or Homeless Shelters, as described in  
12 Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:

13 (a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as  
14 specified in the Zoning Control Table for the District in which the Lot is located, except that in  
15 RTO, RTO-M, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD,  
16 DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and  
17 except that for Lots in NC Districts, the group housing density shall not exceed the number of  
18 Bedrooms permitted in the nearest R District provided that the maximum density not be less  
19 than the amount permitted by the ratio specified for the NC District in which the lot is located.  
20 For Homeless Shelters, the maximum number of beds on each lot shall be regulated pursuant  
21 to the requirements of the Standards of Care for City Shelters contained in Administrative  
22 Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code  
23 and Fire Code.

24 (b) For purposes of calculating the maximum density for Group Housing as set forth in  
25 this Section 208, the number of Bedrooms on a lot shall in no case be considered to be less

1 than one Bedroom for each two beds. Where the actual number of beds exceeds an average  
2 of two beds for each Bedroom, each two beds shall be considered equivalent to one  
3 Bedroom.

4 (c) The rules for calculating dwelling unit density set forth in Section 207 shall also  
5 apply in calculating the density limits for Group Housing.

6 (d) The group housing density in all RTO Districts and all NCT Districts, as listed in  
7 Section 702.1(b), and in RC, NC and Named NC Districts not within the Priority Equity Geographies  
8 Special Use District established by Planning Code Section 249.97, shall not be limited by lot area,  
9 but by the applicable requirements and limitations elsewhere in this Code, including but not  
10 limited to height, bulk, setbacks, open space, and exposure, as well as by the Residential  
11 Design Guidelines in RTO Districts, other applicable design guidelines, applicable elements  
12 and area plans of the General Plan, and design review by the Planning Department.

### 13 14 **SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.**

15 These Districts are intended to recognize, protect, conserve, and enhance areas  
16 characterized by structures combining Residential uses with neighborhood-serving  
17 Commercial uses. The predominant Residential uses are preserved, while provision is made  
18 for supporting Commercial uses, usually in or below the ground story, that meet the frequent  
19 needs of nearby residents without generating excessive vehicular traffic. The compact,  
20 walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-  
21 street parking requirements. The RC Districts are composed of two separate districts, as  
22 follows:

23 RC-3 Districts: ~~Medium Density.~~ These Districts provide for Residential uses ~~a mixture of~~  
24 ~~medium-density Dwellings similar to those in RM-3 Districts,~~ with supporting Commercial uses.

Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts: ~~High Density~~. These Districts provide for Residential uses a mixture of high-density Dwellings similar to those in RM-4 Districts with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

**Table 209.3  
ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS**

Zoning Category	§ References	RC-3	RC-4
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses			
<del>Residential Density, Dwelling Units (7)</del>	<del>§ 207</del>	<del>3 units per lot or up to one unit per 400 square feet of lot area.</del>	<del>3 units per lot or up to one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)</del>
<u>Residential Density, Dwelling Unit (7)</u>	<u>§ 207</u>	<u>No density limit by lot area. (8)</u>	
Senior Housing	§§ 102, 202.2(f)	<del>P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1).</del> <del>C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</del> <u>No density limit by lot area.</u>	

1	<i>Residential Density, Group Housing</i>	<i>§ 208</i>	<i>P up to one bedroom for every 140 square feet of lot area. (9)</i>	<i>P up to one bedroom for every 70 square feet of lot area (9).</i>
2				
3	<i>Residential Density, Group Housing</i>	<i>§ 208</i>	<i>No density limit by lot area. (9)</i>	
4	<i>* * * *</i>			

5  
6 \* \* \* \*

7  
8 (8) In the Priority Equity Geography Special Use District established by Planning Code  
9 Section 249.97, P up to three units per lot or up to one unit per 400 square feet of lot area, whichever is  
10 higher, in RC-3 Districts; P up to three units per lot or up to one unit per 200 square feet of lot area,  
11 whichever is higher, in RC-4 Districts. For purposes of this calculation, a Dwelling Unit in this district  
12 containing no more than 500 square feet of net floor area and consisting of not more than one  
13 habitable room in addition to a kitchen and a bathroom may be counted as equal to three quarters of a  
14 Dwelling Unit.

15  
16 (9) ~~C required if the Group Housing is affiliated with and operated by a Hospital or an~~  
17 ~~Institutional Educational Use as defined in Section 102.~~In the Priority Equity Geography Special Use  
18 District established by Planning Code Section 249.97, P up to one bedroom for every 140 square feet of  
19 lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot area in RC-4 Districts;  
20 and C if the Group Housing is affiliated with and operated by a Hospital or an Institutional  
21 Educational Use as defined in Section 102.

22 \* \* \* \*

23  
24 **SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.**





Senior Housing	§§ 102, 202.2(f)	<i>P up to twice the number of dwelling units otherwise permitted as a principal use in the district; C density not limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area.</i>	No density limit <u>by lot area</u> . Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.
Residential Density, Group Housing	§ 208	No density limit <u>by lot area</u> . Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.	
* * * *			

\* \* \* \*

(8) In the Priority Equity Geography Special Use District established by Planning Code Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of Section 207(a).

With Conditional Use authorization, for purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

\* \* \* \*

1 Section 3. Article 2 of the Planning Code is hereby amended by adding Section 249.97  
2 to read as follows:

3 **SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.**

4 (a) **General.** A Special Use District entitled the Priority Equity Geographies Special Use  
5 District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01,  
6 SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of  
7 San Francisco.

8 (b) **Purpose.** The Priority Equity Geographies SUD is comprised of areas or neighborhoods  
9 with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the  
10 General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as  
11 Priority Equity Geographies, based on the Department of Public Health’s Community Health Needs  
12 Assessment. The 2022 Housing Element encourages targeted direct investment in these areas and  
13 identifies them as requiring improved access to well-paid jobs and business ownership; where the City  
14 needs to expand permanently affordable housing investment; where zoning changes must be tailored to  
15 serve the specific needs of the communities that live there; and where programs that stabilize  
16 communities and meet community needs need to be prioritized. The purpose of the Priority Equity  
17 Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.

18 (c) **Controls.** Maximum residential densities on parcels in Residential-Commercial (RC),  
19 Residential Transit Oriented (RTO), Neighborhood Commercial (NC) and Named Neighborhood  
20 Commercial Districts within the Priority Equity Geographies SUD are governed by a maximum  
21 Dwelling Unit per lot or lot area, as set forth in the control tables for those districts.

22  
23 Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,  
24 710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728,

1 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 742, 743, and 745 to read as  
2 follows:

3  
4  
5 **SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.**

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

8 **(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts.**

9 The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in  
10 Section 201 of this Code, are established for the purpose of implementing the Commerce and  
11 Industry element and other elements of the General Plan, according to the objective and  
12 policies stated therein. Description and Purpose Statements outline the main functions of  
13 each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning  
14 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of  
15 this Code.

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

21 **(1) Neighborhood Commercial Districts.** Neighborhood Commercial Districts  
22 are low to high density mixed-use neighborhoods of varying scale established around  
23 historical neighborhood commercial centers. The Neighborhood Commercial Districts are  
24 intended to support neighborhood-serving uses on the lower floors and housing above. These  
25 Districts tend to be linear commercial corridors, but may also include small clusters of

1 commercial activity in Residential Districts. Individually named Neighborhood Commercial  
2 Districts are intended to provide for more targeted residential and commercial controls to fit  
3 the needs of their respective neighborhoods. Except in the Priority Equity Geography Special Use  
4 District, housing density is limited not by lot area, but by the regulations on the built envelope of  
5 buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses,  
6 including open space and exposure, and urban design guidelines.

7 **(2) Neighborhood Commercial Transit Districts.** Neighborhood Commercial  
8 Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of  
9 varying scale concentrated near transit services. The Neighborhood Commercial Transit  
10 Districts are mixed use districts that support neighborhood-serving commercial uses on lower  
11 floors and housing above. These districts are well-served by public transit and aim to  
12 maximize residential and commercial opportunities on or near major transit services. The  
13 district’s form can be either linear along transit-priority corridors, concentric around transit  
14 stations, or broader areas where transit services criss-cross the neighborhood. Housing  
15 density is limited not by lot area, but by the regulations on the built envelope of buildings,  
16 including height, bulk, setbacks, and lot coverage, and standards for Residential Uses,  
17 including open space and exposure, and urban design guidelines. Residential parking is not  
18 required and generally limited. Commercial establishments are discouraged or prohibited from  
19 building accessory off-street parking in order to preserve the pedestrian-oriented character of  
20 the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways,  
21 garage entries) to off-street parking and loading on critical stretches of commercial and transit  
22 streets to preserve and enhance the pedestrian-oriented character and transit function.

23 \* \* \* \*

24  
25 **SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

\* \* \* \*

**Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1  
ZONING CONTROL TABLE**

		NC-1	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls by Story		
	1st	2nd	3rd+
* * * *			
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).	
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>	
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>	
* * * *			
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(2)</u>	

\* \* \* \*

1 (2) ~~{Note deleted}~~ Outside of the Priority Equity Geography Special Use District established by  
 2 Planning Code Section 249.97, no density limit by lot area.

3 \* \* \* \*

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 5  
 6 **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

7 \* \* \* \*

8 **Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**  
 9 **ZONING CONTROL TABLE**

		NC-2	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls by Story		
	1st	2nd	3rd+
* * * *			
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).	
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>	
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the	

		number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(2)</u>
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\* \* \* \*

(2) ~~[Note deleted.]~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

\* \* \* \*

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

\* \* \* \*

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

**ZONING CONTROL TABLE**

		NC-3		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(10)</u>		

1 2 3 4	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R, whichever is greater. <u>(10)</u>
5 6 7 8 9	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(10)</u>

\* \* \* \*

(10) ~~[Note deleted.]~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

\* \* \* \*

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

**DISTRICT.**

\* \* \* \*

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

		NC-S		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses	Controls by Story			
	1st	2nd	3rd+	



1	* * * *		
2	Dwelling Unit Density	§§ 102, 207	1 unit per 800 square feet lot area, or the density permitted in the nearest R District, whichever is greater.(1)(2)(4)
3			
4	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.(1) (2)
5			
6	* * * *		
7	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (2)
8			
9			
10			
11			
12			

\* \* \* \*

(2) ~~{Note deleted.}~~ Outside of the Priority Equity Geography Special Use District established  
by Planning Code Section 249.97, no density limit by lot area.

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**SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

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

		Castro Street NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		

* * * *			
Residential Uses		Controls By Story	
		1st	2nd
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing Density	§ 208	<i>Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
* * * *			

**SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

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

		Inner Clement Street	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses		Controls By Story	
		1st	2nd

1	* * * *			
2	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
3				
4	Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater <u>No density limit by lot area.</u></i>	
5				
6	* * * *			
7				
8	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
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11				
12				
13				

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15 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**

16 **DISTRICT.**

17 \* \* \* \*

18 **Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**

19 **DISTRICT**

20 **ZONING CONTROL TABLE**

21			Outer Clement Street	
22	Zoning Category	§ References	Controls	
23	* * * *			
24	RESIDENTIAL STANDARDS AND USES			
25	* * * *			
	Residential Uses		Controls By Story	

		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		
* * * *				

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**SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

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

		Upper Fillmore Street NCD		
Zoning Category	§ References	Controls		
* * * *				
<b>RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
Residential Uses	<b>Controls By Story</b>			
		1st	2nd	3rd+

1	* * * *			
2	Dwelling Unit Density	§§ 102, 207	<del>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></del>	
3	Group Housing Density	§ 208	<del>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></del>	
4	* * * *			
5	Senior Housing Density	§§ 102, 202.2(f), 207	<del>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></del>	
6	* * * *			

\* \* \* \*

**SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

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

		Haight Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<del>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></del>		

1 2	Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>
3	* * * *		
4 5 6	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
7	* * * *		

\* \* \* \*

**SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

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

		Excelsior Outer Mission NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	1 unit per 600 square foot lot area ( <u>8</u> )		
Group Housing <i>Density</i>	§ 208	1 bedroom per 210 square foot lot area ( <u>8</u> )		

* * * *		
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(8)</u>
* * * *		

\* \* \* \*

(8) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

**SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

	Japantown NCD		
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls By Story		
	1st (1)	2nd	3rd+
* * * *			

1 2 3 4 5 6 7 8 9 10 11 12 13	Dwelling Units- <u>Density</u>	§§ 102, 207	1 unit per 400 square foot lot area (8)
14 15 16 17 18 19 20 21 22 23 24 25	Group Housing <u>Density</u>	§ 208	1 bedroom per 210 square foot lot area (8)
	* * * *		
	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (8).

\* \* \* \*

(8) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

**SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		North Beach NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		



* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	1 unit per 400 square foot lot area or the density permitted in the nearest R District, whichever is greater. <i>(16)</i>		
Group Housing <i>Density</i>	§ 208	1 bedroom per 140 square foot lot area. <i>(16)</i>		
* * * *				
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <i>(16)</i>		
* * * *				

\* \* \* \*

*(16) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.*

**SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		Polk Street NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		

* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	1 unit per 400 square foot lot area; or the density permitted in the nearest R District, whichever is greater. <u>(11)</u>		
* * * *				
<i>Residential Density</i> , Group Housing <i>Density</i>	§208	1 bedroom per 140 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>(11)</u>		
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(11)</u>		

\* \* \* \*

(11) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		Sacramento Street NCD
--	--	-----------------------

1	Zoning Category	§ References	Controls	
2	* * * *			
3	RESIDENTIAL STANDARDS AND USES			
4	* * * *			
5	Residential Uses		Controls By Story	
6			1st	2nd
7	Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area.</i>	
8	Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area. No density limit by lot area.</i>	
9	* * * *			
10	Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>	
11	* * * *			

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**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

23		Union Street NCD	
24	Zoning Category	§ References	Controls
25	* * * *		

RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses		Controls By Story	
		1st	2nd
* * * *			
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing <i>Density</i>	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
* * * *			
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
* * * *			

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**SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		Pacific Avenue NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		

1	* * * *		
2	Residential Uses		Controls By Story
3			1st      2nd      3rd+
4	* * * *		
5	Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>
6	Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>
7			
8	* * * *		
9	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>
10			
11			
12			
13	* * * *		
14			

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

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<b>Table 727.</b>		
<b>LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE</b>		
		Lakeside Village NCD
1	1	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses	Controls By Story	

		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<del>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</del>		
Group Housing Density	§208	<del>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</del>		
* * * *				
Senior Housing	§§ 102, 202.2(f), 207	<del>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</del>		
* * * *				

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

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

		24th Street - Noe Valley NCD
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
* * * *		
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
Residential Uses	Controls By Story	

		1st	2nd	3rd+
1	* * * *			
2	<u>Dwelling Units Density</u>	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
3	<u>Group Housing Density</u>	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
4	* * * *			
5	<u>Senior Housing Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>	
6	* * * *			

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**SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

**Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		West Portal Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
<b>RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
Residential Uses	Controls By Story			
	1st	2nd	3rd+	
* * * *				

1	Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
2			
3	Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
4			
5	* * * *		
6	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
7			
8			
9	* * * *		

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**SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		Inner Sunset NCD		
Zoning Category	§ References	Controls		
* * * *				
<b>RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		



1	Group Housing <u>Density</u>	§208	<del>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</del> <u>No density limit by lot area.</u>
2	* * * *		
3	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<del>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</del> <u>No density limit by lot area.</u>
4			
5	* * * *		
6			
7			

\* \* \* \*

**SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		Noriega Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<del>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</del> <u>No density limit by lot area.</u>		
Group Housing <u>Density</u>	§208	<del>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District,</del>		

		<i>whichever is greater. <u>No density limit by lot area.</u></i>
* * * *		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
* * * *		

\* \* \* \*

**SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		Irving Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		

1 2 3 4 5 6 7 8	Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
	* * * *		
	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
	* * * *		

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**SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		Taraval Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		

1 Group Housing <u>Density</u>	\$208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
2 * * * *		
3 Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
4 * * * *		

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\* \* \* \*

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**SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

		Judah Street NCD
Zoning Category	§ References	Controls
* * * *		
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
Residential Uses	Controls By Story	
	1st	2nd
* * * *		
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
Group Housing <u>Density</u>	\$208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>

* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
* * * *		

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

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Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
		Inner Balboa Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls by Story		
	1st	2nd	3rd+
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of</i>	

		<i>Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
* * * *		

**SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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<b>Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE</b>				
		Outer Balboa Street NCD		
Zoning Category	§ References	Controls		
* * * *				
<b>RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		

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

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**Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		Bayview NCD		
Zoning Category	§ References	Controls		
* * * *				
<b>RESIDENTIAL STANDARDS AND USES</b>				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		
* * * *				

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**SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

Cortland Avenue NCD			
Zoning Category	§ References	Controls	
* * * *			
<b>RESIDENTIAL STANDARDS AND USES</b>			
* * * *			
Residential Uses		Controls by Story	
		1st	2nd
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
* * * *			



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**SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

		Geary Boulevard NCD
Zoning Category	§ References	Controls
* * * *		
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
Residential Uses		Controls by Story
		1st                      2nd                      3rd+
* * * *		
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>
Group Housing Density	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
* * * *		

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

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**Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

Mission Bernal NCD			
Zoning Category	§ References	Controls	
* * * *			
<b>RESIDENTIAL STANDARDS AND USES</b>			
* * * *			
Residential Uses		Controls by Story	
		1st	2nd
* * * *			
Dwelling Unit Density	§§ 102, 207	<i><del>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</del></i>	
Group Housing Density	§208	<i><del>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</del></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i><del>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</del></i>	
* * * *			

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**SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.**

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Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
		Cole Valley NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		
* * * *				

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**SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

Lower Haight Street NCD			
Zoning Category	§ References	Controls	
* * * *			
<b>RESIDENTIAL STANDARDS AND USES</b>			
* * * *			
Residential Uses		Controls by Story	
		1st	2nd
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
* * * *			

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

**Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

Inner Taraval Street NCD		
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1	Zoning Category	§ References	Controls		
2	* * * *				
3	RESIDENTIAL STANDARDS AND USES				
4	* * * *				
5	Residential Uses		Controls by Story		
6			1st	2nd	3rd+
7	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>		
8	Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>		
9	* * * *				
10	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		
11	* * * *				

\* \* \* \*

Section 5. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, SU13 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

Description of Property	Special Use District Hereby Approved
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1 Starting at the southwestern corner of the  
2 City and County of San Francisco heading  
3 north along the Pacific Ocean to Sloat Blvd.;  
4 Sloat Blvd. to Skyline Blvd.; Skyline Blvd. to  
5 Lake Merced Blvd.; Lake Merced Blvd. to  
6 Middlefield Rd.; Middlefield Rd. to  
7 Eucalyptus Dr.; Eucalyptus Dr. to 19th Ave.;  
8 19th Ave. south until the intersection of  
9 Cardenas Ave. and Cambon Dr. then  
10 following Cambon Dr. south to Felix Ave.;  
11 following a straight line from Felix Ave. to  
12 19th Ave. and then following a line north to  
13 Junipero Serra Blvd.; Junipero Serra Blvd to  
14 Holloway Ave.; Holloway Ave. to Ashton  
15 Ave.; Ashton Ave. to Lake View Ave.; Lake  
16 View Ave. to Capitola Ave.; Capitola Ave. to  
17 Grafton Ave.; Grafton Ave. to Mt. Vernon  
18 Ave.; Mt. Vernon Ave. to Howth St.; Howth  
19 St. to Ocean Ave.; Ocean Ave. to Alemany  
20 Blvd.; the northern most portion of Alemany  
21 Blvd until Industrial St.; Industrial St. to  
22 Oakdale Ave.; Oakdale Ave. to Phelps St.;  
23 Phelps St. to Jerrold Ave.; Jerrold Ave to 3rd  
24 St.; 3rd St. to Evans Ave.; Evans Ave. to  
25 Newhall St.; Newhall St. to Fairfax Ave.;

Priority Equity Geographies Special Use  
District

1 Fairfax Ave. to Keith St.; Keith St. to Evans  
2 Ave.; Evan Ave. to Jennings St.; following  
3 Jennings St. in a north easterly direction to  
4 its and then a straight line to the shoreline;  
5 following the shoreline south until Arelious  
6 Walker Dr.; Arelious Walker Dr. to Gilman  
7 Ave.; Gilman Ave. to Bill Walsh Way; Bill  
8 Walsh Way to Ingerson Ave.; Ingerson Ave.  
9 to Hawes St.; Hawes St. to Jamestown Ave.;  
10 Jamestown Ave. to 3rd. St.; 3rd St. to  
11 Bayshore Blvd.; Bayshore Blvd. to  
12 southernmost boundary of the City and  
13 County of San Francisco. The above area  
14 shall exclude the following area: Starting at  
15 the intersection of Harvard St. and Burrow  
16 St. heading east to Cambridge St.;  
17 Cambridge St. to Felton St.; Felton St. to  
18 Hamilton St.; Hamilton St. to Woolsey St.;  
19 Woolsey St. to Goettingen St.; Goettingen  
20 St. to Mansell St.; Mansell St. to Brussels  
21 St.; Brussels St. to Ward St.; Ward St. to  
22 Ankeny St.; Ankeny St. to Hamilton St.;  
23 Hamilton St. to Mansell St.; Mansell St. to  
24 University St.; University St. to Wayland St.;  
25 Wayland St. to Yale St.; Yale St. to McLaren

1 Park; a straight line from Yale St. to  
2 Cambridge St.; Cambridge St. to Wayland  
3 St.; Wayland St. to Oxford St.; Oxford St. to  
4 Bacon St.; Bacon St. to Harvard St.; Harvard  
5 St. to Burrows St.  
6  
7 Starting on Cesar Chavez St. at the  
8 intersection of Valencia Street, heading  
9 eastward to Harrison St.; Harrison St. to  
10 23rd St.; 23rd St. to Highway 101; following  
11 Highway 101 south to Cesar Chaves St.;  
12 Cesar Chavez St. to Vermont St.; Vermont  
13 St. to 26th St.; 26th St. to Connecticut St.;  
14 Connecticut St. to 25th St.; 25th St. to  
15 Highway 280; following Highway 280 north  
16 to 20th St.; 20th St. to Arkansas St.;  
17 Arkansas St. to 22nd St.; 22nd St to the  
18 western side of Highway 101; following the  
19 western side of Highway 101 north to 17th  
20 St.; 17th St. to Vermont St.; Vermont St. to  
21 Division St.; Division St. to Townsend St.;  
22 Townsend St. to 6th St.; 6th St. to Brannan  
23 St.; Brannan St. to 5th St.; 5th St. to  
24 Townsend St.; Townsend St. to 3rd St.; 3rd  
25 St. to Howard St.; Howard St. to 4th St.; 4th



1 St. to Market St.; Market St. to Drum St.;  
2 Drum St. to Sacramento St.; Sacramento St.  
3 to Battery St.; Battery St. to Pacific St.;  
4 Pacific St. to Sansome St.; Sansome St. to  
5 Vallejo St.; Vallejo St. to Kearny St.; Kearny  
6 St. to Filbert St.; Filbert St. to Columbus  
7 Ave.; Columbus Ave. to Mason St.; Mason  
8 St. to Washington St.; Washington St. to  
9 Powell St.; Powell St. to California St.;  
10 California St. to Stockton St.; Stockton St. to  
11 Bush St.; Bush St. to Van Ness Ave.; Van  
12 Ness Ave. to O'Farrell St./Starr King Way;  
13 Starr King Way to Geary Blvd.; Geary Blvd.  
14 to Laguna St.; Laguna St. to Bush St.; Bush  
15 St. to Webster St.; Webster St. to Post St.;  
16 Post St. Filmore St.; Filmore St. to Geary  
17 Blvd.; Geary Blvd. to St Joseph's Ave.; St.  
18 Joseph's Ave. to Turk Blvd.; Turk Blvd. to  
19 Scott St.; Scott St. to McAllister St.;  
20 McAllister St. to Steiner St.; Steiner St. to  
21 Fulton St.; Fulton St. to Gough St.; Gough  
22 St. to McAllister St.; Mc Allister St. to Van  
23 Ness Ave.; Van Ness Ave. to Market St.;  
24 Market St. to Dolores St.; Dolores St. to 17th

25

<p>1 St.; 17th St. to Valencia St.; Valencia St. to  2 Cesar Chavez St.</p> <p>3</p> <p>4 Starting on Chestnut St. at the intersection  5 of Columbus, heading eastward to the  6 Embarcadero; The Embarcadero to Taylor  7 St.; Taylor St. to Jefferson St.; Jefferson St.  8 to Leavenworth St.; Leavenworth St. to  9 North Point St.; North Point St. to Columbus  10 St.; Columbus St. to Chestnut St.</p> <p>11</p>	
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12

13 Section 6. Effective Date. This ordinance shall become effective 30 days after  
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
16 of Supervisors overrides the Mayor’s veto of the ordinance.

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

APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By:           /s/ Audrey Pearson            
AUDREY PEARSON  
Deputy City Attorney

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