

1 [Zoning – Ordinance creating a conditional use requirement for establishments that sell
2 Tobacco Paraphernalia.]

3 **Ordinance amending the Planning Code to add a new Section 227(v), to define Tobacco**
4 **Paraphernalia Establishments, and to impose a conditional use requirement on the**
5 **establishment of such new enterprises in all Commercial and Industrial districts;**
6 **amending Section 303 of the Planning Code to refer to this requirement, and to require**
7 **consideration of additional criteria when analyzing a conditional use application;**
8 **adding a new Section 790.123, to define Tobacco Paraphernalia Establishments in the**
9 **Neighborhood Commercial districts; amending sections 710.1, 711.1, 712.1, 713.1,**
10 **714.1, 715.1, 716.1, 717.1, 718.1, 719.1, 720.1, 721.1, 722.1, 723.1, 724.1, 725.1, 726.1,**
11 **727.1, 728.1, 729.1, 730.1, and 732.1, to refer to this definition and conditional use**
12 **requirement; adding a new Section 890.89 to define Tobacco Paraphernalia**
13 **Establishments in the Mixed Use districts; amending sections 803.1, 810.1, 811.1, 812.1,**
14 **814, 815, 816, 817, 818, and 827 to refer to this definition and conditional use**
15 **requirement; and making findings, including findings of consistency with the Priority**
16 **Policies of Planning Code Section 101.1 and environmental findings.**

17 Note: Additions are *single-underline italics Times New Roman*;
18 deletions are ~~*strikethrough italics Times New Roman*~~.
19 Board amendment additions are double underlined.
20 Board amendment deletions are ~~strikethrough normal~~.

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

22 Section 1. Findings. The Board of Supervisors of the City and County of San
23 Francisco hereby find and determine that:

24 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
25 ordinance will serve the public necessity, convenience and welfare, for the reasons set forth in
Planning Commission Resolution No. _____, and incorporates such reasons by this

1 reference thereto. A copy of said resolution is on file with the Clerk of the Board of
 2 Supervisors in File No. _____.

3 (b) Pursuant to Planning Code Section 101.1, the Board of Supervisors finds that the
 4 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
 5 with the General Plan and hereby incorporates a report containing those findings as if fully set
 6 forth herein. A copy of said report is on file with the Clerk of the Board of Supervisors in File
 7 No. _____.

8 (c) The Planning Department concluded environmental review of this ordinance
 9 pursuant to the California Environmental Quality Act, Public Resources Code Section 2100 et
 10 seq. Documentation of that review is on file with the Clerk of the Board of Supervisors in File
 11 No. _____.

12 Section 2. The San Francisco Planning Code is hereby amended by amending
 13 Section 227, to read as follows:

14 SEC. 227. OTHER USES.

15	C-	C-	C-	C-	C-	C-	M-	M-2	
16	1	2	3-	3-	3-	3-	M	1	
17			O	R	G	S			
18									SEC. 227. OTHER USES.
19	P*	P*				P	P	P	(a) Greenhouse or plant nursery.
20									
21	P*	P*					P	P	(b) Truck gardening, horticulture.
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23		C			C	C	P	P	(c) Mortuary establishment, including retail establishments
24									that predominantly sell or offer for sale caskets,
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									tombstones, or other funerary goods.
P	P	P	P	P	P	P	P	P	(d) Public structure or use of a nonindustrial character, when in conformity with the General Plan. Such structure or use shall not include a storage yard, incinerator, machine shop, garage or similar use.
P*	P*	C	C	P	P	P	P	P	(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.
C*	C*	C	C	C	C	C	C	C	(f) Public transportation facility, whether public or privately owned or operated, when in conformity with the General Plan, and which does not require approval of the Board of Supervisors under other provisions of law, and which includes:
									(1) Off-street passenger terminal facilities for mass transportation of a single or combined modes including but not limited to aircraft, ferries, fixed-rail vehicles and buses when such facility is not commonly defined as a boarding platform, bus stop, transit shelter or similar ancillary feature of a transit system; and
									(2) Landing field for aircraft.
C*	C*	C	C	C	C	C	P	P	(g) Public transportation facility, when in conformity with the General Plan, other than as required in (f) of this Section or

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										as in Sections 223 and 226 of this Code.
P	P	P	P	P	P	P	P	P	P	(h) Commercial wireless transmitting, receiving or relay facility, including 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 Code, whichever is the lesser height; and
										(2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or a combination of C-3 and M Districts), does not include a parabolic antenna with a diameter in excess of three meters or a composite diameter or antennae in excess of six meters. (See also Section 204.3.)
C	C	C	C	C	C	C	C	C	C	(i) Commercial wireless transmitting, receiving or relay facility, as described in Subsection 227(h) above, where:
										(1) Any 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 Code, whichever is the lesser height; or
										(2) Such facility, if closer than 1,000 feet to any R District

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										(except for those R Districts entirely surrounded by a C-3, M or combination of C-3 and M Districts), includes a parabolic antenna with a diameter in excess of three meters or a composite diameter of antennae in excess of six meters. (See also Section 204.3.)
P*	P*	P	P	P	P	P	P	P	P	(j) Sale or lease sign, as defined and regulated by Article 6 of this Code.
	P*	P	P	P	P	P	P	P	P	(k) General advertising sign, as defined and regulated by Article 6 of this Code.
P*	P*	P	P	P	P	P	P	P	P	(l) Access driveway to property in any C or M District.
C	C						C	C	C	(m) Planned Unit Development, as defined and regulated by Section 304 and other applicable provisions of this Code.
									P	(n) Any use that is permitted as a principal use in any other C or M District without limitation as to enclosure within a building, wall or fence.
SEE SECTIONS 205 THROUGH 205.2									(o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code. (*See Section 212(a).)	
P	P	P	P	P	P	P	P	P	P	(p) Subject to Section 233(a), live/work units, provided that one or more arts activities as defined in Section 102.2 of this Code are the primary nonresidential use within the unit and that other nonresidential activities are limited to those

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									otherwise permitted in the district or otherwise conditional in the district and specifically approved as a conditional use.
P	P	P	P	P	P	P	P	P	(q) Subject to Section 233(a), live/work units not included above but satisfying the conditions of Section 233(b) of this Code.
P	P	P	P	P	P	P	P	P	(r) Arts activities.
	P						P	P	(s) Waterborne commerce, navigation, fisheries and recreation, and industrial, commercial and other operations directly related to the conduct of waterborne commerce, navigation, fisheries or recreation on property subject to public trust.
C	C	C	C	C	C	C	C	C	(t) Internet Services Exchange as defined in Section 209.6(c).
P	P	P	P	P	P	P	P	P	(u) Fringe financial services, as defined in Section 249.35, and subject to the restrictions set forth in Section 249.35, including, but not limited to, that no new fringe financial service shall be located within a 1/4 miles of an existing fringe financial service.
C	C	C	C	C	C	C	C	C	<u>(v) Tobacco Paraphernalia Establishments, defined as retail uses where Tobacco Paraphernalia is sold, distributed, delivered, furnished, or marketed from one person to another. "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as</u>

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										<u>defined in California Health and Safety Code Sections 11054 et seq. "Tobacco Paraphernalia" does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law.</u>
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Section 3. The San Francisco Planning Code is hereby amended by amending Section 303, to read as follows:

SEC. 303. CONDITIONAL USES.

(a) General. The City Planning Commission shall hear and make determinations regarding applications for the authorization of conditional uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for conditional uses shall be as specified in this Section and in Sections 306 through 306.6, except that Planned Unit Developments shall in addition be subject to Section 304, medical institutions and post-secondary educational institutions shall in addition be subject to the institutional master plan requirements of Section 304.5, and conditional use and Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code for uses or features in Neighborhood Commercial Districts, and conditional use applications within South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of this Code, with respect to conduct of hearings and reconsideration.

(b) Initiation. A conditional use action may be initiated by application of the owner, or authorized agent for the owner, of the property for which the conditional use is sought. For a conditional use application to relocate a general advertising sign under subsection (l) below, application shall be made by a general advertising sign company that has filed a Relocation

1 Agreement application and all required information with the Planning Department pursuant to
2 Section 2.21 of the San Francisco Administrative Code.

3 (c) Determination. After its hearing on the application, or upon the recommendation of
4 the Director of Planning if the application is filed pursuant to Sections 316 through 316.8 of
5 this Code and no hearing is required, the City Planning Commission shall approve the
6 application and authorize a conditional use if the facts presented are such to establish:

7 (1) That the proposed use or feature, at the size and intensity contemplated and at the
8 proposed location, will provide a development that is necessary or desirable for, and
9 compatible with, the neighborhood or the community:

10 (A) In Neighborhood Commercial Districts, if the proposed use is to be located at a
11 location in which the square footage exceeds the limitations found in Planning Code §
12 121.2(a) or 121.2(b), the following shall be considered:

13 (i) The intensity of activity in the district is not such that allowing the larger use will be
14 likely to foreclose the location of other needed neighborhood-servicing uses in the area; and

15 (ii) The proposed use will serve the neighborhood, in whole or in significant part, and
16 the nature of the use requires a larger size in order to function; and

17 (iii) The building in which the use is to be located is designed in discrete elements
18 which respect the scale of development in the district; and

19 (2) That such use or feature as proposed will not be detrimental to the health, safety,
20 convenience or general welfare of persons residing or working in the vicinity, or injurious to
21 property, improvements or potential development in the vicinity, with respect to aspects
22 including but not limited to the following:

23 (A) The nature of the proposed site, including its size and shape, and the proposed
24 size, shape and arrangement of structures;

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1 (B) The accessibility and traffic patterns for persons and vehicles, the type and
2 volume of such traffic, and the adequacy of proposed off-street parking and loading;

3 (C) The safeguards afforded to prevent noxious or offensive emissions such as noise,
4 glare, dust and odor;

5 (D) Treatment given, as appropriate, to such aspects as landscaping, screening, open
6 spaces, parking and loading areas, service areas, lighting and signs; and

7 (3) That such use or feature as proposed will comply with the applicable provisions of
8 this Code and will not adversely affect the Master Plan; and

9 (4) With respect to applications filed pursuant to Article 7 of this Code, that such use
10 or feature as proposed will provide development that is in conformity with the stated purpose
11 of the applicable Neighborhood Commercial District, as set forth in zoning control category .1
12 of Sections 710 through 729 of this Code; and

13 (5) (A) With respect to applications filed pursuant to Article 7, Section 703.2(a), zoning
14 categories .46, .47, and .48, in addition to the criteria set forth above in Section 303(c)(1--4),
15 that such use or feature will:

16 (i) Not be located within 1,000 feet of another such use, if the proposed use or feature
17 is included in zoning category .47, as defined by Section 790.36 of this Code; and/or

18 (ii) Not be open between two a.m. and six a.m.; and

19 (iii) Not use electronic amplification between midnight and six a.m.; and

20 (iv) Be adequately soundproofed or insulated for noise and operated so that incidental
21 noise shall not be audible beyond the premises or in other sections of the building and fixed-
22 source equipment noise shall not exceed the decibel levels specified in the San Francisco
23 Noise Control Ordinance.

1 (B) Notwithstanding the above, the City Planning Commission may authorize a
2 conditional use which does not satisfy the criteria set forth in (5)(A)(ii) and/or (5)(A)(iii) above,
3 if facts presented are such to establish that the use will be operated in such a way as to
4 minimize disruption to residences in and around the district with respect to noise and crowd
5 control.

6 (C) The action of the Planning Commission approving a conditional use does not take
7 effect until the appeal period is over or while the approval is under appeal.

8 (6) With respect to applications for live/work units in RH and RM Districts filed
9 pursuant to Section 209.9(f) or 209.9(h) of this Code, that:

10 (A) Each live/work unit is within a building envelope in existence on the effective date
11 of Ordinance No. 412-88 (effective October 10, 1988) and also within a portion of the building
12 which lawfully contains at the time of application a nonconforming, nonresidential use;

13 (B) There shall be no more than one live/work unit for each 1,000 gross square feet of
14 floor area devoted to live/work units within the subject structure; and

15 (C) The project sponsor will provide any off-street parking, in addition to that
16 otherwise required by this Code, needed to satisfy the reasonably anticipated auto usage by
17 residents of and visitors to the project.

18 Such action of the City Planning Commission, in either approving or disapproving the
19 application, shall be final except upon the filing of a valid appeal to the Board of Supervisors
20 as provided in Section 308.1.

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

13 (e) Modification of Conditions. Authorization of a change in any condition previously
14 imposed in the authorization of a conditional use shall be subject to the same procedures as a
15 new conditional use. Such procedures shall also apply to applications for modification or
16 waiver of conditions set forth in prior stipulations and covenants relative thereto continued in
17 effect by the provisions of Section 174 of this Code.

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

8 (1) The Director of Planning or the Planning Commission may seek a public hearing
9 on conditional use abatement when the Director or Commission has substantial evidence
10 submitted within one year of the effective date of the Conditional Use authorization that the
11 applicant for the conditional use had submitted false or misleading information in the
12 application process that could have reasonably had a substantial effect upon the decision of
13 the Commission or substantial evidence of a violation of conditions of approval, a violation of
14 law, or operation which creates hazardous, noxious or offensive conditions enumerated in
15 Section 202(c).

16 (2) The notice for the public hearing on a conditional use abatement shall be subject
17 to the notification procedure as described in Sections 306.3 and 306.8 except that notice to
18 the property owner and the operator of the subject establishment or use shall be mailed by
19 regular and certified mail.

20 (3) In considering a conditional use revocation, the Commission shall consider
21 whether and how the false or misleading information submitted by the applicant could have
22 reasonably had a substantial effect upon the decision of the Commission, or the Board of
23 Supervisors on appeal, to authorize the conditional use, substantial evidence of how any
24 required condition has been violated or not implemented or how the conditional use is in
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1 violation of the law if the violation is within the subject matter jurisdiction of the Planning
2 Commission or operates in such a manner as to create hazardous, noxious or offensive
3 conditions enumerated in Section 202(c) if the violation is within the subject matter jurisdiction
4 of the Planning Commission. As an alternative to revocation, the Commission may consider
5 how the use can be required to meet the law or the conditions of approval, how the
6 hazardous, noxious or offensive conditions can be abated, or how the criteria of Section
7 303(c) can be met by modifying existing conditions or by adding new conditions which could
8 remedy a violation.

9 (4) Appeals. A decision by the Planning Commission to revoke a conditional use, to
10 modify conditions or to place additional conditions on a conditional use or a decision by the
11 Planning Commission refusing to revoke or amend a conditional use, may be appealed to the
12 Board of Supervisors within 30 days after the date of action by the Planning Commission
13 pursuant to the provisions of Section 308.1(b) The Board of Supervisors may disapprove the
14 action of the Planning Commission in an abatement matter by the same vote necessary to
15 overturn the Commission's approval or denial of a conditional use. The Planning
16 Commission's action on a conditional use abatement issue shall take effect when the appeal
17 period is over or, upon appeal, when there is final action on the appeal.

18 (5) Reconsideration. The decision by the Planning Commission with regards to a
19 conditional use abatement issue or by the Board of Supervisors on appeal shall be final and
20 not subject to reconsideration within a period of one year from the effective date of final action
21 upon the earlier abatement proceeding, unless the Director of Planning determines that:

22 (A) There is substantial new evidence of a new conditional use abatement issue that
23 is significantly different than the issue previously considered by the Planning Commission; or

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1 (B) There is substantial new evidence about the same conditional use abatement
2 issue considered in the earlier abatement proceeding, this new evidence was not or could not
3 be reasonably available at the time of the earlier abatement proceeding, and that new
4 evidence indicates that the Commission's decision in the earlier proceeding ha not been
5 implemented within a reasonable time or raises significant new issues not previously
6 considered by the Planning Commission. The decision of the Director of Planning regarding
7 the sufficiency and adequacy of evidence to allow the reconsideration of a conditional use
8 abatement issue within a period of one year from the effective date of final action on the
9 earlier abatement proceeding shall be final.

10 (g) Hotels and Motels.

11 (1) With respect to applications for development of tourist hotels and motels, the
12 Planning Commission shall consider, in addition to the criteria set forth in Subsections (c) and
13 (d) above:

14 (A) The impact of the employees of the hotel or motel on the demand in the City for
15 housing, public transit, childcare, and other social services. To the extent relevant, the
16 Commission shall also consider the seasonal and part-time nature of employment in the hotel
17 or motel;

18 (B) The measures that will be taken by the project sponsor to employ residents of San
19 Francisco in order to minimize increased demand for regional transportation; and

20 (C) The market demand for a hotel or motel of the type proposed.

21 (2) Notwithstanding the provisions of Sub-sections (f)(1) above, the Planning
22 Commission shall not consider the impact of the employees of a proposed hotel or motel
23 project on the demand in the City for housing where:

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1 (A) The proposed project would be located on property under the jurisdiction of the
2 San Francisco Port Commission; and

3 (B) The sponsor of the proposed project has been granted exclusive rights to propose
4 the project by the San Francisco Port Commission prior to June 1, 1991.

5 (3) Notwithstanding the provisions of Subsection (f)(1) above, with respect to the
6 conversion of residential units to tourist hotel or motel use pursuant to an application filed on
7 or before June 1, 1990 under the provisions of Chapter 41 of the San Francisco
8 Administrative Code, the Planning Commission shall not consider the criteria contained in
9 Subsection (f)(1) above; provided, however, that the Planning Commission shall consider the
10 criteria contained in Subsection (f)(1)(B) at a separate public hearing if the applicant applies
11 for a permit for new construction or alteration where the cost of such construction or alteration
12 exceeds \$100,000. Furthermore, no change in classification from principal permitted use to
13 conditional use in Section 216(b)(i) of this Code shall apply to hotels or motels that have filed
14 applications on or before June 1, 1990 to convert residential units to tourist units pursuant to
15 Chapter 41 of the San Francisco Administrative Code.

16 (h) Internet Services Exchange.

17 (1) With respect to application for development of Internet Services Exchange as
18 defined in Section 209.6(c), the Planning Commission shall, in addition to the criteria set forth
19 in Subsection (c) above, find that:

20 (A) The intensity of the use at this location and in the surrounding neighborhood is not
21 such that allowing the use will likely foreclose the location of other needed neighborhood-
22 serving uses in the area;

23 (B) The building in which the use is located is designed in discrete elements, which
24 respect the scale of development in adjacent blocks, particularly any existing residential uses;

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1 (C) Rooftop equipment on the building in which the use is located is screened
2 appropriately.

3 (D) The back-up power system for the proposed use will comply with all applicable
4 federal state, regional and local air pollution controls.

5 (E) Fixed-source equipment noise does not exceed the decibel levels specified in the
6 San Francisco Noise Control Ordinance.

7 (F) The building is designed to minimize energy consumption, such as through the
8 use of energy-efficient technology, including without limitation, heating, ventilating and air
9 conditioning systems, lighting controls, natural ventilation and recapturing waste heat, and as
10 such commercially available technology evolves;

11 (G) The project sponsor has examined the feasibility of supplying and, to the extent
12 feasible, will supply all or a portion of the building's power needs through on-site power
13 generation, such as through the use of fuel cells or co-generation;

14 (H) The project sponsor shall have submitted design capacity and projected power
15 use of the building as part of the conditional use application; and

16 (2) As a condition of approval, and so long as the use remains an Internet Services
17 Exchange, the project sponsor shall submit to the Planning Department on an annual basis
18 power use statements for the previous twelve-month period as provided by all suppliers of
19 utilities and shall submit a written annual report to the Department of Environment and the
20 Planning Department which shall state: (a) the annual energy consumption and fuel
21 consumption of all tenants and occupants of the Internet Services Exchange; (b) the number
22 of all diesel generators located at the site and the hours of usage, including usage for testing
23 purposes; (c) evidence that diesel generators at the site are in compliance with all applicable
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1 local, regional, state and federal permits, regulations and laws; and (d) such other information
2 as the Planning Commission may require.

3 (3) The Planning Department shall have the following responsibilities regarding
4 Internet Services Exchanges:

5 (A) Upon the effective date of the requirement of a conditional use permit for an
6 Internet Services Exchange, the Planning Department shall notify property owners of all
7 existing Internet Services Exchanges that the use has been reclassified as a conditional use;

8 (B) Upon the effective date of the requirement of a conditional use permit for an
9 Internet Services Exchange, the Planning Department shall submit to the Board of
10 Supervisors and to the Director of the Department of Building Inspection a written report
11 covering all existing Internet Services Exchanges and those Internet Services Exchanges
12 seeking to obtain a conditional use permit, which report shall state the address, assessor's
13 block and lot, zoning classification, square footage of the Internet Services Exchange
14 constructed or to be constructed, a list of permits previously issued by the Planning and/or
15 Building Inspection Departments concerning the Internet Services Exchange, the date of
16 issuance of such permits, and the status of any outstanding requests for permits from the
17 Planning and/or Building Inspection Departments concerning Internet Services Exchange; and

18 (C) Within three years from the effective date of the requirement of a conditional use
19 permit for an Internet Services Exchange, the Planning Department, in consultation with the
20 Department of Environment, shall submit to the Board of Supervisors a written report, which
21 report shall contain the Planning Commission's evaluation of the effectiveness of the
22 conditions imposed on Internet Services Exchanges, and whether it recommends additional or
23 modified conditions to reduce energy and fuel consumption, limit air pollutant emissions, and
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1 enhance the compatibility of industrial uses, such as Internet Services Exchanges, located
2 near or in residential or commercial districts.

3 (i) Formula Retail Uses.

4 (1) With respect to an application for a formula retail use as defined in Section 703.3,
5 whenever a conditional use permit is required per Section 703.3(f), the Planning Commission
6 shall consider, in addition to the criteria set forth in Subsection (c) above:

7 (A) The existing concentrations of formula retail uses within the Neighborhood
8 Commercial District.

9 (B) The availability of other similar retail uses within the Neighborhood Commercial
10 District.

11 (C) The compatibility of the proposed formula retail use with the existing architectural
12 and aesthetic character of the Neighborhood Commercial District.

13 (D) The existing retail vacancy rates within the Neighborhood Commercial District.

14 (E) The existing mix of Citywide-serving retail uses and neighborhood-serving retail
15 uses within the Neighborhood Commercial District.

16 (j) Large-Scale Retail Uses. With respect to applications for the establishment of
17 large-scale retail uses under Section 121.6, in addition to the criteria set forth in Subsections
18 (c) and (d) above, the Commission shall consider the following:

19 (A) The extent to which the retail use's parking is planned in a manner that creates or
20 maintains active street frontage patterns;

21 (B) The extent to which the retail use is a component of a mixed-use project or is
22 designed in a manner that encourages mixed-use building opportunities;

23 (C) This shift in traffic patterns that may result from drawing traffic to the location of
24 the proposed use; and

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1 (D) The impact that the employees at the proposed use will have on the demand in
2 the City for housing, public transit, childcare, and other social services.

3 (k) Movie Theater Uses.

4 (1) With respect to a change in use or demolition of a movie theater use as set forth in
5 Sections 221.1, 703.2(b)(1)(B)(ii), 803.2(b)(2)(B)(iii) or 803.3(b)(1)(B)(ii), in addition to the
6 criteria set forth in Subsections (c) and (d) above, the Commission shall make the following
7 findings:

8 (A) Preservation of a movie theater use is no longer economically viable and cannot
9 effect a reasonable economic return to the property owner;

10 (i) For purposes of defining "reasonable economic return," the Planning Commission
11 shall be guided by the criteria for "fair return on investment" as set forth in Section 228.4(a).

12 (B) The change in use or demolition of the movie theater use will not undermine the
13 economic diversity and vitality of the surrounding Neighborhood Commercial District; and

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

16 (l) Relocation of Existing General Advertising Signs pursuant to a General Advertising
17 Sign Company Relocation Agreement.

18 (1) Before the Planning Commission may consider an application for a conditional use
19 to relocate an existing lawfully permitted general advertising sign as authorized by Section
20 611 of this Code, the applicant sign company must have:

21 (A) Obtained a current Relocation Agreement approved by the Board of Supervisors
22 under Section 2.21 of the San Francisco Administrative Code that covers the sign or signs
23 proposed to be relocated; and

1 (B) Submitted to the Department a current sign inventory, site map, and the other
2 information required under Section 604.2 of this Code; and

3 (C) Obtained the written consent to the relocation of the sign from the owner of the
4 property upon which the existing sign structure is erected.

5 (D) Obtained a permit to demolish the sign structure at the existing location.

6 (2) The Department, in its discretion, may review in a single conditional use
7 application all signs proposed for relocation by a general advertising company or may require
8 that one or more of the signs proposed for relocation be considered in a separate application
9 or applications. Prior to the Commission's public hearing on the application, the Department
10 shall have verified the completeness and accuracy of the general advertising sign company's
11 sign inventory.

12 (3) Only one sign may be erected in a new location, which shall be the same square
13 footage or less than the existing sign proposed to be relocated. In no event may the square
14 footage of several existing signs be aggregated in order to erect a new sign with greater
15 square footage.

16 (4) In addition to applicable criteria set forth in subsection (c) above, the Planning
17 Commission shall consider the size and visibility of the signs proposed to be located as well
18 as the following factors in determining whether to approve or disapprove a proposed
19 relocation:

20 (A) The factors set forth in this subsection (A) shall weigh in favor of the
21 Commission's approval of the proposed relocation site:

22 (i) The sign or signs proposed for relocation are lawfully existing but are not in
23 conformity with the sign regulations that existed prior to the adoption of Proposition G on
24 March 5, 2002.

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1 (ii) The sign or signs proposed for relocation are on a City list, if any, of priorities for
2 sign removal or signs preferred for relocation.

3 (iii) The sign or signs proposed for relocation are within, adjacent to, or visible from
4 property under the jurisdiction of the San Francisco Port Commission, the San Francisco
5 Unified School District, or the San Francisco Recreation and Park Commission.

6 (iv) The sign or signs proposed for relocation are within, adjacent to, or visible from an
7 Historic District or conservation district designated in Article 10 or Article 11 of the Planning
8 Code.

9 (v) The sign or signs proposed for relocation are within, adjacent to, or visible from a
10 zoning district where general advertising signs are prohibited.

11 (vi) The sign or signs proposed for relocation are within, adjacent to, or visible from a
12 designated view corridor.

13 (B) The factors set forth in this Subsection (B) shall weigh against the Commission's
14 approval of the proposed relocation:

15 (i) The sign or signs proposed for relocation are or will be obstructed, partially
16 obstructed, or removed from public view by another structure or by landscaping.

17 (ii) The proposed relocation site is adjacent to or visible from property under the
18 jurisdiction of the San Francisco Port Commission, the San Francisco Unified School District,
19 or the San Francisco Recreation and Park Commission.

20 (iii) The proposed relocation site is adjacent to or visible from an Historic District or
21 conservation district designated in Article 10 or Article 11 of the Planning Code.

22 (iv) The proposed relocation site is within, adjacent to, or visible from a zoning district
23 where general advertising signs are prohibited.

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1 (v) The proposed relocation site is within, adjacent to, or visible from a designated
2 view corridor.

3 (vi) There is significant neighborhood opposition to the proposed relocation site.

4 (5) In no event may the Commission approve a relocation where:

5 (A) The sign or signs proposed for relocation have been erected, placed, replaced,
6 reconstructed, or relocated on the property, or intensified in illumination or other aspect, or
7 expanded in area or in any dimension in violation of Article 6 of this Code or without a permit
8 having been duly issued therefor; or

9 (B) The proposed relocation site is not a lawful location under Planning Code Section
10 611(c)(2); or

11 (C) The sign in its new location would exceed the size, height or dimensions, or
12 increase the illumination or other intensity of the sign at its former location; or

13 (D) The sign in its new location would not comply with the Code requirements for that
14 location as set forth in Article 6 of this Code; or

15 (E) The sign has been removed from its former location; or

16 (F) The owner of the property upon which the existing sign structure is erected has
17 not consented in writing to the relocation of the sign.

18 (6) The Planning Commission may adopt additional criteria for relocation of general
19 advertising signs that do not conflict with this Section 303(l) or Section 611 of this Code.

20 (m) General Grocery Store Uses.

21 (1) With respect to a change in use or demolition of general grocery store use as set
22 forth in Sections 218.2, 703.2(b)(1)(B)(iii), 803.2(b)(2)(B)(iv) or 803.3 (b)(1)(B)(iii), in addition
23 to the criteria set forth in Subsections (c) and (d) above, the Commission shall make the
24 following findings:

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1 (A) Preservation of a general grocery store use is no longer economically viable and
2 cannot effect a reasonable economic return to the property owner. The Commission may
3 disregard the above finding if it finds that the change in use or replacement structure in the
4 case of demolition will contain a general grocery store that is of a sufficient size to serve the
5 shopping needs of nearby residents and offers comparable services to the former general
6 grocery store.

7 (i) For purposes of defining "reasonable economic return," the Planning Commission
8 shall be guided by the criteria for "fair return on investment" as set forth in Section 228.4(a).

9 (B) The change in use or demolition of the general grocery store use will not
10 undermine the economic diversity and vitality of the surrounding neighborhood.

11 (n) Tobacco Paraphernalia Establishments.

12 (1) With respect to a Tobacco Paraphernalia Establishment, as set forth in Section 227(n) of
13 this Code, in addition to the criteria set forth in Subsections (c) and (d) above, the Commission shall
14 make the following findings:

15 (A) The concentration of such establishments in the particular zoning district for which they
16 are proposed does not appear to contribute directly to peace, health, safety, and general welfare
17 problems, including drug use, drug sales, drug trafficking, other crimes associated with drug use,
18 loitering, and littering, as well as traffic circulation, parking, and noise problems on the district's
19 public streets and lots;

20 (B) The concentration of such establishments in the particular zoning district for which they
21 are proposed does not appear to adversely impact the health, safety, and welfare of residents of nearby
22 areas, including fear for the safety of children, elderly and disabled residents, and visitors to San
23 Francisco; and

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1 (C) The proposed establishment is compatible with the existing character of the particular
2 district for which it is proposed.

3 Section 4. The San Francisco Planning Code is hereby amended by amending Section
4 710.1, to read as follows:

5 SEC. 710.1. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

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

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

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

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

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

4 SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1
 5 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, 270, 271	Varies See Zoning Map
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
710.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
710.13	Street Frontage		Required § 145.1
710.14	Awning	§ 790.20	P § 136.1(a)
710.15	Canopy	§ 790.26	
710.16	Marquee	§ 790.58	
710.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)

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710.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
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)
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)
710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
710.25	Drive-Up Facility	§ 790.30	
710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
710.27	Hours of Operation	§ 790.48	P 6 a.m.– 11 p.m.; C 11 p.m.– 2 a.m.
710.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
710.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)1
710.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

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No. Zoning Category §					
References					
NC-1					
Controls by Story					
		§	1st	2nd	3rd+
		790.118			
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 [Not Listed Below]	§	P #		
		790.102			
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	§ 90.110			
710.50	Limited Financial Service	§ 90.112	P		
710.51	Medical Service	§ 90.114	P		

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710.52	Personal Service	§ 90.116	P		
No. Zoning					
Category §					
References					
NC-1					
Controls by Story					
		§ 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			
710.58	Automotive Service Station	§ 790.17			
710.59	Automotive Repair	§ 790.15			
710.60	Automotive Wash	§ 790.18			
710.61	Automobile Sale or Rental	§ 790.12			
710.62	Animal Hospital	§ 790.6			

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710.63	Ambulance Service	§ 790.2			
710.64	Mortuary	§ 790.62			
710.65	Trade Shop	§ 790.124	P		
710.66	Storage	§ 790.117			
710.67	Video Store	§ 790.135	C		
710.68	Fringe Financial Service	§ 790.111			
<u>710.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
710.70	Administrative Service	§ 790.106			
710.80	Hospital or Medical Center	§ 790.44			
710.81	Other Institutions, Large	§ 790.50	P	C	
710.82	Other Institutions, Small	§ 790.51	P	P	P
710.83	Public Use	§ 790.80	C	C	C
710.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					

1	710.90	Residential Use	§ 790.88	P	P	P
2	710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
3						
4	710.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
5						
6	710.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
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9	710.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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13	710.95	Community Residential Parking	§ 790.10	C	C	C
14						

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

16	Article 7	Other	Zoning Controls
17	Code	Code	
18	Section	Section	
19	§ 710.40 §		Boundaries: All NC-1 Districts Controls: P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
20	710.41 §		
21	710.42		
22	§ 710.44		Boundaries: All NC-1 Districts Controls: C if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive
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1			controls; otherwise, same as more restrictive control
2	§ 710.42 §	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT
3	710.43 §		Boundaries: Applicable only for the two Taraval Street NC-1 Districts
4	710.44		between 40th and 41st Avenues and 45th and 47th Avenues as
5			mapped on Sectional Map 5 SU Controls: Full-service restaurants and
6			small self-service restaurants are C; large fast-food restaurants are NP
7	§ 710.84 §		Only those medical cannabis dispensaries that can demonstrate to the
8	790.141		Planning Department they were in operation as of April 1, 2005 and
9			have remained in continuous operation or that were not in continuous
10			operation since April 1, 2005, but can demonstrate to the Planning
11			Department that the reason for their lack of continuous operation was
12			not closure due to an actual violation of federal, state or local law, may
13			apply for a medical cannabis dispensary permit in an NC-1 District.

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16 Section 5. The San Francisco Planning Code is hereby amended by amending Section
17 711.1, to read as follows:

18 SEC. 711.1. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

19 The NC-2 District is intended to serve as the City's Small-Scale Neighborhood
20 Commercial District. These districts are linear shopping streets which provide convenience
21 goods and services to the surrounding neighborhoods as well as limited comparison shopping
22 goods for a wider market. The range of comparison goods and services offered is varied and
23 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
24 Districts are commonly located along both collector and arterial streets which have transit
25 routes.

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

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

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

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

17 **SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**
18 **ZONING CONTROL TABLE**

			NC-2
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270,	Generally, 40-X See Zoning Map

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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
711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
711.13	Street Frontage		Required § 145.1
711.14	Awning	§ 790.20	P § 136.1(a)
711.15	Canopy	§ 790.26	P § 136.1(b)
711.16	Marquee	§ 790.58	P § 136.1(c)
711.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
711.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
711.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located

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			elsewhere § 145.2(a)
711.25	Drive-Up Facility	§ 790.30	
711.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
711.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
711.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	P § 607.1(e)1
711.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
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					

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711.40	Other Retail Sales and Services [Not Listed Below]	§ 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		
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

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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			
711.65	Trade Shop	§ 790.124	P #	C #	
711.66	Storage	§ 790.117			
711.67	Video Store	§ 790.135	C	C	
711.68	Fringe Financial Service	§ 790.111	P#		
<u>711.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
711.70	Administrative Service	§ 790.106			

1	711.80	Hospital or Medical Center	§ 790.44			
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3	711.81	Other Institutions, Large	§ 790.50	P	C	C
4	711.82	Other Institutions, Small	§ 790.51	P	P	P
5	711.83	Public Use	§ 790.80	C	C	C
6	711.84	Medical Cannabis Dispensary	§ 790.141	P #		
7						
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9	RESIDENTIAL STANDARDS AND USES					
10	711.90	Residential Use	§ 790.88	P	P	P
11	711.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
12						
13	711.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
14						
15	711.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
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18	711.94	Off-Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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21	711.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

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Article 7 Code Section	Other Code Section	Zoning Controls
§ 711.42 § 711.43 § 711.44	§ 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 and small self-service restaurants are C; large fast-food restaurants are NP
§ 711.42 § 711.43 § 711.44	§ 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 are C; full-service restaurants and large fast-food restaurants are NP
§ 711.43 § 711.44	§ 781.3	OCEAN AVENUE FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Ocean Avenue NC-2 District from Manor Drive to Phelan Avenue as mapped on Sectional Map 12 SU Controls: Small self-service restaurants and large fast-food restaurants are NP
§ 711.49 § 711.50 § 711.68	§ 781.7	CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU Controls: Financial services, limited financial services, and fringe financial services are NP
§ 711.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable

		only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SUa Controls: Garment shops are P at the 1st and 2nd stories
§ 711.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the 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; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 711.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.

Section 6. The San Francisco Planning Code is hereby amended by amending Section 712.1, to read as follows:

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

			NC-3
No.	Zoning Category	§ References	Controls

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BUILDING STANDARDS			
712.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	Generally, 40-X See Zoning Map
712.11	Lot Size [Per Development]	§§ 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 [Non-Residential]	§ 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,

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			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	#
712.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
712.27	Hours of Operation	§ 790.48	No Limit
712.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	P # § 607.1(e)2
712.31	Business Sign	§§ 262, 602– 604, 608, 609	P # § 607.1(f)3
712.32	Other Signs	§§ 262, 602– 604, 608, 609	P # § 607.1(c) (d) (g)

No. Zoning Category § References
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NC-3
Controls by Story

	§ 790.118	1st	2nd	3rd+
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1	712.38	Residential Conversion	§ 790.84	P	C	C #
2	712.39	Residential Demolition	§ 790.86	P	C	C
3	Retail Sales and Services					
4	712.40	Other Retail Sales and	§ 790.102	P #	P #	P #
5		Services [Not Listed				
6		Below]				
7	712.41	Bar	§ 790.22	P	P	
8	712.42	Full-Service Restaurant	§ 790.92	P	P	
9	712.43	Large Fast Food	§ 790.90	C #	C #	
10		Restaurant				
11	712.44	Small Self-Service	§ 790.91	P #	P #	
12		Restaurant				
13	712.45	Liquor Store	§ 790.55			
14	712.46	Movie Theater	§ 790.64	P	P	
15	712.47	Adult Entertainment	§ 790.36	C	C	
16	712.48	Other Entertainment	§ 790.38	P	P	
17	712.49	Financial Service	§ 790.110	P	P	
18	712.50	Limited Financial Service	§ 790.112	P	P	
19	712.51	Medical Service	§ 790.114	P	P	P
20	712.52	Personal Service	§ 790.116	P	P	P
21	712.53	Business or Professional	§ 790.108	P	P	P
22		Service				
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1	712.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
2						
3	712.55	Tourist Hotel	§ 790.46	C	C	C
4	712.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
5						
6	712.57	Automobile Gas Station	§ 790.14	C		
7						
8	712.58	Automotive Service Station	§ 790.17	C		
9						
10	712.59	Automotive Repair	§ 790.15	C	C	
11	712.60	Automotive Wash	§ 790.18	C		
12	712.61	Automobile Sale or Rental	§ 790.12	C		
13						
14	712.62	Animal Hospital	§ 790.6	C	C	
15	712.63	Ambulance Service	§ 790.2	C		
16	712.64	Mortuary	§ 790.62	C	C	C
17	712.65	Trade Shop	§ 790.124	P	C	C
18	712.66	Storage	§ 790.117	C	C	C
19	712.67	Video Store	§ 790.135	C	C	C
20	712.68	Fringe Financial Service	§ 790.111	P#		
21						
22						
23	<u>712.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
24		<u>Establishments</u>				
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Institutions and Non-Retail Sales and Services					
712.70	Administrative Service	§ 790.106	C	C	C
712.80	Hospital or Medical Center	§ 790.44	C	C	C
712.81	Other Institutions, Large	§ 790.50	P	P	P
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					
712.90	Residential Use	§ 790.88	P	P	P
712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
712.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
712.94	Off-Street Parking, Residential	§§ 150, 153-157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		

712.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 712.25 § 712.40	§ 249.14	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 and small self-service restaurants are C
§ 712.30 § 712.31 § 712.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portion of the Market Street NC-3 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)

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		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	§ 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 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	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the 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; and the North of Market Residential

		Special Use District; and includes Moderate-Scale Neighborhood Commercial Districts within its boundaries. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 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.

Section 7. The San Francisco Planning Code is hereby amended by amending 713.1, to read as follows:

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.

10 **SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT**
 11 **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 [Per Development]	§§ 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)

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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,	P # § 607.1(e)1

		608, 609	
713.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
713.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(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 [Not Listed Below]	§ 790.102	P	P	
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	

1	713.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
2						
3	713.45	Liquor Store	§ 790.55	P		
4	713.46	Movie Theater	§ 790.64	P #	#	
5	713.47	Adult Entertainment	§ 790.36			
6	713.48	Other Entertainment	§ 790.38	P #	P #	
7						
8	713.49	Financial Service	§ 790.110	P	P	#
9	713.50	Limited Financial Service	§ 790.112	P	P	
10	713.51	Medical Service	§ 790.114	P	P	#
11	713.52	Personal Service	§ 790.116	P	P	#
12	713.53	Business or Professional Service	§ 790.108	P	P	#
13						
14	713.54	Massage Establishment	§ 790.60, § 1900	C	C	
15			Health Code			
16	713.55	Tourist Hotel	§ 790.46	C #	C #	C #
17	713.56	Automobile Parking	§§ 790.8, 156, 160	P	P	
18						
19	713.57	Automotive Gas Station	§ 790.14	C		
20	713.58	Automotive Service Station	§ 790.17	P		
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22	713.59	Automotive Repair	§ 790.15			
23	713.60	Automotive Wash	§ 790.18	C		
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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#		
<u>713.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
713.70	Administrative Service	§ 790.106	C #	C #	#
713.80	Hospital or Medical Center	§ 790.44			
713.81	Other Institutions, Large	§ 790.50	P #	P #	#
713.82	Other Institutions, Small	§ 790.51	P #	P #	P #
713.83	Public Use	§ 790.80	C	C	C
713.84	Medical Cannabis Dispensary	§ 790.141	P #		

RESIDENTIAL STANDARDS AND USES					
713.90	Residential Use	§ 790.88	P #	P #	P #
713.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area # § 207.4		
713.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area # § 208		
713.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common # § 135(d)		
713.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
713.95	Community Residential Parking	§ 790.10	C	C #	C #

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 §	§ 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

1	713.70 § 713.81 § 713.82 §		various features and uses, and residential standards
2	713.90 § 713.91 § 713.92 §		
3	713.93 § 713.95		
4	§ 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).
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8	§ 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.
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14	§ 713.84 § 790.141	Health	Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.
15		Code §	
16		3308	
17			

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19 Section 8. The San Francisco Planning Code is hereby amended by amending Section
20 714.1, to read as follows:

21 SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

22 The Broadway Neighborhood Commercial District, located in the northeast quadrant of
23 San Francisco, extends along Broadway from west of Columbus Avenue to Osgood Place. It
24 is part of a larger commercial area which includes North Beach to the north, Chinatown to the
25

1 south and west, and Jackson Square to the southeast. Broadway's fame and popularity as a
2 Citywide and regional entertainment district is derived from a concentration of nightclubs,
3 music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery
4 Street. These places attract locals and visitors alike, mainly in the evening and late-night
5 hours. In addition to the entertainment and some retail businesses, Broadway contains many
6 upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to
7 develop upper-story offices.

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

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

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

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			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 [Per Development]	§§ 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 [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
714.22	Off-Street Parking,	§§ 150, 153– 157,	Generally, none required if

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	Commercial/Institutional	159– 160, 204.5	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 §

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References					
Broadway					
Controls by Story					
		§ 790.118	1st	2nd	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 [Not Listed Below]	§ 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		
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		

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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	P	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	

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714.68	Fringe Financial Service	§ 790.111			
<u>714.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
714.70	Administrative Service	§ 790.106			
714.80	Hospital or Medical Center	§ 790.44			
714.81	Other Institutions, Large	§ 790.50	P	C	C
714.82	Other Institutions, Small	§ 790.51	P	P	P
714.83	Public Use	§ 790.80	C	C	C
714.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
714.90	Residential Use	§ 790.88	P	P	P
714.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
714.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
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)		
714.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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 Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SUa Controls: Garment shops are P at the 1st and 2nd stories

1 Section 9. The San Francisco Planning Code is hereby amended by amending Section
2 715.1, to read as follows:

3 SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

13
14 The Castro Street District controls are designed to maintain existing small-scale
15 development and promote a balanced mix of uses. Building standards permit small-scale
16 buildings and uses and protect rear yards above the ground story and at residential levels. In
17 new buildings, most commercial uses are permitted at the ground and second stories. Special
18 controls are necessary to preserve the existing equilibrium of neighborhood-serving
19 convenience and specialty commercial uses. In order to maintain convenience stores and
20 protect adjacent residential livability, controls prohibit additional eating and drinking
21 establishments and permit with certain limitations new late-night uses, adult and other
22 entertainment, and financial service uses. The continuous retail frontage is maintained by
23 prohibiting most automobile and drive-up uses.

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

3 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **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 [Per Development]	§§ 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			

1	715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
2				
3	715.21	Use Size [Non-Residential]	§ 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
4				
5				
6	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)
7				
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9				
10	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)
11				
12				
13	715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
14				
15				
16	715.25	Drive-Up Facility	§ 790.30	
17	715.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
18				
19	715.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
20				
21	715.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
22				
23	715.31	Business Sign	§§ 262, 602– 604, 608, 609	P # § 607.1(f)2
24				
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1	715.32	Other Signs	§§ 262, 602– 604, 608, 609	P # § 607.1(c) (d) (g)		
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4	No. Zoning					
5	Category §					
6	References					
7	Castro Street					
8	Controls by Story					
9			§ 790.118	1st	2nd	3rd+
10	715.38	Residential Conversion	§ 790.84	P	C	
11	715.39	Residential Demolition	§ 790.86	P	C	C
12	Retail Sales and Services					
13	715.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
14	715.41	Bar	§ 790.22			
15	715.42	Full-Service Restaurant	§ 790.92			
16	715.43	Large Fast Food Restaurant	§ 790.90	C #		
17	715.44	Small Self-Service Restaurant	§ 790.91			
18	715.45	Liquor Store	§ 790.55	C		

1	715.46	Movie Theater	§ 790.64	P		
2	715.47	Adult Entertainment	§ 790.36	C		
3	715.48	Other Entertainment	§ 790.38	C #		
4	715.49	Financial Service	§ 790.110	C	C	
5	715.50	Limited Financial Service	§ 790.112	C		
6	715.51	Medical Service	§ 790.114	P	P	C
7	715.52	Personal Service	§ 790.116	P	P	C
8	715.53	Business or Professional Service	§ 790.108	P	P	C
9	715.54	Massage Establishment	§ 790.60, § 1900 Health Code	P	C	
10	715.55	Tourist Hotel	§ 790.46	C	C	C
11	715.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
12	715.57	Automotive Gas Station	§ 790.14			
13	715.58	Automotive Service Station	§ 790.17			
14	715.59	Automotive Repair	§ 790.15			
15	715.60	Automotive Wash	§ 790.18			
16	715.61	Automobile Sale or Rental	§ 790.12			
17	715.62	Animal Hospital	§ 790.6	C		

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1	715.63	Ambulance Service	§ 790.2			
2	715.64	Mortuary	§ 790.62			
3	715.65	Trade Shop	§ 790.124	P	C	
4	715.66	Storage	§ 790.117			
5	715.67	Video Store	§ 790.135	C	C	
6	715.68	Fringe Financial Service	§ 790.111			
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9	<u>715.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
10		<u>Establishments</u>				
11	Institutions and Non-Retail Sales and					
12	Services					
13	715.70	Administrative Service	§ 790.106			
14	715.80	Hospital or Medical	§ 790.44			
15		Center				
16	715.81	Other Institutions, Large	§ 790.50	P	C	C
17	715.82	Other Institutions, Small	§ 790.51	P	P	P
18	715.83	Public Use	§ 790.80	C	C	C
19	715.84	Medical Cannabis	§ 790.141	P		
20		Dispensary				
21						
22	RESIDENTIAL STANDARDS AND USES					
23	715.90	Residential Use	§ 790.88	P	P	P
24	715.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 600 sq.		
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	Dwelling Units	790.88(a)	ft. lot area § 207.4		
715.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
715.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
715.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
715.95	Community Residential Parking	§ 790.10	C	C	C

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

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
§ 715.43		Boundaries: Applicable for the Castro Street NCD

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		Controls: A large fast food restaurant may be permitted as a conditional use if in addition to the criteria set forth in § 303, the Commission finds that:
		(1) The large fast food restaurant will be located in an existing building that:
		(a) Is situated within the Castro Street NCD and adjacent to the Upper Market Street NCD, and
		(b) Straddles the intersection of Castro and Market Streets, where heavy pedestrian traffic already exists for the many retail businesses in the area, and the addition of a large fast food restaurant would not cause additional burdens to the street;
		(2) The large fast food restaurant will be located in a building jointly occupied by a nonprofit community group providing medical, cultural, social, or other community services to the Castro Street NCD;
		(3) The fast food restaurant will contribute substantially to the financial ability of the nonprofit community group's ability to locate and operate in that building by paying the nonprofit's rent and maintenance costs for the building for at least seven years and by making a one-time cash contribution of \$120,000 to an AIDS-related community group;
		(4) That portion of the building occupied by the community use shall be at least twice the floor area occupied by the large fast food restaurant; and
		(5) No conditional use granted pursuant to this Section may exceed a

1 2 3		period of 15 years unless a new conditional use application is filed and granted by the City Planning Commission or Board of Supervisors on appeal.
4 5 6 7 8 9 10 11 12 13 14 15 16	§ 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.

17 Section 10. The San Francisco Planning Code is hereby amended by amending
18 Section 716.1, to read as follows:

19 SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL
20 DISTRICT.

21 The Inner Clement Street Commercial District is located on Clement Street between
22 Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of
23 northwest San Francisco. The district provides a wide selection of convenience goods and
24 services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one
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1 of the greatest concentrations of restaurants of any commercial street in San Francisco,
 2 drawing customers from throughout the City and region. There are also a significant number
 3 of professional, realty, and business offices as well as financial institutions. The pleasant
 4 pedestrian character of the district is derived directly from the intensely active retail frontage
 5 on Clement Street.

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

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

20 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
 21 **DISTRICT ZONING CONTROL TABLE**

			Inner Clement Street
No.	Zoning Category	§ References	Controls

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BUILDING STANDARDS			
716.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
716.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
716.13	Street Frontage		Required § 145.1
716.14	Awning	§ 790.20	P § 136.1(a)
716.15	Canopy	§ 790.26	P § 136.1(b)
716.16	Marquee	§ 790.58	P § 136.1(c)
716.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
716.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
716.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2
716.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less

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			than 5,000 sq. ft. §§ 151, 161(g)
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)
716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
716.25	Drive-Up Facility	§ 790.30	
716.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
716.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
716.30	General Advertising Sign	§§ 262, 602– 604, 608, 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
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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 [Not Listed Below]	§ 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	

1	716.52	Personal Service	§ 790.116	P	C	
2	716.53	Business or Professional	§ 790.108	P	C	
3		Service				
4	716.54	Massage Establishment	§ 790.60, § 1900	C		
5			Health Code			
6	716.55	Tourist Hotel	§ 790.46	C	C	
7	716.56	Automobile Parking	§§ 790.8, 156,	C	C	C
8			160			
9	716.57	Automotive Gas Station	§ 790.14			
10	716.58	Automotive Service	§ 790.17			
11		Station				
12	716.59	Automotive Repair	§ 790.15			
13	716.60	Automotive Wash	§ 790.18			
14	716.61	Automobile Sale or	§ 790.12			
15		Rental				
16	716.62	Animal Hospital	§ 790.6	C		
17	716.63	Ambulance Service	§ 790.2			
18	716.64	Mortuary	§ 790.62			
19	716.65	Trade Shop	§ 790.124	P	C	
20	716.66	Storage	§ 790.117			
21	716.67	Video Store	§ 790.135	C	C	
22	716.68	Fringe Financial Service	§ 790.111			

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<u>716.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
716.70	Administrative Service	§ 790.106			
716.80	Hospital or Medical Center	§ 790.44			
716.81	Other Institutions, Large	§ 790.50	P	C	C
716.82	Other Institutions, Small	§ 790.51	P	P	P
716.83	Public Use	§ 790.80	C	C	C
716.84	Medical Cannabis Dispensary	§ 790.141	P		
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 [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)		

1	716.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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4	716.95	Community Residential Parking	§ 790.10	C	C	C
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**SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 716.41	§ 790.22	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: (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

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		<p>§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 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 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 a wine and beer bar with an ABC license type 42, which may include incidental food services; and (2) The establishment maintains only an ABC license type 42 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. (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>

1	§716.41	§790.92	INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND
2	and 716.42	and	BARS Boundaries: Applicable to the Inner Clement Street
3		790.22	Neighborhood Commercial District Controls: A full-service restaurant or
4			a bar may be permitted as a conditional use on the ground level if, in
5			addition to the criteria set forth in Section 303, the Planning
6			Commission has approved no more than a total of three (3) full-service
7			restaurants or bars in accordance with this Section. Should a full-
8			service restaurant or bar permitted under this Section cease operation
9			and complete a lawful change of use to another principally or
10			conditionally permitted use, the Commission may consider a new full-
11			service restaurant or bar in accordance with the terms of this Section.

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Section 11. The San Francisco Planning Code is hereby amended by amending Section 717.1, to read as follows:

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

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

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

14 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
 15 **DISTRICT 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 [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1

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717.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
717.13	Street Frontage		Required § 145.1
717.14	Awning	§ 790.20	P § 136.1(a)
717.15	Canopy	§ 790.26	P § 136.1(b)
717.16	Marquee	§ 790.58	P § 136.1(c)
717.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
717.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
717.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
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)
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)
717.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)

1	717.25	Drive-Up Facility	§ 790.30	
2	717.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not
3				recessed § 145.2(b)
4	717.27	Hours of Operation	§ 790.48	P 6 a.m.– 11 p.m.; C 11 p.m.–
5				2 a.m.
6	717.30	General Advertising Sign	§§ 262, 602– 604,	
7			608, 609	
8	717.31	Business Sign	§§ 262, 602– 604,	P § 607.1(f) 2
9			608, 609	
10	717.32	Other Signs	§§ 262, 602– 604,	P § 607.1(c) (d) (g)
11			608, 609	
12				

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14	No. Zoning					
15	Category §					
16	References					
17	Outer Clement Street					
18	Controls by Story					
19			§ 790.118	1st	2nd	3rd+
20	717.38	Residential Conversion	§ 790.84	P		
21	717.39	Residential Demolition	§ 790.86	P	C	C
22	Retail Sales and Services					
23	717.40	Other Retail Sales and	§ 790.102	P		
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	Services [Not Listed Below]				
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,	C	C	

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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			
717.61	Automobile Sale or Rental	§ 790.12			
717.62	Animal Hospital	§ 790.6	C		
717.63	Ambulance Service	§ 790.2			
717.64	Mortuary	§ 790.62			
717.65	Trade Shop	§ 790.124	P		
717.66	Storage	§ 790.117			
717.67	Video Store	§ 790.135	C	C	
717.68	Fringe Financial Service	§ 790.111			
<u>717.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
717.70	Administrative Service	§ 790.106			
717.80	Hospital or Medical	§ 790.44			

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717.81	Other Institutions, Large	§ 790.50	P	C	C
717.82	Other Institutions, Small	§ 790.51	P	P	P
717.83	Public Use	§ 790.80	C	C	C
717.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
717.90	Residential Use	§ 790.88	P	P	P
717.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
717.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
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)		
717.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
717.95	Community Residential Parking	§ 790.10	C	C	C

1 Section 12. The San Francisco Planning Code is hereby amended by amending
2 Section 718.1, to read as follows:

3 SEC. 718.1. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL
4 DISTRICT.

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

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

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. 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 [Per Development]	§§ 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)

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718.21	Use Size [Non-Residential]	§ 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)
718.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
718.25	Drive-Up Facility	§ 790.30	
718.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
718.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
718.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
718.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
718.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

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

1	718.49	Financial Service	§ 790.110	C		
2	718.50	Limited Financial Service	§ 790.112	C		
3	718.51	Medical Service	§ 790.114	P	P	
4	718.52	Personal Service	§ 790.116	P	P	
5	718.53	Business or Professional Service	§ 790.108	P	P	
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7	718.54	Massage Establishment	§ 790.60, § 1900	C		
8			Health Code			
9						
10	718.55	Tourist Hotel	§ 790.46	C	C	C
11	718.56	Automobile Parking	§§ 790.8, 156,	C	C	C
12			160			
13	718.57	Automotive Gas Station	§ 790.14			
14	718.58	Automotive Service Station	§ 790.17			
15						
16	718.59	Automotive Repair	§ 790.15			
17	718.60	Automotive Wash	§ 790.18			
18	718.61	Automobile Sale or Rental	§ 790.12			
19						
20	718.62	Animal Hospital	§ 790.6	C		
21	718.63	Ambulance Service	§ 790.2			
22	718.64	Mortuary	§ 790.62			
23	718.65	Trade Shop	§ 790.124	P		
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718.66	Storage	§ 790.117			
718.67	Video Store	§ 790.135	C	C	
718.68	Fringe Financial Service	§ 790.111			
<u>718.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
718.70	Administrative Service	§ 790.106			
718.80	Hospital or Medical Center	§ 790.44			
718.81	Other Institutions, Large	§ 790.50	P	C	C
718.82	Other Institutions, Small	§ 790.51	P	P	P
718.83	Public Use	§ 790.80	C	C	C
718.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
718.90	Residential Use	§ 790.88	P	P	P
718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		

1	718.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
2						
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4	718.94	Off-Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
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7	718.95	Community Residential Parking	§ 790.10	C	C	C
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Section 13. The San Francisco Planning Code is hereby amended by amending Section 719.1, to read as follows:

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.

The Haight Street District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed-use character, most

1 commercial uses are directed primarily to the ground story with some upper-story restrictions
 2 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving
 3 commercial uses and regulate the more intensive commercial uses which can generate
 4 congestion and nuisance problems, special controls prohibit additional eating and drinking
 5 uses, restrict expansion and intensification of existing eating and drinking establishments, and
 6 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses
 7 protect the district's continuous retail frontage.

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

11 **SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 12 **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 [Per Development]	§§ 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

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719.14	Awning	§ 790.20	P § 136.1(a)
719.15	Canopy	§ 790.26	P § 136.1(b)
719.16	Marquee	§ 790.58	P § 136.1(c)
719.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
719.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
719.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
719.22	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)
719.23	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)
719.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
719.25	Drive-Up Facility	§ 790.30	
719.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)

1	719.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
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3	719.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
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5	719.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
6				
7	719.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)
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11	No. Zoning
12	Category §
13	References

14 Haight Street

15 Controls by Story

16		§ 790.118	1st	2nd	3rd+	
17	719.38	Residential Conversion	§ 790.84	P		
18	719.39	Residential Demolition	§ 790.86	P	C	C

20 **Retail Sales and Services**

21	719.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P#	C#	#
22						
23						
24	719.41	Bar	§ 790.22	#	#	#

1	719.42	Full-Service Restaurant	§ 790.92	#	#	#
2	719.43	Large Fast Food	§ 790.90	#	#	#
3		Restaurant				
4	719.44	Small Self-Service	§ 790.91	#	#	#
5		Restaurant				
6	719.45	Liquor Store	§ 790.55			
7	719.46	Movie Theater	§ 790.64	P		
8	719.47	Adult Entertainment	§ 790.36			
9	719.48	Other Entertainment	§ 790.38	C		
10	719.49	Financial Service	§ 790.110	P		
11	719.50	Limited Financial Service	§ 790.112	P		
12	719.51	Medical Service	§ 790.114		C	
13	719.52	Personal Service	§ 790.116	P	C	
14	719.53	Business or Professional	§ 790.108	P	C	
15		Service				
16	719.54	Massage Establishment	§ 790.60, § 1900	C		
17			Health Code			
18	719.55	Tourist Hotel	§ 790.46	C	C	
19	719.56	Automobile Parking	§§ 790.8, 156,	C	C	C
20			160			
21	719.57	Automotive Gas Station	§ 790.14			
22	719.58	Automotive Service	§ 790.17			

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	Station				
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		
719.63	Ambulance Service	§ 790.2			
719.64	Mortuary	§ 790.62			
719.65	Trade Shop	§ 790.124	P		
719.66	Storage	§ 790.117			
719.67	Video Store	§ 790.135	C	C	
719.68	Fringe Financial Service	§ 790.111	#	#	#
<u>719.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
719.70	Administrative Service	§ 790.106			
719.80	Hospital or Medical Center	§ 790.44			
719.81	Other Institutions, Large	§ 790.50	P	C	C
719.82	Other Institutions, Small	§ 790.51	P	P	P

1	719.83	Public Use	§ 790.80	C	C	C
2	719.84	Medical Cannabis	§ 790.141	P		
3		Dispensary				
4	RESIDENTIAL STANDARDS AND USES					
5	719.90	Residential Use	§ 790.88	P	P	P
6	719.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 600 sq.		
7		Dwelling Units	790.88(a)	ft. lot area – § 207.4		
8	719.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 210		
9		Group Housing	790.88(b)	sq. ft. lot area – § 208		
10	719.93	Usable Open Space [Per	§§ 135, 136	Generally, either 80 sq. ft. if		
11		Residential Unit]		private, or 100 sq. ft. if		
12				common § 135(d)		
13	719.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		
14		Residential	157, 159– 160,	dwelling unit §§ 151, 161(a)		
15			204.5	(g)		
16	719.95	Community Residential	§ 790.10	C	C	C
17		Parking				

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 719.40 §	§ 781.9	Boundaries: The entire Haight Street Neighborhood Commercial

1	719.41 §		District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.
2	719.42 §		
3	719.43 §		
4	719.44		
5	§ 719.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT
6			(FFSRUD) Boundaries: The FFSRUD includes, but is not limited
7			to, the Haight Street Neighborhood Commercial District. Controls:
8			Fringe financial services are NP pursuant to Section 249.35.

9
10 Section 14. The San Francisco Planning Code is hereby amended by amending
11 Section 720.1, to read as follows:

12 SEC. 720.1. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT.

13 The Hayes-Gough Neighborhood Commercial District is located within walking distance
14 of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
15 tip resting at Lily Street. This mixed-use commercial district contains a limited range of retail
16 commercial activity, which primarily caters to the immediate needs of the neighborhood. The
17 few comparison goods that it does provide attract clientele from a wider area outside its
18 neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a
19 number of restaurants and art galleries, but other types of retail activity are limited.

20 The Hayes-Gough District controls are designed to allow for growth and expansion that
21 is compatible with the existing building and use scales. Building standards protect the
22 moderate building and use size and require rear yards at residential levels. To maintain the
23 mixed-use character of the district, most commercial uses are permitted at the first and
24 second stories and housing is strongly encouraged at the third story and above. In order to
25

1 encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and
 2 problematic uses, eating and drinking, and entertainment uses are directed to the ground
 3 story. Retail sales activity, especially neighborhood-serving businesses, is further promoted
 4 by restricting new ground-story medical, business and professional offices. To protect
 5 continuous frontage, drive-up and most automobile uses are prohibited.

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

8 **SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT**
 9 **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, 270, 271	50-X, 65-A See Zoning Map
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
720.14	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)

1	720.17	Street Trees		Required § 143
2	COMMERCIAL AND INSTITUTIONAL			
3	STANDARDS AND USES			
4	720.20	Floor Area Ratio	§§ 102.9, 102.11,	3.0 to 1 § 124(a) (b)
5			123	
6	720.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000
7				sq. ft. & above § 121.2
8	720.22	Off-Street Parking,	§§ 150, 153– 157,	Generally, none required if
9		Commercial/Institutional	159– 160, 204.5	occupied floor area is less
10				than 5,000 sq. ft. §§ 151,
11				161(g)
12	720.23	Off-Street Freight Loading	§§ 150, 153– 155,	Generally, none required if
13			204.5	gross floor is less than 10,000
14				sq. ft. §§ 152, 161(b)
15	720.24	Outdoor Activity Area	§ 790.70	P if located in front; C if
16				located elsewhere § 145.2(a)
17	720.25	Drive-Up Facility	§ 790.30	
18	720.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not
19				recessed § 145.2(b)
20	720.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6
21				a.m.
22	720.30	General Advertising Sign	§§ 262, 602– 604,	
23			608, 609	
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1	720.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2		
2						
3	720.32	Other Signs	§§ 262, 602– 604, 608, 609	P # § 607.1(c) (d) (g)		
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6	No. Zoning					
7	Category §					
8	References					
9						
10	Hayes-Gough					
11	Controls by Story					
12			§ 790.118	1st	2nd	3rd+
13	720.38	Residential Conversion	§ 790.84	P	C	
14	720.39	Residential Demolition	§ 790.86	P	C	C
15	Retail Sales and Services					
16	720.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
17						
18						
19						
20	720.41	Bar	§ 790.22	P		
21	720.42	Full-Service Restaurant	§ 790.92	P		
22	720.43	Large Fast Food Restaurant	§ 790.90	C		
23						
24	720.44	Small Self-Service	§ 790.91	P		
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1		Restaurant				
2	720.45	Liquor Store	§ 790.55	C		
3	720.46	Movie Theater	§ 790.64	P		
4	720.47	Adult Entertainment	§ 790.36			
5	720.48	Other Entertainment	§ 790.38	C		
6	720.49	Financial Service	§ 790.110	P	C	
7	720.50	Limited Financial Service	§ 790.112	P		
8	720.51	Medical Service	§ 790.114	C	P	C
9	720.52	Personal Service	§ 790.116	P	P	C
10	720.53	Business or Professional Service	§ 790.108	C	P	C
11						
12	720.54	Massage Establishment	§ 790.60, § 1900	C		
13			Health Code			
14	720.55	Tourist Hotel	§ 790.46	C	C	C
15	720.56	Automobile Parking	§§ 790.8, 156,	C	C	C
16			160			
17	720.57	Automotive Gas Station	§ 790.14			
18	720.58	Automotive Service Station	§ 790.17			
19	720.59	Automotive Repair	§ 790.15			
20	720.60	Automotive Wash	§ 790.18			
21	720.61	Automobile Sale or Rental	§ 790.12			

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1	720.62	Animal Hospital	§ 790.6	C		
2	720.63	Ambulance Service	§ 790.2			
3	720.64	Mortuary	§ 790.62			
4	720.65	Trade Shop	§ 790.124	P	C	
5	720.66	Storage	§ 790.117			
6	720.67	Video Store	§ 790.135	C	C	
7	720.68	Fringe Financial Service	§ 790.111	P#		
8						
9						
10	<u>720.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
11		<u>Establishments</u>				
12	Institutions and Non-Retail Sales and					
13	Services					
14	720.70	Administrative Service	§ 790.106			
15	720.80	Hospital or Medical	§ 790.44			
16		Center				
17	720.81	Other Institutions, Large	§ 790.50	P	C	C
18	720.82	Other Institutions, Small	§ 790.51	P	P	P
19	720.83	Public Use	§ 790.80	C	C	C
20	720.84	Medical Cannabis	§ 790.141	P		
21		Dispensary				
22						
23	RESIDENTIAL STANDARDS AND USES					
24	720.90	Residential Use	§ 790.88	P	P	P
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1	720.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
2						
3	720.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
4						
5	720.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
6						
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8	720.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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11	720.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT

15	Article 7	Other Code	Zoning Controls
16	Code	Section	
17	Section		
18	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).
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20			

Section 15. The San Francisco Planning Code is hereby amended by amending
Section 721.1, to read as follows:

SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

11 The Upper Market Street district controls are designed to promote moderate-scale
12 development which contributes to the definition of Market Street's design and character. They
13 are also intended to preserve the existing mix of commercial uses and maintain the livability of
14 the district and its surrounding residential areas. Large-lot and use development is reviewed
15 for consistency with existing development patterns. Rear yards are protected at residential
16 levels. To promote mixed-use buildings, most commercial uses are permitted with some
17 limitations above the second story. In order to maintain continuous retail frontage and
18 preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are
19 encouraged, and eating and drinking, entertainment, and financial service uses are limited.
20 Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

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

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**SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL
DISTRICT 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 [Per Development]	§§ 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

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			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)

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No. Zoning					
Category §					
References					
Upper Market Street					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
721.38	Residential Conversion	§ 790.84	P	C	
721.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
721.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
721.41	Bar	§ 790.22	C		
721.42	Full-Service Restaurant	§ 790.92	C		
721.43	Large Fast Food Restaurant	§ 790.90			
721.44	Small Self-Service Restaurant	§ 790.91	C		
721.45	Liquor Store	§ 790.55	C		
721.46	Movie Theater	§ 790.64	P		
721.47	Adult Entertainment	§ 790.36			
721.48	Other Entertainment	§ 790.38	C#		

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721.49	Financial Service	§ 790.110	C	C	
721.50	Limited Financial Service	§ 790.112	P		
721.51	Medical Service	§ 790.114	P	P	C
721.52	Personal Service	§ 790.116	P	P	C
721.53	Business or Professional Service	§ 790.108	P	P	C
721.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
721.55	Tourist Hotel	§ 790.46	C	C	C
721.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
721.57	Automotive Gas Station	§ 790.14			
721.58	Automotive Service Station	§ 790.17			
721.59	Automotive Repair	§ 790.15	C		
721.60	Automotive Wash	§ 790.18			
721.61	Automobile Sale or Rental	§ 790.12			
721.62	Animal Hospital	§ 790.6	C		
721.63	Ambulance Service	§ 790.2			

1	721.64	Mortuary	§ 790.62			
2	721.65	Trade Shop	§ 790.124	P	C	
3	721.66	Storage	§ 790.117			
4	721.67	Video Store	§ 790.135	C	C	
5	721.68	Fringe Financial Service	§ 790.111			
6	<u>721.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.23</u>	<u>C</u>		
7		<u>Establishments</u>				
8						
9	Institutions and Non-Retail Sales and					
10	Services					
11	721.70	Administrative Service	§ 790.106			
12	721.80	Hospital or Medical	§ 790.44			
13		Center				
14	721.81	Other Institutions, Large	§ 790.50	P	C	C
15	721.82	Other Institutions, Small	§ 790.51	P	P	P
16	721.83	Public Use	§ 790.80	C	C	C
17	721.84	Medical Cannabis	§ 790.141	P		
18		Dispensary				
19						
20	RESIDENTIAL STANDARDS AND USES					
21	721.90	Residential Use	§ 790.88	P	P	P
22	721.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 400 sq. ft.		
23		Dwelling Units	790.88(a)	lot area § 207.4		
24	721.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 140 sq.		
25						

	Group Housing	790.88(b)	ft. lot area § 208		
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)		
721.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 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

1 demonstrate to the satisfaction of the Entertainment Commission that
2 they have been in regular operation as an entertainment use prior to
3 January 1, 2004; provided, however, that a conditional use is required
4 (1) if an application for a conditional use for the entertainment use was
5 filed with the Planning Department prior to the date this ordinance was
6 introduced or (2) if a conditional use was denied within 12 months prior
7 to the effective date of this ordinance.

8
9 Section 16. The San Francisco Planning Code is hereby amended by amending
10 Section 722.1, to read as follows:

11 SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

12 The North Beach Neighborhood Commercial District is a nonlinear district centered on
13 Columbus Avenue, located in the valley between Telegraph Hill and Nob Hill north of
14 Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty
15 shopping, and dining district, and a tourist attraction, as well as an apartment and residential
16 hotel zone. Traditionally, the district has provided most convenience goods and services for
17 residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating,
18 drinking, and entertainment establishments remain open into the evening to serve a much
19 wider trade area and attract many tourists. The balance between neighborhood-serving
20 convenience stores and Citywide specialty businesses has shifted gradually, as some
21 convenience stores have been replaced by bakeries, ice cream parlors, and restaurants. The
22 proliferation of financial services has also upset the district's balance of uses. The relocation
23 of business and professional offices from downtown to North Beach threatens the loss of
24 upper-story residential units.

1 The North Beach District controls are designed to ensure the livability and
 2 attractiveness of North Beach. Building standards limit new development to a small to
 3 moderate scale. New buildings which exceed 40 feet in the 65-foot height district will be
 4 carefully reviewed, and rear yards are protected above the ground story and at residential
 5 levels. Most new commercial development is permitted at the first two stories. Small-scale,
 6 neighborhood-serving businesses are strongly encouraged. Special controls limit additional
 7 ground-story eating and drinking, entertainment, and business and professional office uses.
 8 Financial services are prohibited from locating in the portion of the district south of Union
 9 Street, while new financial services locating in the portion of the district north of Union Street
 10 are limited. Restrictions on automobile and drive-up uses are intended to promote continuous
 11 retail frontage and maintain residential livability.

12 In keeping with the district's existing mixed-use character, housing development in new
 13 buildings is encouraged above the second story. Existing residential units are protected by
 14 prohibitions of upper-story conversions and limitations on demolitions.

15 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**
 16 **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. C 41 to 65 ft. § 253.1
722.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000

1			sq. ft. & above § 121.1
2	722.12	Rear Yard	§§ 130, 134, 136
3			Required at the second story
4			and above and at all
5	722.13	Street Frontage	Required § 145.1
6	722.14	Awning	§ 790.20
7			P § 136.1(a)
8	722.15	Canopy	§ 790.26
9			P § 136.1(b)
10	722.16	Marquee	§ 790.58
			P § 136.1(c)
11	722.17	Street Trees	Required § 143
12	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES		
13	722.20	Floor Area Ratio	§§ 102.9, 102.11,
14			123
15	722.21	Use Size [Nonresidential]	§ 790.130
16			P up to 1,999 sq. ft.; C 2,000
17			sq. ft. to 3,999 sq. ft. NP 4,000
18			sq. ft. and above § 121.2
19	722.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5
20			Generally, none required if
21			occupied floor area is less
22			than 5,000 sq. ft. §§ 151,
23			161(g)
24	722.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5
25			Generally, none required if
			gross floor area is less than

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			10,000 sq. ft. §§ 152, 161(b)
722.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
722.25	Drive-Up Facility	§ 790.30	
722.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
722.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
722.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
722.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
722.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning					
Category §					
References					
North Beach					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
722.38	Residential Conversion	§ 790.84	P		

1	722.39	Residential Demolition	§ 790.86	P	C	C
2	Retail Sales and Services					
3	722.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	
4						
5						
6	722.41	Bar	§ 790.22	C		
7						
8	722.42	Full-Service Restaurant	§ 790.92	C	C #	
9						
10	722.43	Large Fast Food Restaurant	§ 790.90			
11						
12	722.44	Small Self-Service Restaurant	§ 790.91	C		
13						
14	722.45	Liquor Store	§ 790.55	C		
15						
16	722.46	Movie Theater	§ 790.64	P		
17						
18	722.47	Adult Entertainment	§ 790.36			
19						
20	722.48	Other Entertainment	§ 790.38	C		
21						
22	722.49	Financial Service	§ 790.110	C/NP #		
23						
24	722.50	Limited Financial Service	§ 790.112	C		
25						
	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	P	
	722.54	Massage Establishment	§ 790.60, § 1900	C		

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		Health Code			
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 #	
722.66	Storage	§ 790.117			
722.67	Video Store	§ 790.135	C	C	
722.68	Fringe Financial Service	§ 790.111			
<u>722.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and					

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Services					
722.70	Administrative Service	§ 790.106			
722.80	Hospital or Medical Center	§ 790.44			
722.81	Other Institutions, Large	§ 790.50	P	C	C
722.82	Other Institutions, Small	§ 790.51	P	P	P
722.83	Public Use	§ 790.80	C	C	C
722.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
722.90	Residential Use	§ 790.88	P	P	P
722.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
722.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
722.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
722.94	Off-Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
722.95	Community Residential	§ 790.10	C	C	C

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

Article 7 Code Section	Other Code Section	Zoning Controls
§ 722.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the North Beach NCD as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 41 feet and 65 feet
§ 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	§ 790.92	NORTH BEACH FULL-SERVICE RESTAURANTS Boundaries: Applicable to the North Beach NCD Controls: A full-service restaurant may be permitted as a conditional use on the second story if, in addition to the criteria set forth in Section 303, the Commission finds that:
		(1) The full-service restaurant is situated within the North Beach NCD and is within 100 feet of Columbus Avenue; and
		(2) The full-service restaurant will be located in an existing building

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		that is currently permitted for occupancy solely by commercial uses; and
		(3) The full-service restaurant does not require the demolition, conversion or relocation of any lawfully permitted dwelling units or guest rooms; and
		(4) The full-service restaurant is operated in combination with a lawfully existing nonconforming second-floor movie theater as defined in Section 790.64 of this Code or a lawfully existing nonconforming second floor "other entertainment" use as defined by Section 790.38 of this Code.
§ 722.49	§ 781.6	NORTH BEACH FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for portions of the North Beach NCD south of Union Street as mapped on Sectional Map 1 SUa Controls: Financial services are NP at all stories
§ 722.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of North Beach NCD as mapped on Sectional Map 1 SUa Controls: Garment shops are P at the 1st and 2nd stories

Section 17. The San Francisco Planning Code is hereby amended by amending
Section 723.1, to read as follows:

SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street
Neighborhood Commercial District extends for a mile as a north-south linear strip, and

1 includes a portion of Larkin Street between Post and California Streets. Polk Street's dense
2 mixed-use character consists of buildings with residential units above ground-story
3 commercial use. The district has an active and continuous commercial frontage along Polk
4 Street for almost all of its length. Larkin Street and side streets in the district have a greater
5 proportion of residences than Polk Street itself. The district provides convenience goods and
6 services to the residential communities in the Polk Gulch neighborhood and to the residents
7 on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well
8 as some automobile uses, which serve a broader trade area. Commercial uses also include
9 offices, as well as movie theaters, restaurants, and bars which keep the district active into the
10 evening.

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

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

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**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 [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. 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 [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C 2,000

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

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No. Zoning					
Category §					
References					
Polk Street					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
723.38	Residential Conversion	§ 790.84	P	C	
723.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
723.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
723.41	Bar	§ 790.22	C		
723.42	Full-Service Restaurant	§ 790.92	C		
723.43	Large Fast Food Restaurant	§ 790.90			
723.44	Small Self-Service Restaurant	§ 790.91	C		
723.45	Liquor Store	§ 790.55	C		
723.46	Movie Theater	§ 790.64	P		
723.47	Adult Entertainment	§ 790.36			
723.48	Other Entertainment	§ 790.38	C		

1	723.49	Financial Service	§ 790.110	C	C	
2	723.50	Limited Financial Service	§ 790.112	P		
3	723.51	Medical Service	§ 790.114	P	P	
4	723.52	Personal Service	§ 790.116	P	P	
5	723.53	Business or Professional Service	§ 790.108	P	P	
6						
7	723.54	Massage Establishment	§ 790.60, § 1900	C		
8			Health Code			
9						
10	723.55	Tourist Hotel	§ 790.46	C	C	C
11	723.56	Automobile Parking	§§ 790.8, 156,	C	C	C
12			160			
13	723.57	Automotive Gas Station	§ 790.14			
14	723.58	Automotive Service Station	§ 790.17			
15						
16	723.59	Automotive Repair	§ 790.15	C		
17	723.60	Automotive Wash	§ 790.18			
18						
19	723.61	Automobile Sale or Rental	§ 790.12			
20	723.62	Animal Hospital	§ 790.6	C		
21	723.63	Ambulance Service	§ 790.2			
22	723.64	Mortuary	§ 790.62			
23	723.65	Trade Shop	§ 790.124	P	C	
24	723.66	Storage	§ 790.117			
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1	723.67	Video Store	§ 790.135	C	C	
2	723.68	Fringe Financial Service	§ 790.111	#	#	#
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4	<u>723.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
5		<u>Establishments</u>				
6	Institutions and Non-Retail Sales and					
7	Services					
8	723.70	Administrative Service	§ 790.106			
9						
10	723.80	Hospital or Medical Center	§ 790.44			
11						
12	723.81	Other Institutions, Large	§ 790.50	P	C	C
13	723.82	Other Institutions, Small	§ 790.51	P	P	P
14	723.83	Public Use	§ 790.80	C	C	C
15	723.84	Medical Cannabis Dispensary	§ 790.141	P		
16						
17	RESIDENTIAL STANDARDS AND USES					
18	723.90	Residential Use	§ 790.88	P	P	P
19						
20	723.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
21						
22	723.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
23						
24	723.93	Usable Open Space [Per	§§ 135, 136	Generally, either 60 sq. ft. if		
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	Residential Unit]		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 1/4 mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

Section 18. The San Francisco Planning Code is hereby amended by amending Section 724.1, to read as follows:

1 SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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

11 The Sacramento Street District controls are designed to promote adequate growth
12 opportunities for development that is compatible with the surrounding low-density residential
13 neighborhood. The building standards monitor large-scale development and protect rear yards
14 at the grade level and above. Most new commercial development is permitted at the first
15 story; general retail uses are permitted at the second story only if such use would not involve
16 conversion of any existing housing units. Special controls are designed to protect existing
17 neighborhood-serving ground-story retail uses. New medical service offices are prohibited at
18 all stories. Personal and business services are restricted at the ground story and prohibited on
19 upper stories. Limits on new ground-story eating and drinking uses, as well as new
20 entertainment and financial service uses, are intended to minimize the environmental impacts
21 generated by the growth of such uses. The daytime orientation of the district is encouraged by
22 prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities
23 are limited in scale and operation to minimize disruption to the neighborhood. Most new
24 automobile and drive-up uses are prohibited to promote continuous retail frontage.
25

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

4 **SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL**
 5 **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 [Per Development]	§§ 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			

1	724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
2				
3	724.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
4				
5	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)
6				
7				
8	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)
9				
10				
11	724.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12				
13				
14	724.25	Drive-Up Facility	§ 790.30	
15	724.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
16				
17	724.27	Hours of Operation	§ 790.48	P 6 a.m.– 12 a.m.; C 12 a.m.– 6 a.m.
18				
19	724.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
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21	724.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
22				
23	724.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)
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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 [Not Listed Below]	§ 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			

1	724.48	Other Entertainment	§ 790.38	C		
2	724.49	Financial Service	§ 790.110	C		
3	724.50	Limited Financial Service	§ 790.112	C		
4	724.51	Medical Service	§ 790.114			
5	724.52	Personal Service	§ 790.116	C		
6	724.53	Business or Professional Service	§ 790.108	C		
7						
8	724.54	Massage Establishment	§ 790.60, § 1900 Health Code			
9						
10	724.55	Tourist Hotel	§ 790.46	C	C	
11	724.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
12						
13	724.57	Automotive Gas Station	§ 790.14			
14	724.58	Automotive Service Station	§ 790.17			
15						
16	724.59	Automotive Repair	§ 790.15			
17	724.60	Automotive Wash	§ 790.18			
18	724.61	Automobile Sale or Rental	§ 790.12			
19						
20	724.62	Animal Hospital	§ 790.6	C		
21	724.63	Ambulance Service	§ 790.2			
22	724.64	Mortuary	§ 790.62			
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1	724.65	Trade Shop	§ 790.124	P	C	
2	724.66	Storage	§ 790.117			
3	724.67	Video Store	§ 790.135	C	C	
4	724.68	Fringe Financial Service	§ 790.111			
5						
6	<u>724.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>			
7		<u>Establishments</u>				
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9	Institutions and Non-Retail Sales and					
10	Services					
11	724.70	Administrative Service	§ 790.106			
12	724.80	Hospital or Medical	§ 790.44			
13		Center				
14	724.81	Other Institutions, Large	§ 790.50	P	C	C
15	724.82	Other Institutions, Small	§ 790.51	P	P	P
16	724.83	Public Use	§ 790.80	C	C	C
17	724.84	Medical Cannabis	§ 790.141	P		
18		Dispensary				
19						
20	RESIDENTIAL STANDARDS AND USES					
21	724.90	Residential Use	§ 790.88	P	P	P
22	724.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 800 sq.		
23		Dwelling Units	790.88(a)	ft. lot area § 207.4		
24	724.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 275		
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	Group Housing	790.88(b)	sq. ft. lot area § 208		
724.93	Usable Open Space [Per Residential Unit]	§§ 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.

1 Section 20. The San Francisco Planning Code is hereby amended by amending
2 Section 725.1, to read as follows:

3 SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
4

5 The Union Street Commercial District is located in northern San Francisco between the
6 Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van
7 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.
8 The shopping area provides limited convenience goods for the residents of sections of the
9 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately
10 surrounding the street. Important aspects of Union Street's business activity are eating and
11 drinking establishments and specialty shops whose clientele comes from a wide trade area.
12 There are also a significant number of professional, realty, and business offices. Many
13 restaurants and bars as well as the district's two movie theaters are open into the evening
14 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous
15 business.

16 The Union Street District controls are designed to provide sufficient growth
17 opportunities for commercial development that is in keeping with the existing scale and
18 character, promote continuous retail frontage, and protect adjacent residential livability. Small-
19 scale buildings and neighborhood-serving uses are promoted, and rear yards above the
20 ground story and at all residential levels are protected. Most commercial development is
21 permitted at the first two stories of new buildings, while retail service uses are monitored at
22 the third story and above. Controls are necessary to preserve the remaining convenience
23 businesses and to reduce the cumulative impacts which the growth of certain uses have on
24 neighborhood residents. Such controls prohibit additional eating and drinking establishments
25

1 and limit entertainment and financial service uses. Most automobile and drive-up uses are
 2 prohibited in order to maintain continuous retail frontage and minimize further traffic
 3 congestion.

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

6 **SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 7 **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 [Per Development]	§§ 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)

1	725.17	Street Trees		Required § 143
2	COMMERCIAL AND INSTITUTIONAL			
3	STANDARDS AND USES			
4	725.20	Floor Area Ratio	§§ 102.9, 102.11,	3.0 to 1 § 124(a) (b)
5			123	
6	725.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500
7				sq. ft. & above § 121.2
8	725.22	Off-Street Parking,	§§ 150, 153– 157,	Generally, none required if
9		Commercial/Institutional	159– 160, 204.5	occupied floor area is less
10				than 5,000 sq. ft. §§ 151,
11				161(g)
12	725.23	Off-Street Freight Loading	§§ 150, 153– 155,	Generally, none required if
13			204.5	gross floor area is less than
14				10,000 sq. ft. §§ 152, 161(b)
15	725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if
16				located elsewhere § 145.2(a)
17	725.25	Drive-Up Facility	§ 790.30	
18	725.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not
19				recessed § 145.2(b)
20	725.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6
21				a.m.
22	725.30	General Advertising Sign	§§ 262, 602– 604,	
23			608, 609	
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1	725.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
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3	725.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)
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6	No. Zoning					
7	Category §					
8	References					
9						
10	Union Street					
11	Controls by Story					
12			§ 790.118	1st	2nd	3rd+
13	725.38	Residential Conversion	§ 790.84	P	C	C
14	725.39	Residential Demolition	§ 790.86	P	C	C
15	Retail Sales and Services					
16						
17	725.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
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20	725.41	Bar	§ 790.22			
21	725.42	Full-Service Restaurant	§ 790.92			
22	725.43	Large Fast Food Restaurant	§ 790.90			
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24	725.44	Small Self-Service	§ 790.91			
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1		Restaurant				
2	725.45	Liquor Store	§ 790.55	C		
3	725.46	Movie Theater	§ 790.64	P		
4	725.47	Adult Entertainment	§ 790.36			
5	725.48	Other Entertainment	§ 790.38	C		
6	725.49	Financial Service	§ 790.110	C	C	
7	725.50	Limited Financial Service	§ 790.112	P		
8	725.51	Medical Service	§ 790.114	P	P	C
9	725.52	Personal Service	§ 790.116	P	P	C
10	725.53	Business or Professional Service	§ 790.108	P	P	C
11	725.54	Massage Establishment	§ 790.60, § 1900 Health Code			
12	725.55	Tourist Hotel	§ 790.46	C	C	C
13	725.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
14	725.57	Automotive Gas Station	§ 790.14			
15	725.58	Automotive Service Station	§ 790.17			
16	725.59	Automotive Repair	§ 790.15			
17	725.60	Automotive Wash	§ 790.18			
18	725.61	Automobile Sale or	§ 790.12			

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	Rental				
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			
<u>725.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§790.123</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			
725.81	Other Institutions, Large	§ 790.50	P	C	C
725.82	Other Institutions, Small	§ 790.51	P	P	P
725.83	Public Use	§ 790.80	C	C	C
725.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					

1	725.90	Residential Use	§ 790.88	P	P	P
2	725.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
3						
4	725.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
5						
6	725.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
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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)		
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13	725.95	Community Residential Parking	§ 790.10	C	C	C
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15 Section 21. The San Francisco Planning Code is hereby amended by amending
16 Section 726.1, to read as follows:

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18 SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

19 The Valencia Street Commercial District is located near the center of San Francisco in
20 the Mission District. It lies along Valencia Street between 14th and Army Street, and includes
21 a portion of 16th Street extending west towards Dolores Street. The commercial area provides
22 a limited selection of convenience goods for the residents of sections of the Mission and
23 Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale
24 home furnishings and appliance outlets. The commercial district also has several automobile-
25

1 related businesses and large light manufacturing operations. Eating and drinking
 2 establishments contribute to the street's mixed-use character and activity in the evening
 3 hours. A number of upper-story professional and business offices are located in the district,
 4 some in converted residential units.

5 The Valencia Street District has a pattern of large lots and businesses, as well as a
 6 sizable number of upper-story residential units. Controls are designed to permit moderate-
 7 scale buildings and uses, protecting rear yards above the ground story and at residential
 8 levels. New neighborhood-serving commercial development is encouraged mainly at the
 9 ground story. While offices and general retail sales uses may locate at the second story of
 10 new buildings under certain circumstances, most commercial uses are prohibited above the
 11 second story. In order to protect the balance and variety of retail uses and the livability of
 12 adjacent uses and areas, most eating and drinking and entertainment uses at the ground
 13 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some
 14 automobile uses, and new nonretail commercial uses.

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

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

			Valencia Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			

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726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X, 50-X See Zoning Map
726.11	Lot Size [Per Development]	§§ 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)
726.13	Street Frontage		Required § 145.1
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, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151,

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

No. Zoning
Category §
References
Valencia Street

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Controls by Story					
		§ 790.118	1st	2nd	3rd+
726.38	Residential Conversion	§ 790.84	P		
726.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
726.40	Other Retail Sales and Services [Not Listed Below]	§ 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	

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726.53	Business or Professional Service	§ 790.108	P	C	
726.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
726.55	Tourist Hotel	§ 790.46	C	C	
726.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
726.57	Automotive Gas Station	§ 790.14			
726.58	Automotive Service Station	§ 790.17			
726.59	Automotive Repair	§ 790.15	C		
726.60	Automotive Wash	§ 790.18			
726.61	Automobile Sale or Rental	§ 790.12			
726.62	Animal Hospital	§ 790.6	C		
726.63	Ambulance Service	§ 790.2			
726.64	Mortuary	§ 790.62	C	C	
726.65	Trade Shop	§ 790.124	P	C	
726.66	Storage	§ 790.117			
726.67	Video Store	§ 790.135	C	C	
726.68	Fringe Financial Service	§ 790.111	#	#	#

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<u>726.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
726.70	Administrative Service	§ 790.106			
726.80	Hospital or Medical Center	§ 790.44			
726.81	Other Institutions, Large	§ 790.50	P	C	C
726.82	Other Institutions, Small	§ 790.51	P	P	P
726.83	Public Use	§ 790.80	C	C	C
726.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
726.90	Residential Use	§ 790.88	P	P	P
726.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
726.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
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)		
726.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		

	Residential	157, 159– 160, 204.5	dwelling unit §§ 151, 161(a) (g)		
726.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 726.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

Section 22. The San Francisco Planning Code is hereby amended by amending Section 727.1, to read as follows:

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

The 24th Street – Mission Neighborhood Commercial District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin

1 American restaurants, grocery stores, and bakeries as well as other gift and secondhand
 2 stores. Most commercial businesses are open during the day while the district's bars,
 3 restaurants, and movie theater are also active in the evening. Dwelling units are frequently
 4 located above the ground-story commercial uses.

5 The 24th Street – Mission District controls are designed to provide potential for new
 6 development consistent with the existing scale and character. Small-scale buildings and
 7 neighborhood-serving uses are encouraged, and rear yard corridors above the ground story
 8 and at residential levels are protected. Most commercial uses are encouraged at the ground
 9 story, while service uses are permitted with some limitations at the second story. Special
 10 controls are necessary to preserve the unique mix of convenience and specialty commercial
 11 uses. In order to maintain convenience stores and protect adjacent livability, new bars and
 12 fast-food restaurants are prohibited, and limitations apply to the development and operation of
 13 ground-story full-service restaurants, take-out food and entertainment uses. Continuous retail
 14 frontage is maintained and encouraged by prohibiting most automobile and drive-up uses.
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16 Housing development in new buildings is encouraged above the ground story. Existing
 17 housing units are protected by prohibitions on upper-story conversions and limitations on
 18 demolitions.

19 **SEC. 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL**
 20 **DISTRICT ZONING CONTROL TABLE**

			24th Street – Mission
No.	Zoning Category	§ References	Controls
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727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X, 50-X, 105-E See Zoning Map
727.11	Lot Size [Per Development]	§§ 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)
727.13	Street Frontage		Required § 145.1
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 [Non-Residential]	§ 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, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151,

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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

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Controls by Story					
		§ 790.118	1st	2nd	3rd+
727.38	Residential Conversion	§ 790.84	P		
727.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
727.40	Other Retail Sales and Services [Not Listed Below]	§ 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		
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	

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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, 160	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	#	#	#

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<u>727.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</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	§ 790.88	P	P	P
727.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
727.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
727.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
727.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		

	Residential	157, 159– 160, 204.5	dwelling unit §§ 151, 161(a) (g)		
727.95	Community Residential Parking	§ 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	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

Section 23. The San Francisco Planning Code is hereby amended by amending Section 728.1, to read as follows:

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

1 convenience and comparison shopping goods and services to a predominantly local market
 2 area. It contains primarily retail sales and personal services at the street level, some office
 3 uses on the second story, and residential use almost exclusively on the third and upper
 4 stories.

5 The 24th Street – Noe Valley District controls are designed to allow for development
 6 that is compatible with the existing small-scale, mixed-use neighborhood commercial
 7 character and surrounding residential area. The small scale of new buildings and
 8 neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are
 9 protected. Most commercial uses are directed to the ground story and limited at the second
 10 story of new buildings. In order to maintain the variety and mix of retail sales and services
 11 along the commercial strip and to control the problems of traffic, congestion, noise and late-
 12 night activity, certain potentially troublesome commercial uses are regulated. Additional eating
 13 and drinking establishments are prohibited, and ground-story entertainment and financial
 14 service uses are restricted to and at the ground story. Prohibitions on drive-up and most
 15 automobile uses help prevent additional traffic and parking congestion.
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17 Housing development in new buildings is encouraged above the ground story. Existing
 18 housing units are protected by prohibitions on upper-story conversions and limitations on
 19 demolitions.

20 **SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL**
 21 **DISTRICT ZONING CONTROL TABLE**

			24th Street – Noe Valley
No.	Zoning Category	§ References	Controls

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BUILDING STANDARDS			
728.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
728.11	Lot Size [Per Development]	§§ 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,

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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	

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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					
728.40	Other Retail Sales and Services [Not Listed Below]	§ 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			
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	

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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	#	#	#

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<u>728.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
728.70	Administrative Service	§ 790.106			
728.80	Hospital or Medical Center	§ 790.44			
728.81	Other Institutions, Large	§ 790.50	P	C	C
728.82	Other Institutions, Small	§ 790.51	P	P	P
728.83	Public Use	§ 790.80	C	C	C
728.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
728.90	Residential Use	§ 790.88	P	P	P
728.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
728.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
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)		
728.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		

	Residential	157, 159– 160, 204.5	dwelling unit §§ 151, 161(a) (g)		
728.95	Community Residential Parking	§ 790.10	C	C	C

**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)	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 1/4 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).
§ 728.41	§ 790.22	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

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		<p>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>
§ 728.42	§ 790.92	<p>24th STREET - NOE VALLEY FULL-SERVICE RESTAURANTS Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District Controls: (a) 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 finds that: (1) The full-service restaurant does not occupy space that has been occupied by a basic neighborhood service since the effective date of this Section. For the purposes of this Section, a 'basic neighborhood service'</p>

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		shall be considered to include, but not necessarily be limited to, the following: hardware stores, shoe repair facilities, bookstores, and grocery stores that sell a wide variety of staple goods and collect less than 50% of gross receipts from the sale of alcoholic beverages; (2) Should the full-service restaurant seek the use of public sidewalk space through the Department of Public Works or another City agency, such use is conducted in a manner consistent with: (A) nearby commercial and residential uses and structures, and (B) the width of the sidewalk along the subject property and adjacent properties. New, expanded, or intensified use of public sidewalk space for a full-service restaurant authorized under this Section shall require a new conditional use authorization pursuant to Section 303; (3) The Planning Commission has approved no more than a total of three (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; and (4) No more than 60 months have elapsed from the effective date of this Section.
§ 728.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes portions of, but is not limited to, the 24th Street-Noe

1		Valley Neighborhood Commercial District. Controls: Within the
2		FFSRUD and its 1/4 mile buffer, fringe financial services are NP
3		pursuant to Section 249.35. Outside the FFSRUD and its 1/4
4		mile buffer, fringe financial services are P subject to the
5		restrictions set forth in Subsection 249.35(c)(3).

6
7 Section 24. The San Francisco Planning Code is hereby amended by amending
8 Section 729.1, to read as follows:

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

10
11 Located in the southwestern part of the City, the West Portal Avenue Neighborhood
12 Commercial District stretches for three long blocks along West Portal Avenue from Ulloa
13 Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks
14 Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods
15 and services for customers coming mainly from the surrounding west of Twin Peaks and
16 Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is
17 interrupted at several locations by large-scale financial institutions which take up a large
18 amount of commercial ground-story frontage. More than half of the number of medical,
19 professional and business offices are located at the ground level. Except for one three-movie
20 theater complex, West Portal offers no entertainment uses and its restaurants are mainly
21 family-oriented.

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

6 Special controls on commercial uses are designed to protect the existing mix of
7 ground-story retail uses and prevent further intensification and congestion in the district. No
8 new financial services are permitted. Because the district and surrounding neighborhoods are
9 well served by the existing number of eating and drinking establishments, new bars,
10 restaurants and take-out food generally are discouraged: any proposed new establishment
11 should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented,
12 and will not involve high-volume take-out food or generate traffic, parking, or litter problems.
13 Large fast-food restaurants and small self-service restaurants are prohibited. Medical,
14 business or professional services are permitted at the first two stories, but additional ground-
15 story locations are to be closely monitored to ensure that the current balance between retail
16 and office uses is maintained. Existing service stations are encouraged to continue operating,
17 but changes in their size, operation, or location are subject to review. Other automotive uses
18 are prohibited. The neighborhood-oriented, retail character of the district is further protected
19 by prohibiting hotels and nonretail uses. The daytime orientation of the district is maintained
20 by prohibitions of entertainment uses and late-night commercial operating hours.
21

22 Housing development is limited. Existing residential units are protected by limitations
23 on demolition and prohibition of upper-story conversions; new construction is to be carefully
24 reviewed to ensure appropriate scale, design and compatibility with adjacent development.
25

**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 [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
729.13	Street Frontage		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 [Nonresidential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500

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			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)

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No. Zoning					
Category §					
References					
West Portal Avenue					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
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 [Not Listed Below]	§ 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			

1	729.49	Financial Service	§ 790.110			
2	729.50	Limited Financial Service	§ 790.112	C		
3	729.51	Medical Service	§ 790.114	C	P	
4	729.52	Personal Service	§ 790.116	P	P	
5	729.53	Business or Professional	§ 790.108	C #	P	
6		Service				
7	729.54	Massage Establishment	§ 790.60, § 1900			
8			Health Code			
9	729.55	Tourist Hotel	§ 790.46			
10	729.56	Automobile Parking	§§ 790.8, 156,			
11			160			
12	729.57	Automotive Gas Station	§ 790.14			
13	729.58	Automotive Service	§ 790.17	C		
14		Station				
15	729.59	Automotive Repair	§ 790.15			
16	729.60	Automotive Wash	§ 790.18			
17	729.61	Automobile Sale or	§ 790.12			
18		Rental				
19	729.62	Animal Hospital	§ 790.6	C		
20	729.63	Ambulance Service	§ 790.2			
21	729.64	Mortuary	§ 790.62			
22	729.65	Trade Shop	§ 790.124	P		

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1	729.66	Storage	§ 790.117			
2	729.67	Video Store	§ 790.135	C	C	
3	729.68	Fringe Financial Service	§ 790.111			
4	<u>729.69</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
5		<u>Establishments</u>				
6	Institutions and Non-Retail Sales and					
7	Services					
8	729.70	Administrative Service	§ 790.106			
9	729.80	Hospital or Medical	§ 790.44			
10		Center				
11	729.81	Other Institutions, Large	§ 790.50	C	C	
12	729.82	Other Institutions, Small	§ 790.51	P	P	
13	729.83	Public Use	§ 790.80	C	C	
14	729.84	Medical Cannabis	§ 790.141	C		
15		Dispensary				
16	RESIDENTIAL STANDARDS AND USES					
17	729.90	Residential Use	§ 790.88	P	P	
18	729.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 800 sq.		
19		Dwelling Units	790.88(a)	ft. lot area § 207.4		
20	729.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 275		
21		Group Housing	790.88(b)	sq. ft. lot area § 208		
22	729.93	Usable Open Space [Per	§§ 135, 136	Generally, either 100 sq. ft. if		
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	Residential Unit]		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

1		total of seven financial uses and/or stock brokerages within the district.
2		If there are more than seven financial services and/or stock brokerages
3		in the district, stock brokerages shall not be permitted.

4
5 Section 25. The San Francisco Planning Code is hereby amended by amending
6 Section 730.1, to read as follows:

7 **SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

7 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT**
 8 **ZONING CONTROL TABLE**

			Inner Sunset
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 [Per Development]	§§ 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)

1	730.17	Street Trees		Required § 143
2	COMMERCIAL AND INSTITUTIONAL			
3	STANDARDS AND USES			
4	730.2	Floor Area Ratio	§§ 102.9, 102.11,	1.8 to 1 § 124(a) (b)
5			123	
6	730.21	Use Size [Nonresidential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500
7				sq. ft. & above § 121.2
8	730.22	Off-Street Parking,	§§ 150, 153– 157,	Generally, none required if
9		Commercial/Institutional	159– 160, 204.5	occupied floor area is less
10				than 5,000 sq. ft. §§ 151,
11				161(g)
12	730.23	Off-Street Freight Loading	§§ 150, 153– 155,	Generally, none required if
13			204.5	gross floor area is less than
14				10,000 sq. ft. §§ 152, 161(b)
15	730.24	Outdoor Activity Area	§ 790.70	P if located in front; C if
16				located elsewhere § 145.2(a)
17	730.25	Drive-Up Facility	§ 790.30	
18	730.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not
19				recessed § 145.2(b)
20	730.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6
21				a.m.
22	730.30	General Advertising Sign	§§ 262, 602, 604,	
23			608, 609	
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1	730.31	Business Sign	§§ 262, 602, 604, 608, 609	P § 607.1(f)2		
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3	730.32	Other Signs	§§ 262, 602, 604, 608, 609	P § 607.1(c) (d) (g)		
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6	No. Zoning					
7	Category §					
8	References					
9						
10	Inner Sunset					
11	Controls by Story					
12			§ 790.118	1st	2nd	3rd+
13	730.38	Residential Conversion	§ 790.84	P		
14	730.39	Residential Demolition	§ 790.86	P	C	C
15	Retail Sales and Services					
16						
17	730.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
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20	730.41	Bar	§ 790.22	C #		
21	730.42	Full-Service Restaurant	§ 790.92	C #		
22	730.43	Large Fast Food Restaurant	§ 790.90			
23						
24	730.44	Small Self-Service	§ 790.91	C		
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1		Restaurant				
2	730.45	Liquor Store	§ 790.55			
3	730.46	Movie Theater	§ 790.64	P		
4	730.47	Adult Entertainment	§ 790.36			
5	730.48	Other Entertainment	§ 790.38	C		
6	730.49	Financial Service	§ 790.110	P		
7	730.50	Limited Financial Service	§ 790.112	P		
8	730.51	Medical Service	§ 790.114	C	C	
9	730.52	Personal Service	§ 790.116	P	C	
10	730.53	Business or Professional Service	§ 790.108	P	C	
11						
12	730.54	Massage Establishment	§ 790.60, § 1900	C		
13			Health Code			
14	730.55	Tourist Hotel	§ 790.46	C	C	
15	730.56	Automobile Parking	§§ 790.8, 156,	C	C	C
16			160			
17	730.57	Automotive Gas Station	§ 790.14			
18	730.58	Automotive Service Station	§ 790.17			
19	730.59	Automotive Repair	§ 790.15	C		
20	730.60	Automotive Wash	§ 790.18			
21	730.61	Automobile Sale or	§ 790.12			

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	Rental				
730.62	Animal Hospital	§ 790.6	C		
730.63	Ambulance Service	§ 790.2			
730.64	Mortuary	§ 790.62			
730.65	Trade Shop	§ 790.124	P		
730.66	Storage	§ 790.117			
730.67	Video Store	§ 790.135	C		
730.68	Fringe Financial Service	§ 790.111	P#		
<u>730.69</u>	<u>Tobacco Paraphernalia</u> <u>Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
730.7	Administrative Service	§ 790.106			
730.8	Hospital or Medical Center	§ 790.44			
730.81	Other Institutions, Large	§ 790.50	P	C	C
730.82	Other Institutions, Small	§ 790.51	P	P	P
730.83	Public Use	§ 790.80	C	C	
730.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					

1	730.9	Residential Use	§ 790.88	P	P	P
2	730.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
3						
4	730.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
5						
6	730.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
7						
8						
9	730.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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11						
12						
13	730.95	Community Residential Parking	§ 790.10	C	C	C
14						

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

17	Article 7	Other Code	Zoning Controls
18	Code	Section	
19	Section		
20	§ 730.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in
21			Section 249.35, including, but not limited to, the proximity
22			restrictions set forth in Subsection 249.35(c)(3).
23			
24			
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1 Section 26. The San Francisco Planning Code is hereby amended by amending
 2 Section 732.1, to read as follows:

3 **SEC. 732.1. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**
 4

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

10 The Pacific Avenue Neighborhood Commercial District controls are designed to
 11 promote a small, neighborhood serving mixed-use commercial street that preserves the
 12 surrounding neighborhood residential character. These controls are intended to preserve
 13 livability in a largely low-rise development residential neighborhood, enhance solar access on
 14 a narrow street right-of-way and protect residential rear yard patterns at the ground floor.
 15

16 **SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**
 17 **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

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			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)
732.13	Street Frontage		Required § 145.1
732.14	Awning	§ 790.20	P § 136.1(a)
732.15	Canopy	§ 790.26	P § 136.1(b)
732.16	Marquee	§ 790.58	P § 136.1(c)
732.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
732.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
732.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2
732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)
			Pacific Avenue NCD
No.	Zoning Category	§ References	Controls
732.23	Off-Street Freight	§§ 150, 153-155,	Generally, none required if gross floor area is

1		Loading	204.5	less than 10,000 sq. ft. §§ 152, 161(b)
2	732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
3				
4	732.25	Drive-Up Facility	§ 790.30	
5				
6	732.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
7	732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
8				
9	732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
10				
11	732.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
12				
13	732.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)
14				

15						
16	No. Zoning					
17	Category §					
18	References					
19						
20	Pacific Avenue NCD					
21	Controls by Story					
22			§ 790.118	1st	2nd	3rd+
23	732.38	Residential Conversion	§ 790.84	C		
24	732.39	Residential Demolition	§ 790.86	C		
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Retail Sales and Services					
732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
732.41	Bar	§ 790.22			
732.42	Full-Service Restaurant	§ 790.92	C		
732.43	Large Fast Food Restaurant	§ 790.90			
732.44	Small Self-Service Restaurant	§ 790.91			
732.45	Liquor Store	§ 790.55			
732.46	Movie Theater	§ 790.64			
732.47	Adult Entertainment	§ 790.36			
732.48	Other Entertainment	§ 790.38			
732.49	Financial Service	§ 790.110	C		
732.50	Limited Financial Service	§ 790.112	P		
732.51	Medical Service	§ 790.114	C	C	
732.52	Personal Service	§ 790.116	P	C	
732.53	Business or Professional Service	§ 790.108	P	C	
732.54	Massage Establishment	§ 790.60, § 2700 Police Code			

1	732.55	Tourist Hotel	§ 790.46			
2	732.56	Automobile Parking	§§ 790.8, 156,	C		
3			160			
4	732.57	Automotive Gas Station	§ 790.14			
5	732.58	Automotive Service	§ 790.17			
6		Station				
7	732.59	Automotive Repair	§ 790.15	C		
8	732.60	Automotive Wash	§ 790.18			
9	732.61	Automobile Sale or Rental	§ 790.12			
10	732.62	Animal Hospital	§ 790.6			
11	732.63	Ambulance Service	§ 790.2			
12	732.64	Mortuary	§ 790.62			
13	732.65	Trade Shop	§ 790.124	C		
14	732.66	Storage	§ 790.117			
15	732.67	Video Store	§ 790.135	C		
16						
17	<u>732.68</u>	<u>Tobacco Paraphernalia</u>	<u>§ 790.123</u>	<u>C</u>		
18		<u>Establishments</u>				
19						
20						
21	Institutions and Non-Retail Sales and					
22	Services					
23	732.70	Administrative Service	§ 790.106			
24	732.80	Hospital or Medical	§ 790.44			
25						

1		Center			
2	732.81	Other Institutions, Large	§ 790.50		
3	732.82	Other Institutions, Small	§ 790.51	C	
4	732.83	Public Use	§ 790.80	C	
5	RESIDENTIAL STANDARDS AND USES				
6					
7	732.90	Residential Use	§ 790.88	P	P P
8	732.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 1,000 sq. ft. lot area § 207.4	
9					
10	732.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208	
11					
12	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)	
13					
14					
15	732.94	Off-Street Parking, Residential	§§ 150, 153- 157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
16					
17					
18	732.95	Community Residential Parking	§ 790.10	C	
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Section 27. The San Francisco Planning Code is hereby amended by adding Section 790.123, to read as follows:

SEC. 790.123. TOBACCO PARAPHERNALIA ESTABLISHMENT

1 A Tobacco Paraphernalia Establishment shall be, as established in Section 227(v) of this code,
 2 a retail use where Tobacco Paraphernalia is sold, distributed, delivered, furnished, or marketed from
 3 one person to another. “Tobacco Paraphernalia” means paraphernalia, devices, or instruments that
 4 are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the
 5 body of tobacco, products prepared from tobacco, or controlled substances as defined in California
 6 Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco,
 7 cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing
 8 law.

9 Section 28. The San Francisco Planning Code is hereby amended by amending
 10 Section 803.1, to read as follows:

11 SEC. 803.2. USES PERMITTED IN CHINATOWN.

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

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

20 **TABLE 803.2 USE CATEGORIES PERMITTED IN THE CHINATOWN**

No.	Zoning Control Categories for Uses	Section Number of Use Definition
803.2.24	Outdoor Activity Area	§ 890.71

1	803.2.25	Drive-Up Facility	§ 890.30
2	803.2.26	Walk-Up Facility	§ 890.140
3	803.2.27	Hours of Operation	§ 890.48
4	803.2.38a	Residential Conversion, Residential Hotels	§ 890.84
5	803.2.38b	Residential Demolition, Residential Hotels	§ 890.86
6	803.2.39a	Residential Conversion, Apartments	§ 890.84
7	803.2.39b	Residential Demolition, Apartments	§ 890.86
8	803.2.40a	Other Retail Sales and Services	§ 890.102
9	803.2.40b	Gift Store– Tourist-Oriented	§ 890.39
10	803.2.40c	Jewelry	§ 890.51
11	803.2.41	Bar	§ 890.22
12	803.2.42	Full-Service Restaurant	§ 890.92
13	803.2.43	Fast-Food Restaurant– Small	§ 890.90
14	803.2.44	Fast-Food Restaurant– Large	§ 890.91
15	803.2.45	Take-Out Food	§ 890.122
16	803.2.46	Movie Theater	§ 890.64
17	803.2.47	Adult Entertainment	§ 890.36
18	803.2.48	Other Entertainment	§ 890.37
19	803.2.49	Financial Service	§ 890.110
20	803.2.50	Limited Financial Service	§ 890.112
21	803.2.51	Medical Service	§ 890.114

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1	803.2.52	Personal Service	§ 890.116
2	803.2.53	Professional Service	§ 890.108
3	803.2.54	Massage Establishment	§ 890.60
4	803.2.55	Tourist Hotel	§ 890.46
5	803.2.56	Automobile Parking Lot, Community Commercial	§ 890.9
6	803.2.57	Automobile Parking Garage, Community	§ 890.10
7		Commercial	
8	803.2.58	Automobile Parking Lot, Public	§ 890.11
9	803.2.59	Automobile Parking Garage, Public	§ 890.12
10	803.2.60	Automotive Gas Station	§ 890.14
11	803.2.61	Automotive Service Station	§ 890.18
12	803.2.62	Automotive Repair	§ 890.15
13	803.2.63	Automotive Wash	§ 890.20
14	803.2.64	Automobile Sale or Rental	§ 890.13
15	803.2.65	Animal Hospital	§ 890.6
16	803.2.66	Ambulance Service	§ 890.2
17	803.2.67	Mortuary	§ 890.62
18	803.2.68	Trade Shop	§ 890.124
19	803.2.70	Administrative Service	§ 890.106
20	803.2.71	Light Manufacturing, Wholesale Sales or Storage	§ 890.54
21	803.2.72	Fringe Financial Service	§ 890.113
22			
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1	803.2.73	Business Services	§ 890.111
2	803.2.80	Hospital or Medical Center	§ 890.44
3	803.2.81	Other Institutions	§ 890.50
4	803.2.82	Public Use	§ 890.80
5	803.2.90	Residential Use	§ 890.88
6	803.2.95	Automobile Parking Lot, Community Residential	§ 890.7
7	803.2.96	Automobile Parking Garage, Community Residential	§ 890.8
8			
9			
10	<u>803.2.97</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 890.123</u>

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

13 (1) Permitted Uses. All permitted uses in Chinatown Mixed Use Districts shall be
14 conducted within an enclosed building, unless otherwise specifically allowed in this Code.
15 Exceptions from this requirement are: accessory off-street parking and loading; uses which,
16 when located outside of a building, qualify as an outdoor activity area, as defined in Section
17 890.71 of this Code; and uses which by their nature are to be conducted in an open lot or
18 outside a building, as described in Sections 890 through 890.140 of this Code.

19 If there are two or more uses in a structure and none is classified under Section
20 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered
21 separately as an independent permitted, conditional, temporary or not permitted use.

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

25

1 (B) Conditional Uses. Conditional uses are permitted in a China-town Mixed Use
2 District when authorized by the Planning Commission; whether a use is conditional in a given
3 district is indicated in Sections 810 through 812. Conditional uses are subject to the provisions
4 set forth in Section 303 of this Code.

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

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

12 (iii) Notwithstanding any other provision of this Article, a change in use or demolition of
13 a movie theater use, as set forth in Section 890.64, shall require conditional use authorization.
14 This Subsection shall not authorize a change in use if the new use or uses are otherwise
15 prohibited.

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

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

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

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

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

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

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

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

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

23 (2) Not Permitted Uses.

24

25

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

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

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

11 Section 29. The San Francisco Planning Code is hereby amended by amending
12 Section 810.1, to read as follows:

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

14 The Chinatown Community Business District, located in the northeast quadrant of San
15 Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to
16 Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district
17 also includes portions of Commercial Street between Montgomery Street and Grant Avenue
18 and portions of Grant Avenue between Bush and California Streets. It is part of the larger core
19 area of Chinatown.

20 The portions of Broadway, Kearny and Commercial Streets and Grant Avenue in this
21 district are transitional edges or entries to Chinatown. North and east of the two blocks of
22 Broadway contained in this district are North Beach and the Broadway Entertainment Districts.
23 Kearny and Columbus Streets are close to intensive office development in the Downtown
24 Financial District. Both Grant Avenue and Commercial Street provide important pedestrian
25

1 entries to Chinatown. Generally, this district has more potential for added retail and
 2 commercial development than other parts of Chinatown.

3 This zoning district is intended to protect existing housing, encourage new housing and
 4 to accommodate modest expansion of Chinatown business activities as well as street-level
 5 retail uses. The size of individual professional or business office use is limited in order to
 6 prevent these areas from being used to accommodate larger office uses spilling over from the
 7 financial district. Housing development in new buildings is encouraged at upper stories.
 8 Existing housing is protected by limitations on demolitions and upper-story conversions.

9 Table 810 CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING
 10 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
.11	Lot Size [Per Development]	§§ 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 / 75% coverage § 134.1
.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
.14	Maximum Street		P to 50 feet C more than 50 feet § 145.3

1		Frontage [Per		
2		Building]		
3	.15	Awning	§ 890.21	P § 136.2(a)
4	.16	Canopy	§ 890.24	P § 136.2(b)
5	17	Marquee	§ 890.58	P § 136.2(c)
6	COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
7				
8	.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.8 to 1 § 124(a) (b)
9				
10	.20	Use Size	§ 890.130	P up to 5,000 sq. ft. C 5,000 sq. ft. & above
11		[Nonresidential]		§ 121.4 Except for full-service restaurants
12	.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over
13				10,000 sq. ft. § 135.1
14	.22	Off-Street Parking,	§§ 150, 153– 157,	1:500 sq. ft. when lot size over 20,000 sq. ft.
15		Commercial and	159– 160, 204.5	§§ 151, 161(d)
16		Institutional		
17	.23	Off-Street Freight	§§ 150, 153– 155,	Generally, none required if gross floor area
18		Loading	204.5	is less than 10,000 sq. ft. §§ 152, 161(b)
19	.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
20	.25	Drive-Up Facility	§ 890.30	
21	.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
22	.27	Hours of Operation	§ 890.48	No limit
23	.30	General Advertising	§§ 602– 604, 608.1,	P § 607.2(e)
24				
25				

1	Sign	608.2	
2	.31 Business Sign	§§ 602– 604, 608.1,	P § 607.2(f)
3		608.2	

5					
6					
7	Chinatown Community Business District				
8	Controls by Story				
9	No.	Zoning Category	§ References	1st	2nd
10	.38a	Residential Conversion	Ch. 41 Admin. Code		
11		Residential Hotels			
12	.38b	Residential Demolition	Ch. 41 Admin. Code		
13		Residential Hotels			
14	.39a	Residential Conversion			
15		Apartments			
16	.39b	Residential Demolition			
17		Apartments			
18	Retail Sales and Services				
19	.40a	Other Retail Sales and Services	§ 890.102	P	P
20		[Not Listed Below]			P
21	.40b	Gift Store– Tourist Oriented	§ 890.39	P	P
22	.40c	Jewelry	§ 890.51	P	P
23	.41	Bar	§ 890.22	P	P
24					
25					

1	.42	Full-Service Restaurant	§ 890.92	P	P	P
2	.43	Fast Food Restaurant (Small)	§ 890.90	C	C	C
3	.44	Fast Food Restaurant (Large)	§ 890.91			
4	.45	Take-Out Food	§ 890.122	C	C	
5	.46	Movie Theater	§ 890.64	P	P	
6	.47a	Adult Entertainment	§ 890.36			
7	.47b	Other Entertainment	§ 890.37	P	P	P
8	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
9	.49	Financial Service	§ 890.110	P		
10	.50	Limited Financial Service	§ 890.112	P		
11	.51	Medical Service	§ 890.114	P	P	P
12	.52	Personal Service	§ 890.116	P	P	P
13	.53	Professional Service	§ 890.108	P	P	P
14	.54	Massage Establishment	§ 890.60 § 1900 Health Code	P	P	P
15	.55	Tourist Hotel	§ 890.46	C	C	C
16	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
17	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
18	.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C

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1	.59	Automobile Parking Garage, Public	§ 890.12	C	C	C
2						
3	.60	Automotive Gas Station	§ 890.14			
4	.61	Automotive Service Station	§ 890.18			
5	.62	Automotive Repair	§ 890.15			
6	.63	Automotive Wash	§ 890.20			
7	.64	Automotive Sale or Rental	§ 890.13			
8	.65	Animal Hospital	§ 890.6			
9	.66	Ambulance Service	§ 890.2			
10	.67	Mortuary	§ 890.62	C	C	
11	.68	Trade Shop	§ 890.124	P	C	
12	.70	Administrative Service	§ 890.106			
13	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
14	.72	Fringe Financial Service	§ 890.113	P#		
15						
16	.73	<i>Tobacco Paraphernalia Establishments</i>	<u>§ 890.123</u>	<u>C</u>		
17						
18						
19						
20						
21						
22		Institutions				
23	.80	Hospital or Medical Center	§ 890.44			
24	.81	Other Institutions	Not counted as	P	P	P
25						

1		Commercial Fl. area §			
2		890.50			
3	.82	Public Use	§ 890.80	C	C C
4	.83	Medical Cannabis Dispensary	§ 890.133	P	
5	RESIDENTIAL STANDARDS AND				
6	USES				
7	.90	Residential Use	§ 890.88	P	P P
8	.91	Residential Density, Dwelling	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area	
9		Units		§ 207.5	
10	.92	Residential Density, Group	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot	
11		Housing		area § 208	
12	.93	Usable Open Space [Per	§§ 135, 136	48 sq. ft. § 135 Table 3	
13		Residential Unit]			
14	.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159–	Generally, 1 space per unit	
15			160, 204.5	§§ 151, 161(a) (o)	
16	.95	Automobile Parking Lot,	§ 890.7, 156, 160	C	C C
17		Community Residential			
18	.96	Automobile Parking Garage,	§ 890.8, 160		C C
19		Community Residential			

**SPECIFIC PROVISIONS FOR CHINATOWN COMMUNITY BUSINESS
DISTRICT**

Section	Zoning Controls
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1	§	§ 270	– 50 N Height and Bulk District and 65 N Height and Bulk District as mapped
2	810.10		on Sectional Map 1H
3	§	§ 236	– Garment Shop Special Use District applicable only for portions of the
4	810.71		Chinatown Community Business District as mapped on Sectional Map No. 1
5			SUa
6	§	249.35	Fringe Financial Services are P subject to the restrictions set forth in Section
7	810.72		249.35, including, but not limited to, the proximity restrictions set forth in
8			Subsection 249.35(c)(3).

9
10 Section 30. The San Francisco Planning Code is hereby amended by amending
11 Section 811.1, to read as follows:

12 SEC. 811.1. CHINATOWN VISITOR RETAIL DISTRICT.

13 The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant
14 Avenue between California and Jackson Streets. This district contains a concentration of
15 shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and
16 contribute to the City's visual and economic diversity. Grant Avenue provides an important link
17 between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf
18 areas.

19 This district is intended to preserve the street's present character and scale and to
20 accommodate uses primarily appealing to visitors (e.g tourist gifts shops, jewelry stores, art
21 goods, large restaurants. In order to promote continuous retail frontage, entertainment,
22 financial services, medical service, automotive and drive-up uses are restricted. Most
23 commercial uses, except financial services are permitted on the first two stories.
24 Administrative services, (those not serving the public) are prohibited in order to prevent
25 encroachment from downtown office uses. There are also special controls on fast-food

1 restaurants and tourist hotels. Building standards protect and complement the existing small-
 2 scale development and the historic character of the area.

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

6 **Table 811 CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL**
 7 **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 [Per Building]		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)

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.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 [Nonresidential]	§ 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
.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)

1	.31	Business Sign	§§ 602– 604, 608.1, 608.2	P § 607.2(f)
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5	Chinatown Visitor Retail District					
6	Controls by Story					
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8	No.	Zoning Category	§ References	1st	2nd	3rd+
9	.38a	Residential Conversion	Ch. 41 Admin. Code			
10		Residential Hotels				
11	.38b	Residential Demolition	Ch. 41 Admin. Code			
12		Residential Hotels				
13	.39a	Residential Conversion				
14		Apartments				
15	.39b	Residential Demolition				
16		Apartments				
17	Retail Sales and Services					
18						
19	.40a	Other Retail Sales and Services	§ 890.102	P	P	
20		[Not Listed Below]				
21	.40b	Gift Store– Tourist Oriented	§ 890.39	P	P	
22	.40c	Jewelry	§ 890.51	P	P	
23	.41	Bar	§ 890.22	P	P	
24	.42	Full-Service Restaurant	§ 890.92	P	P	

1	.43	Fast Food Restaurant (Small)	§ 890.90	C		
2	.44	Fast Food Restaurant (Large)	§ 890.91			
3	.45	Take-Out Food	§ 890.122	P	P	
4	.46	Movie Theater	§ 890.64			
5	.47a	Adult Entertainment	§ 890.36			
6	.47b	Other Entertainment	§ 890.37	P#	P#	
7	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
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9	.49	Financial Service	§ 890.110			
10	.50	Limited Financial Service	§ 890.112			
11	.51	Medical Service	§ 890.114		P	
12	.52	Personal Service	§ 890.116		P	
13	.53	Professional Service	§ 890.108		P	
14	.54	Massage Establishment	§ 890.60, § 1900 Health Code	P	P	
15	.55	Tourist Hotel	§ 890.46	C	C	C
16	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
17	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
18	.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C
19	.59	Automobile Parking Garage,	§ 890.12	C	C	C
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1		Public				
2	.60	Automotive Gas Station	§ 890.14			
3	.61	Automotive Service Station	§ 890.18			
4	.62	Automotive Repair	§ 890.15			
5	.63	Automotive Wash	§ 890.20			
6	.64	Automotive Sale or Rental	§ 890.13			
7	.65	Animal Hospital	§ 890.6			
8	.66	Ambulance Service	§ 890.2			
9	.67	Mortuary	§ 890.62	C	C	
10	.68	Trade Shop	§ 890.124	P	C	
11	.70	Administrative Service	§ 890.106			
12	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
13	.72	Fringe Financial Service	§ 890.113			
14	.73	<i>Tobacco Paraphernalia Establishments</i>	<i>§ 890.123</i>	<u>C</u>		
15	Institutions					
16	.80	Hospital or Medical Center	§ 890.44			
17	.81	Other Institutions	§ 890.50	P	P	P
18	.82	Public Use	§ 890.80	C	C	C
19	.83	Medical Cannabis Dispensary	§ 890.133	P		
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RESIDENTIAL STANDARDS AND USES					
.90	Residential Use	§ 890.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5		
.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space per unit §§ 151, 161(a) (o)		
.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 SUa
§ 811.47b	§ 890.37	The other entertainment use must be in conjunction with an existing full-service restaurant

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Section 31. The San Francisco Planning Code is hereby amended by amending
Section 812.1, to read as follows:

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

The Chinatown Residential Neighborhood Commercial District extends along Stockton Street between Sacramento and Broadway and along Powell Street between Washington Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton Street is a major transit corridor which serves as "Main Street" for the Chinatown neighborhood. Both Stockton and Powell Streets contain a significant amount of housing as well as major community institutions supportive to Chinatown and the larger Chinese community. This daytime-oriented district provides local and regional specialty food shopping for fresh vegetables, poultry, fish and meat. Weekends are this area's busiest shopping days.

Because Stockton Street is intended to remain principally in its present character, the Stockton Street controls are designed to preserve neighborhood-serving uses and protect the residential livability of the area. The controls promote new residential development compatible with existing small-scale mixed-use character of the area. Consistent with the residential character of the area, commercial development is directed to the ground story. Daytime-oriented use is protected and tourist-related uses, fast-food restaurants and financial services are limited.

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

1 Table 812 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL
 2 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 [Per Development]	§§ 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 [Per Building]		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			

1	INSTITUTIONAL		
2	STANDARDS AND		
3	SERVICES		
4	.19	Floor Area Ratio	§§ 102.9, 102.11, 123
5			1.0 to 1 § 124(a) (b)
6	.20	Use Size	§ 890.130
7		[Nonresidential]	P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4
8	.21	Open Space	
9			1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
10	.22	Off-Street Parking,	§§ 150, 153– 157,
11		Commercial and	159– 160, 204.5
12		Institutional	None Required § 161(c)
13	.23	Off-Street Freight	§§ 150, 153– 155,
14		Loading	204.5
15			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
16	.24	Outdoor Activity Area	§ 890.71
17	.25	Drive-Up Facility	§ 890.30
18	.26	Walk-Up Facility	§ 890.140
19			P if recessed 3 ft. C otherwise
20	.27	Hours of Operation	§ 890.48
21			P 6 a.m.– 11 p.m. C 11 p.m.– 2 a.m.
22	.30	General Advertising	§§ 602– 604,
23		Sign	608.1, 608.2
24	.31	Business Sign	§§ 602– 604,
25			608.1, 608.2
			P § 607.2(f)

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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 Demolition Apartments				
Retail Sales and Services					
.40a	Other Retail Sales and Services [Not Listed Below]	§ 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		

1	.45	Take-Out Food	§ 890.122	C		
2	.46	Movie Theater	§ 890.64	C		
3	.47a	Adult Entertainment	§ 890.36			
4	.47b	Other Entertainment	§ 890.37			
5	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
6						
7	.49	Financial Service	§ 890.110	C		
8	.50	Limited Financial Service	§ 890.112	C		
9	.51	Medical Service	§ 890.114	P		
10	.52	Personal Service	§ 890.116	P		
11	.53	Professional Service	§ 890.108	P		
12	.54	Massage Establishment	§ 890.60 § 1900 Health Code	P		
13						
14	.55	Tourist Hotel	§ 890.46			
15	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C		
16						
17	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C		
18						
19	.58	Automobile Parking Lot, Public	§ 890.11, 156	C		
20	.59	Automobile Parking Garage, Public	§ 890.12			
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22	.60	Automotive Gas Station	§ 890.14			
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1	.61	Automotive Service Station	§ 890.18			
2	.62	Automotive Repair	§ 890.15			
3	.63	Automotive Wash	§ 890.20			
4	.64	Automotive Sale or Rental	§ 890.13			
5	.65	Animal Hospital	§ 890.6			
6	.66	Ambulance Service	§ 890.2			
7	.67	Mortuary	§ 890.62	C	C	
8	.68	Trade Shop	§ 890.124	P		
9	.70	Administrative Service	§ 890.106			
10	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
11						
12	.72	Fringe Financial Service	§ 890.113	C		
13						
14	.73	<i>Tobacco Paraphernalia Establishments</i>	<u>§ 890.123</u>	<u>C</u>		
15						
16						
17		Institutions				
18	.80	Hospital or Medical Center	§§ 124.1, 890.44	C	C	C
19	.81	Other Institutions	§ 890.50	P	P	P
20	.82	Public Use	§ 890.80	C	C	C
21	.83	Medical Cannabis Dispensary	§ 890.133	P		
22						
23		RESIDENTIAL STANDARDS AND USES				
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1	.90	Residential Use	§ 890.88	P	P	P
2	.91	Residential Density, Dwelling	§§ 207, 207.1,	1 unit per 200 sq. ft. lot area §		
3		Units	890.88(a)	207.5		
4	.92	Residential Density, Group	§§ 207.1, 208,	1 bedroom per 140 sq. ft. lot		
5		Housing	890.88(b)	area § 208		
6	.93	Usable Open Space [Per	§§ 135, 136	48 sq. ft. § 135 Table 3		
7		Residential Unit]				
8	.94	Off-Street Parking, Residential	§§ 150, 153– 157,	Generally, 1 space per unit §§		
9			159– 160, 204.5	151, 161(a) (g)		
10	.95	Automobile Parking Lot,	§ 890.7, 156, 160	C	C	C
11		Community Residential				
12	.96	Automobile Parking Garage,	§ 890.8, 160	C	C	C
13		Community Residential				
14						

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

Section		Zoning Controls
18	§ 812.10	§ 270 – 50 N Height and Bulk District and 65 N Height and Bulk District as mapped on Sectional Map 1H
21	§ 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 SUa

1 Section 32. The San Francisco Planning Code is hereby amended by amending
 2 Section 814, to read as follows:

3 SEC. 814. SPD – SOUTH PARK DISTRICT.

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

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

15 **Table 814 SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE**

			South Park District
No.	Zoning Category	§ References	Controls
814.01	Height		See Sectional Zoning Map 1
814.02	Bulk	§ 270	See Sectional Zoning Map 1
814.03	Residential Density Limit	§§ 124, 207.5, 208	1:600 for dwelling units; 1 bedroom for

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			each 210 sq. ft. of lot area for group housing
814.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally 1.8 to 1 floor area ratio
814.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq. ft. per unit, if private, 106 sq. ft. if common
814.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
814.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
814.09	Outdoor Activity Area	§ 890.71	P
814.10	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
814.11	Automated Bank Teller Machine	§ 803.5(d)	NP
814.12	Residential Conversion	§ 803.5(b)	C
814.13	Residential Demolition	§ 803.5(b)	C
Residential Use			
814.14	Dwelling Units	§ 102.7	P
814.15	Group Housing	§ 890.88(b)	C
814.16	SRO Units	§ 890.88(c)	P
Institutions			
814.17	Hospital, Medical Centers	§ 890.44	NP

1	814.18	Residential Care	§ 890.50(e)	C
2	814.19	Educational Services	§ 890.50(c)	NP
3	Institutions			
4	814.20	Religious Facility	§ 890.50(d)	C
5	814.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
6				
7	814.22	Child Care	§ 890.50(b)	P
8	814.23	Medical Cannabis Dispensary	§ 890.133	P #
9	Vehicle Parking			
10				
11	814.25	Automobile Parking Lot, Community Residential	§ 890.7	P
12				
13	814.26	Automobile Parking Garage, Community Residential	§ 890.8	C
14				
15	814.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
16				
17	814.28	Automobile Parking Garage, Community Commercial	§ 890.10	C
18				
19	814.29	Automobile Parking Lot, Public	§ 890.11	P
20				
21	814.30	Automobile Parking Garage, Public	§ 890.12	C
22	Retail Sales and Services			
23	814.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including	§ 890.104	P
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	Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services		
814.33	Fringe Financial Service	§§ 249.35, 890.113	P#
<u>814.34</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 890.123</u>	<u>C</u>
Assembly, Recreation, Arts and Entertainment			
814.37	Nighttime Entertainment	§ 102.17	NP
814.38	Meeting Hall	§ 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 814.21	§§ 221(f), 803.4	NP
814.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	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

1	814.46	Arts Activities, other than Theaters	§ 102.2	P
2	814.47	Business Services	§ 890.111	P
3	Office			
4	814.49	Work Space of Design Professionals	§ 890.28	P
5	814.50	All Office Uses	§ 890.70	P
6	Live/Work Units			
7	814.55	All types of Live/Work Units	§§ 102.2, 102.13, 209.9(f), (g)	P
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11	Automotive			
12	814.57	Vehicle Storage– Open Lot	§ 890.131	NP
13	814.58	Vehicle Storage– Enclosed Lot or Structure	§ 890.132	NP
14	814.59	Motor Vehicle Service Station, Automotive	§§ 890.18,	NP
15		Washing	890.20	
16	814.60	Motor Vehicle Repair	§ 890.15	NP
17	814.61	Motor Vehicle Tow Service	§ 890.19	NP
18	814.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
19	814.63	Public Transportation Facilities	§ 890.80	NP
20	Industrial			
21	814.64	Wholesale Sales	§ 890.54(b)	P
22	814.65	Light Manufacturing	§ 890.54(a)	P
23	814.66	All Other Wholesaling, Storage, Distribution	§§ 225, 226	NP
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1		and Open Air Handling of Materials and		
2		Equipment, and Manufacturing and		
3		Processing Uses		
4	814.67	Storage	§ 890.54(c)	P
5	Other Uses			
6	814.68	Animal Services	§ 224	NP
7	814.69	Open Air Sales	§§ 803.5(f),	P
8			890.38	
9	814.70	Ambulance Service	§ 890.2	NP
10	814.71	Open Recreation and Horticulture	§ 209.5	P
11	814.72	Public Use, except Public Transportation	§ 890.80	C
12		Facility		
13	814.73	Commercial Wireless Transmitting, Receiving	§ 227(h)	C
14		or Relay Facility		
15	814.74	Greenhouse or Plant Nursery	§ 227(a)	NP
16	814.75	Mortuary Establishment	§ 227(c)	NP
17	814.76	General Advertising Sign	§ 607.2(b) &	NP
18			(e)	
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SPECIFIC PROVISIONS FOR SPD DISTRICTS

22	Article	Other	Zoning Controls
23	Code	Code	
24	Section	Section	
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<p>1 § 814.23 § 2 890.133</p>		<p>– 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.</p>
<p>9 814.33</p>	<p>§§ 249.35, 10 890.113</p>	<p>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).</p>

13 Section 33. The San Francisco Planning Code is amended to amend Section 815, to
14 read as follows:

15 SEC. 815. RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT.

16 The Residential/Service Mixed Use District (RSD) serves as a buffer between the
17 higher-density, predominantly commercial area of Yerba Buena Center to the east and the
18 low-scale, predominantly service/industrial area west of Sixth Street. The RSD serves as a
19 major housing opportunity area within the South of Market District. The district controls are
20 intended to facilitate the development of high-density, mid-rise housing, including residential
21 hotels and live/work units, while also encouraging the expansion of retail, business service
22 and commercial and cultural arts activities.

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

4 General office, hotels, nighttime entertainment, adult entertainment, massage
 5 establishment, movie theaters and heavy industrial uses are not permitted.

6 **Table 815 RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT ZONING**
 7 **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
815.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 1.8 to 1 floor area ratio subject to § 803.5(j)
815.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit if private, 48 sq. ft. if common

1	815.06	Usable Open Space for	§ 135.2	36 sq. ft. per unit
2		Live/Work Units in Newly		
3		Constructed Buildings or		
4		Additions		
5	815.07	Usable Open Space for Other	§ 135.3	Varies by use
6		Uses		
7	815.09	Outdoor Activity Area	§ 890.71	P
8	815.10	Walk-Up Facility, except	§ 890.140	P
9		Automated Bank Teller		
10		Machine		
11	815.11	Automated Bank Teller	§ 803.5(d)	P
12		Machine		
13	815.12	Residential Conversion	§ 803.5(b)	C
14	815.13	Residential Demolition	§ 803.5(b)	C
15	Residential Use			
16	815.14	Dwelling Units	§ 102.7	P
17	815.15	Group Housing	§ 890.88(b)	C
18	815.16	SRO Units	§ 890.88(c)	P
19	Institutions			
20	815.17	Hospital, Medical Centers	§ 890.44	NP
21	815.18	Residential Care	§ 890.50(e)	C
22	815.19	Educational Services	§ 890.50(c)	P
23				
24				
25				

1	815.20	Religious Facility	§ 890.50(d)	C
2	815.21	Assembly and Social Service,	§ 890.50(a)	C
3		except Open Recreation and		
4		Horticulture		
5	815.22	Child Care	§ 890.50(b)	P
6	815.23	Medical Cannabis Dispensary	§ 890.133	P#
7	Vehicle Parking			
8				
9	815.25	Automobile Parking Lot,	§ 890.7	P
10		Community Residential		
11	815.26	Automobile Parking Garage,	§ 890.8	C, pursuant to § 803.5(i)
12		Community Residential		
13	815.27	Automobile Parking Lot,	§ 890.9	P
14		Community Commercial		
15	815.28	Automobile Parking Garage,	§ 890.10	C, pursuant to § 803.5(i)
16		Community Commercial		
17	815.29	Automobile Parking Lot, Public	§ 890.11	P
18	815.30	Automobile Parking Garage,	§ 890.12	C, pursuant to § 803.5(i)
19		Public		
20	Retail Sales and Services			
21				
22	815.31	All Retail Sales and Services	§ 890.104	P, pursuant to § 803.5(i)
23		which are not Office Uses or		
24		prohibited by § 803.4, including		

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	Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services		
815.33	Fringe Financial Service	§§ 249.35, 890.113	P#
<u>815.34</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 890.123</u>	<u>C</u>
Assembly, Recreation, Arts and Entertainment			
815.37	Nighttime Entertainment	§§ 102.17, 181(f)	NP
815.38	Meeting Hall, not falling within Category 815.21	§ 221(c)	C, pursuant to § 803.5(i)
815.39	Recreation Building, not falling within Category 815.21	§ 221(e)	C, pursuant to § 803.5(i)
815.40	Pool Hall, Card Club, not falling within Category 815.21	§§ 221(f), 803.4	P, pursuant to § 803.5(i)
815.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P, pursuant to § 803.5(i)
Home and Business Service			

1	815.42	Trade Shop	§ 890.124	P, pursuant to § 803.5(i)
2	815.43	Catering Services	§ 890.25	P, pursuant to § 803.5(i)
3	815.45	Business Goods and	§ 890.23	P, pursuant to § 803.5(i)
4		Equipment Repair Service		
5	815.46	Arts Activities, other than	§ 102.2	P, pursuant to § 803.5(i)
6		Theaters		
7	815.47	Business Services	§ 890.111	P, pursuant to § 803.5(i)
8				
9		Office		
10	815.48	Office Uses in Landmark	§ 803.5(c)	C
11		Buildings or Contributory		
12		Buildings in Historic Districts		
13	815.49	Work Space of Design	§§ 890.28,	P, subject to § 803.5(k)
14		Professionals	803.5(k)	
15	815.50	All Other Office Uses	§ 890.70	NP
16		Live/Work Units		
17	815.51	Live/Work Units where the work	§§ 102.2,	P
18		activity is an Arts Activity	102.13,	
19			209.9(f) and	
20			(g), 233	
21	815.52	Live/Work Units where all the	§§ 102.13, 233	P
22		work activity is otherwise		
23		permitted as a Principal Use		
24				

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1	815.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
2				
3				
4	815.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
5				
6				
7	815.55	All other Live/Work Units		NP
8	Motor Vehicle Services			
9				
10	815.57	Vehicle Storage– Open Lot	§ 890.131	NP
11	815.58	Vehicle Storage– Enclosed Lot or Structure	§ 890.132	P
12				
13	815.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P, pursuant to § 803.5(i)
14				
15	815.60	Motor Vehicle Repair	§ 890.15	P, pursuant to § 803.5(i)
16	815.61	Motor Vehicle Tow Service	§ 890.19	C, § 803.5(i)
17	815.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P, § 803.5(i)
18				
19	815.63	Public Transportation Facilities	§ 890.80	C, pursuant to § 803.5(i)
20	Industrial			
21				
22	815.64	Wholesale Sales	§ 890.54(b)	P, pursuant to § 803.5(i)
23	815.65	Light Manufacturing	§ 890.54(a)	P, pursuant to § 803.5(i)
24	815.66	Storage	§ 890.54(c)	P

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1	815.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225	P
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5	Other Uses			
6	815.68	Animal Services	§ 224	NP
7	815.69	Open Air Sales	§§ 803.5(e), 890.38	P
8				
9	815.70	Ambulance Service	§ 890.2	NP
10				
11	815.71	Open Recreation and Horticulture	§ 209.5	P
12				
13	815.72	Public Use, except Public Transportation Facility	§ 890.80	C
14				
15	815.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
16				
17				
18	815.74	Greenhouse or Plant Nursery	§ 227(a)	NP
19	815.75	Mortuary Establishment	§ 227(c)	NP
20	815.76	General Advertising Sign	§ 607.2(b) & (e)	NP
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22				

SPECIFIC PROVISIONS FOR RSD DISTRICTS

Article	Other	Zoning Controls
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Code Section	Code Section	
§ 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).

Section 34. The San Francisco Planning Code is hereby amended by amending Section 816, to read as follows:

SEC. 816. SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE DISTRICT.

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

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

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

8 **Table 816 SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED**
 9 **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

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			housing
816.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
816.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	60 sq. ft. per unit if private, 80 sq. ft. if common
816.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
816.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
816.09	Outdoor Activity Area	§ 890.71	P
816.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.5(d)	P
816.12	Residential Conversion	§ 803.5(b)	C
816.13	Residential Demolition	§ 803.5(b)	C
Residential Use			
816.14	Dwelling Units	§ 102.7	P
816.15	Group Housing	§ 890.88(b)	C
816.16	SRO Units	§ 890.88(c)	P
Institutions			
816.17	Hospital, Medical Centers	§ 890.44	NP
816.18	Residential Care	§ 890.50(e)	C
816.19	Educational Services	§ 890.50(c)	P

1	816.20	Religious Facility	§ 890.50(d)	P
2	816.21	Assembly and Social Service, except	§ 890.50(a)	C
3		Open Recreation and Horticulture		
4	816.22	Child Care	§ 890.50(b)	P
5	816.23	Medical Cannabis Dispensary	§ 890.133	P#
6	Vehicle Parking			
7				
8	816.25	Automobile Parking Lot, Community	§ 890.7	P
9		Residential		
10	816.26	Automobile Parking Garage, Community	§ 890.8	P
11		Residential		
12	816.27	Automobile Parking Lot, Community	§ 890.9	P
13		Commercial		
14	816.28	Automobile Parking Garage, Community	§ 890.10	P
15		Commercial		
16	816.29	Automobile Parking Lot, Public	§ 890.11	P
17	816.30	Automobile Parking Garage, Public	§ 890.12	C
18	Retail Sales and Services			
19				
20	816.31	All Retail Sales and Services which are	§ 890.104	P
21		not Office Uses or prohibited by § 803.4,		
22		including Bars, Full Service and Fast		
23		Food Restaurants, Take Out Food		
24		Services, and Personal Services		

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1	816.33	Fringe Financial Service	§§ 249.35, 890.113	P#
2				
3	<u>816.34</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 890.123</u>	<u>C</u>
4	Assembly, Recreation, Arts and			
5	Entertainment			
6	816.36	Arts Activity, other than Theater	§ 102.2	P
7				
8	816.37	Nighttime Entertainment	§§ 102.17, 181(f)	NP
9				
10	816.38	Meeting Hall, not falling within Category 816.21	§ 221(c)	C
11				
12	816.39	Recreation Building, not falling within Category 816.21	§ 221(e)	C
13				
14	816.40	Pool Hall, Card Club, not falling within Category 816.21	§§ 221(f), 803.4	P
15				
16	816.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
17				
18	Home and Business Service			
19	816.42	Trade Shop	§ 890.124	P
20				
21	816.43	Catering Service	§ 890.25	P
22				
23	816.45	Business Goods and Equipment Repair Service	§ 890.23	P
24				
25	816.47	Business Service	§ 890.111	P

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Office			
816.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
816.49	Work Space of Design Professionals	§§ 890.28, 803.5(k)	P, subject to § 803.5(k)
816.50	All Other Office Uses	§ 890.70	NP
Live/Work Units			
816.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
816.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
816.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
816.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
816.55	All Other Live/Work Units		NP
Motor Vehicle Services			
816.57	Vehicle Storage– Open Lot	§ 890.131	NP
816.58	Vehicle Storage– Enclosed Lot or Structure	§ 890.132	P

1	816.59	Motor Vehicle Service Station,	§§ 890.18,	P
2		Automotive Wash	890.20	
3	816.60	Motor Vehicle Repair	§ 890.15	P
4	816.61	Automobile Tow Service	§ 890.19	C
5	816.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
6	816.63	Public Transportation Facilities	§ 890.80	P
7				
8		Industrial		
9	816.64	Wholesale Sales	§ 890.54(b)	P
10	816.65	Light Manufacturing	§ 890.54(a)	P
11	816.66	Storage	§ 890.54(c)	P
12	816.67	All Other Wholesaling, Storage,	§ 255	P
13		Distribution and Open Air Handling of		
14		Materials and Equipment		
15		Other Uses		
16	816.68	Animal Services	§ 224	NP
17	816.69	Open Air Sales	§§ 803.5(e),	P
18			890.38	
19	816.70	Ambulance Service	§ 890.2	NP
20	816.71	Open Recreation and Horticulture	§ 209.5	P
21	816.72	Public Use, except Public Transportation	§ 890.80	C
22		Facility		
23	816.73	Commercial Wireless Transmitting,	§ 227(h)	C
24				
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	Receiving or Relay Facility		
816.74	Greenhouse or Plant Nursery	§ 227(a)	NP
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).

1 Section 35. The San Francisco Planning Code is hereby amended by amending
 2 Section 817, to read as follows:

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

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

11 **Table 817 SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT ZONING**
 12 **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
817.02	Bulk	§ 270	See Zoning Sectional Maps 1 and 7
817.03	Residential Density Limit	§ 208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
817.04	Non-Residential Density Limit	§§ 102.9, 123,	Generally, 2.5 to 1 floor area ratio

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		124, 127	
817.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit
817.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
817.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
817.09	Outdoor Activity Area	§ 890.71	P
817.10	Walk-Up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.5(d)	P
817.12	Residential Conversion	§ 803.5(b)	C
817.13	Residential Demolition	§ 803.5(b)	C
Residential Use			
817.14	Dwelling Units	§§ 102.7, 803.5(f)	C, if low-income pursuant to § 803.5(f); otherwise NP
817.15	Group Housing	§ 890.88(b)	C
817.16	SRO Units	§ 890.88(c)	C
Institutions			

1	817.17	Hospital, Medical Centers	§ 890.44	NP
2	817.18	Residential Care	§ 890.50(e)	C
3	817.19	Educational Services	§ 890.50(c)	P
4	817.20	Religious Facility	§ 890.50(d)	P
5	817.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
6				
7				
8				
9	817.22	Child Care	§ 890.50(b)	P
10	817.23	Medical Cannabis Dispensary	§ 890.133	P#
11	Vehicle Parking			
12	817.25	Automobile Parking Lot, Community Residential	§ 890.7	P
13				
14	817.26	Automobile Parking Garage, Community Residential	§ 890.8	P
15				
16	817.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
17				
18	817.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
19				
20	817.29	Automobile Parking Lot, Public	§ 890.11	P
21				
22				
23	817.30	Automobile Parking Garage, Public	§ 890.12	C
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Retail Sales and Services			
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
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
817.33	Fringe Financial Service	§§ 249.35,	P#

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		890.113	
<u>817.34</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 890.123</u>	<u>C</u>
Assembly, Recreation, Arts and Entertainment			
817.37	Nighttime Entertainment	§ 102.17	NP
817.38	Meeting Hall	§ 221(c)	C
817.39	Recreation Building	§ 221(e)	C
817.40	Pool Hall, Card Club, not falling within Category 817.21	§§ 221(f), 803.4	P
817.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
Home and Business Service			
817.42	Trade Shop	§ 890.124	P
817.43	Catering Service	§ 890.25	P
817.45	Business Goods and Equipment Repair Service	§ 890.23	P
817.46	Arts Activities, other than Theaters	§ 102.2	P
817.47	Business Services	§ 890.111	P
Office			

1	817.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
2				
3				
4	817.49	Work Space of Design Professionals	§§ 890.28, 803.5(k)	P, subject to § 803.5(k)
5				
6	817.50	Office Uses Related to the Hall of Justice	§§ 803.5(j), 822	P in Special Use District, pursuant to § 803.5(j)
7				
8	817.51	All Other Office Uses	§ 890.70	NP
9				
10		Live/Work Units		
11	817.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
12				
13				
14				
15	817.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
16				
17				
18	817.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
19				
20				
21				
22	817.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
23				
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1	817.55	All Other Live/Work Units		NP
2	Automotive Services			
3	817.57	Vehicle Storage– Open Lot	§ 890.131	P
4	817.58	Vehicle Storage– Enclosed	§ 890.132	P
5		Lot or Structure		
6	817.59	Motor Vehicle Service Station,	§§ 890.18,	P
7		Automotive Wash	890.20	
8	817.60	Motor Vehicle Repair	§ 890.15	P
9	817.61	Motor Vehicle Tow Service	§ 890.19	C
10	817.62	Non-Auto Vehicle Sale or	§ 890.69	P
11		Rental		
12	817.63	Public Transportation	§ 890.80	P
13		Facilities		
14	Industrial			
15	817.64	Wholesale Sales	§ 890.54(b)	P
16	817.65	Light Manufacturing	§ 890.54(a)	P
17	817.66	Storage	§ 890.54(c)	P
18	817.67	All Other Wholesaling,	§ 255	P
19		Storage, Distribution and		
20		Open Air Handling of		
21		Materials and Equipment		
22	Other Uses			
23				
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1	817.68	Animal Services	§ 224	P
2	817.69	Open Air Sales	§§ 803.5(e),	P
3			890.38	
4	817.70	Ambulance Service	§ 890.2	P
5	817.71	Open Recreation and	§ 209.5	P
6		Horticulture		
7	817.72	Public Use, except Public	§ 890.80	P
8		Transportation Facility		
9	817.73	Commercial Wireless	§ 227(h)	C
10		Transmitting, Receiving or		
11		Relay Facility		
12	817.74	Greenhouse or Plant Nursery	§ 227(a)	P
13	817.75	Mortuary Establishment	§ 227(c)	NP
14	817.76	General Advertising Sign	§ 607.2(b) &	P in South of Market General
15			(e)	Advertising Special Sign District,
16				Otherwise NP
17	817.77	Internet Services Exchange	§ 209.6(c)	C

SPECIFIC PROVISIONS FOR SLI DISTRICTS

Article	Other Code	Zoning Controls
Code	Section	
Section		
§ 817.23 §		– Only those medical cannabis dispensaries that can demonstrate to

1 2 3 4 5 6 7 890.133		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.
8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	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).

Section 36. The San Francisco Planning Code is hereby amended by amending Section 818, to read as follows:

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.

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

4 **Table 818 SSO – SERVICE/SECONDARY OFFICE DISTRICT ZONING**
 5 **CONTROL TABLE**

			Service/Secondary Office 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

1	818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
2				
3				
4	818.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
5	818.09	Outdoor Activity Area	§ 890.71	P
6	818.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.5(d)	P
7				
8	818.11	Residential Conversion	§ 803.5(b)	C
9				
10	818.12	Residential Demolition	§ 803.5(b)	C
11	Residential Use			
12	818.14	Dwelling Units	§ 102.7	C
13	818.15	Group Housing	§ 890.88(b)	C
14	818.16	SRO Units	§ 890.88(c)	P
15	Institutions			
16	818.17	Hospital, Medical Centers	§ 890.44	P
17	818.18	Residential Care	§ 890.50(c)	C
18	818.19	Educational Services	§ 890.50(c)	P
19	818.20	Religious Facility	§ 890.50(d)	P
20	818.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
21				
22				
23	818.22	Child Care	§ 890.50(b)	P
24				
25				

1	818.23	Medical Cannabis Dispensary	§ 890.133	P#
2	Vehicle Parking			
3	818.25	Automobile Parking Lot,	§ 890.7	P
4		Community Residential		
5	818.26	Automobile Parking Garage,	§ 890.8	P
6		Community Residential		
7	818.27	Automobile Parking Lot,	§ 890.9	P
8		Community Commercial		
9	818.28	Automobile Parking Garage,	§ 890.10	P
10		Community Commercial		
11	818.29	Automobile Parking Lot, Public	§ 890.11	P
12	818.30	Automobile Parking Garage, Public	§ 890.12	C
13	Retail Sales and Services			
14	818.31	All Retail Sales and Services which	§ 890.104	P
15		are not Office Uses or prohibited by		
16		§ 803.4, including Bars, Full		
17		Service and Fast Food		
18		Restaurants, Take Out Food		
19		Services, and Personal Services		
20	818.33	Fringe Financial Service	§§ 249.35,	P#
21			890.113	
22				
23				
24				
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1	<u>818.34</u>	<u>Tobacco Paraphernalia</u>	<u>§ 890.123</u>	<u>C</u>
2		<u>Establishments</u>		
3	Assembly, Recreation, Arts and			
4	Entertainment			
5	818.37	Nighttime Entertainment	§§ 102.17, 803.5(a)	C
6				
7	818.38	Meeting Hall, not falling within	§ 221(c)	P
8		Category 818.21		
9	818.39	Recreation Building, not falling	§ 221(e)	P
10		within Category 818.21		
11	818.40	Pool Hall, Card Club, not falling	§§ 221(f),	P
12		within Category 818.21	803.4	
13	818.41	Theater, falling within § 221(d),	§§ 221(d),	P
14		except Movie Theater	890.64	
15				
16	Home and Business Service			
17	818.42	Trade Shop	§ 890.124	P
18	818.43	Catering Service	§ 890.25	P
19	818.45	Business Goods and Equipment	§ 890.23	P
20		Repair Service		
21	818.46	Arts Activities, other than Theaters	§ 102.2	P
22	818.47	Business Services	§ 890.111	P
23				
24	Office			

1	818.48	All Office Uses including Work Space of Design Professionals	§ 890.70	P
2				
3	Live/Work Units			
4	818.54	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f), (g), 233	P
5				
6				
7				
8	818.55	Live/Work Units where all the work activity is otherwise permitted	§§ 102.13, 233	P
9				
10	Automobile Services			
11				
12	818.57	Vehicle Storage– Open Lot	§ 890.131	NP
13	818.58	Vehicle Storage– Enclosed Lot or Structure	§ 890.132	P
14				
15	818.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
16				
17	818.60	Motor Vehicle Repair	§ 890.15	P
18	818.61	Motor Vehicle Tow Service	§ 890.19	C
19	818.62	Non-Auto Vehicle Sale or Rental	§ 890.69	P
20				
21	818.63	Public Transportation Facilities	§ 890.80	P
22	Industrial			
23	818.64	Wholesale Sales	§ 890.54(b)	P
24	818.65	Light Manufacturing	§ 890.54(a)	P

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1	818.66	Storage	§ 890.54(c)	P
2	818.67	All Other Wholesaling, Storage	§ 255	P
3		Distribution and Open Air Handling		
4		of Materials and Equipment		
5	Other Uses			
6	818.68	Animal Services	§ 224	P
7	818.69	Open Air Sales	§§ 803.5(e),	P
8			890.38	
9	818.70	Ambulance Service	§ 890.2	P
10	818.71	Open Recreation and Horticulture	§ 209.5	P
11	818.72	Public Use, except Public	§ 890.80	P
12		Transportation Facility		
13	818.73	Commercial Wireless Transmitting,	§ 227(h)	C
14		Receiving or Relay Facility		
15	818.74	Greenhouse or Plant Nursery	§ 227(a)	P
16	818.75	Mortuary Establishment	§ 227(c)	NP
17	818.76	General Advertising Sign	§ 607.2(b) &	NP
18			(e)	
19	818.77	Internet Services Exchange	§ 209.6(c)	C
20	818.78	Hotel, Tourist if 75 rooms or less	§ 890.46	C

SPECIFIC PROVISIONS FOR SSO DISTRICTS

Article	Other	Zoning Controls
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Code Section	Code Section	
§ 818.23 § 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 SSO District.
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).

Section 37. The San Francisco Planning Code is hereby amended by amending Section 827, to read as follows:

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

1 encouraged within the limits set by height, bulk, and tower spacing controls. Folsom Street is
2 intended to develop as the neighborhood commercial heart of the Rincon Hill and Transbay
3 neighborhoods, and pedestrian-oriented uses are required on the ground floor. Individual
4 townhouse dwelling units with ground floor entries directly to the street are required on streets
5 that will become primarily residential, including First, Fremont, Beale, Main, and Spear
6 Streets.

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

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

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**Table 827 RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE 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 [Per Development]	§§ 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. § 827(d)(2).
.13	Setbacks		Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. § 827(d). 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(d). Sun access plane setback of 50 degrees for all buildings 85÷ and lower on the south side of

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			east-west mid-block pathways. § 827(d).
.14	Street-Facing Uses	§§ 145.4, 145.5	Requirements based on location. See §§ 145.4 and 827(c).
.15	Parking and Loading Access: Prohibition	§ 155(r)	Prohibited on Folsom Street from Essex Street to The Embarcadero. § 827(d)(7)
.16	Parking and Loading Access: Siting and Dimensions	§§ 145.4, 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. § 827(d)(7).
.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. § 827(b)
.21	Use Size [Non-Residential]	§§ 890.130, 145.4	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. §§ 827(d)(5), 145.4.

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.22	Open Space	§ 135	1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. § 827(e)
.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 [Non-Residential, other than office uses]	§§ 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.		
.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	§§ 102.17,	C

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	Entertainment	803.5(g)	
.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	NP
.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
.42	Automotive Sale or Rental	§ 890.13	C
.43	Mortuary	§ 890.62	C
.44	Hours of Operation	§ 890.48	C. 2 a.m.– 6 a.m.
.45	Business Sign	§§ 602– 604, 608.1, 608.2	P. § 607.2(f)

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.45a	<i>Tobacco</i>	<u>§890.123</u>	<u>C</u>
	<i>Paraphernalia</i>		
	<i>Establishments</i>		
Residential Standards and Uses			
.46	Residential Use	§ 890.88	P
.47	Residential Density, Dwelling Units	§ 890.88(a)	No Limit. § 207.5 (b)
.48	Residential Density, Group Housing	§ 890.88(b)	No Limit. § 207.5 (b)
.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. § 827(e).
.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 and 827(d).
.51	Residential Conversions	§ 790.84, Ch. 41 Admin. Code	C
.52	Residential Demolition		C
.53	Fringe Financial	§§ 249.35,	P subject to the restrictions set forth in Section

	Service	890.113	249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
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(a) Development Concept. The development concept is for podium development up to 85 feet in height, with slender residential towers spaced to provide ample light and air to the district. New development will contribute to the creation of a substantial amount of public open space, as well as provide private common areas, courtyards, and balconies. Streets will be improved to provide widened sidewalks with substantial public open space. Ground floor uses will be pedestrian-oriented in character, consisting primarily of retail on Folsom Street, and individual townhouse-style residential units on First, Fremont, Beale, Main, and Spear Streets, as well as on alleys and mid-block pathways. Parking will be located below grade, and building utilities (loading bays, service doors, garage doors) will be located in sidewalk vaults or on secondary frontages.

GRAPHIC UNAVAILABLE: Click here

(b) Residential Use Controls.

(1) Residential Density. There shall be no density limit for residential uses, as defined by Section 890.88 of this Code, in the Rincon Hill Downtown Residential District. The provisions of Sections 207 through 208 related to residential density shall not apply.

(2) Required Residential to Non-Residential Use Ratio. For newly constructed buildings or additions which exceed 20 percent or more of an existing structure's gross floor area, at least six occupiable square feet of residential use shall be provided for each occupiable square foot of non-residential use, excluding accessory parking, on any lot legally existing. Lawfully

1 existing live/work units shall be considered as non-residential uses for the purpose of this
2 section, and do not satisfy the residential requirement. Exemption from the required use ratio
3 for building additions of less than 20 percent may not be granted for any single lot if such an
4 exemption would increase the total square footage of the building to an amount 20 percent
5 greater than existed on the lot since the adoption of this Section.

6
7 (3) Required unit size mix. No less than 40 percent of all units on-site must have at least two
8 bedrooms or more. Projects are encouraged to have at least 10 percent of all units on site
9 with three bedrooms or more.

10
11 (4) For newly constructed buildings or additions, which exceed 20 percent or more of an
12 existing structure's gross floor area, all building area above 85 feet in height shall be devoted
13 to residential use.

14
15 (5) Housing Requirement for Residential Developments. The requirements of Sections 315
16 through 315.9 shall apply in the RH DTR subject to the following exceptions:

17
18 (A) If constructed on-site, a minimum of 12 percent of the total units constructed, and if
19 constructed off-site, a minimum of 17 percent of the total units constructed, shall be affordable
20 to and occupied by qualifying persons and families as defined elsewhere in this Code.

21
22 (B) Below-market-rate units as required by Sections 315 through 315.9 that are built off-site
23 must be built within the area bounded by Market Street, the Embarcadero, King Street,
24 Division Street, and South Van Ness Avenue.

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(C) No less than fifty percent (50%) of the fees that are paid due to development in the Rincon Hill Area Plan under Section 315.4(e)(2) and 315.6 shall be paid into the Citywide Affordable Housing Fund, but the funds shall be separately accounted for and designated exclusively to increase the supply of affordable housing in the SOMA area.

(D) Fifty percent (50%) of the below-market rate units as required by Section 315 through 315.9 that are built on- or off-site must be provided as rental units for the life of the project, as defined in Planning Code Section 315.7(a).

(E) The Mayor's Office of Housing must submit a resolution to the Board of Supervisors with a plan for the use of all in lieu fee payments generated from the Rincon Hill Plan prior to any expenditure of the Funds.

(c) Street-Facing Use Requirements. Pedestrian-oriented retail, residential, institutional uses, and community services are required ground floor uses on all street facing frontages, except for the minimum frontage required for fire doors, parking and loading access, and other utilities.

(1) Required Ground Floor Retail Spaces. For frontages facing Folsom Street, ground floor space suitable for retail use is required for no less than 75 percent of all frontages, as specified in Section 145.4.

1 (2) Required Individual Ground Floor Residential Units. For building frontages facing Fremont,
2 First, Main, Beale and Spear Streets more than 60 feet from an intersection with Folsom,
3 Harrison, or Bryant Streets, and for building frontages facing Guy Place and Lansing Street,
4 individual ground floor residential units with direct pedestrian access to the sidewalk are
5 required at intervals of no greater than 25 feet, except where residential lobbies, parking and
6 loading access, utilities, and open space are necessary and provided pursuant to the
7 allowances of Section 827 and other sections of this Code. Individual ground floor residential
8 units are also encouraged along Harrison Street, Bryant Street, and alleys and mid-block
9 pedestrian paths where appropriate.

10

11 Figure 827(B): Frontages Where Ground Floor Retail Uses Are Required.

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13 **GRAPHIC UNAVAILABLE: Click here**

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15 Figure 827(C): Frontages Where Ground Floor Residential Uses/Entries Are Required.

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19 (d) Building Design Standards.

20 (1) Required Streetwall. Building area below 85 feet in height is required to be built to 100
21 percent of all property lines facing public rights-of-way, except where setbacks are required by
22 this Section and except where publicly accessible open space is provided according to the
23 provisions of this Section. Recesses, insets and breaks between buildings are permitted to

24

25

1 provide vertical articulation to the facade, provided the overall integrity of the streetwall is
2 maintained.

3
4 (2) Lot Coverage. The requirements of Section 134 shall not apply in the RH DTR District. Lot
5 coverage is limited to 80 percent at all residential levels except on levels in which all
6 residential units face onto a public right-of-way or mid-block pedestrian path meeting the
7 minimum standards of this Section. The unbuilt portion of the lot shall be open to the sky
8 except for those obstructions permitted in yards pursuant to Section 136(c). Exceptions to the
9 20 percent open area requirement may be granted, pursuant to the provisions of Section
10 309.1, for conversions of existing non-residential structures where it is determined that
11 provision of 20 percent open area would require partial demolition of the existing non-
12 residential structure. Lots fronting only on the north side of Guy Place are permitted up to 80
13 percent lot coverage.

14
15 (3) Dwelling Unit Exposure. The requirements of Section 140 shall apply. Reductions in this
16 requirement may be granted through the procedures of Section 309.1.

17
18 (4) Upper Story Setback. To ensure adequate sunlight to streets, alleys, and pedestrian
19 pathways, upper story setbacks are required as follows:

20
21 (A) All buildings are required to set back at least 10 feet above a height of 65 feet along
22 Spear, Main, Beale, Fremont and First Streets. This requirement shall not apply to street
23 frontage occupied by a building taller than 85 feet. This upper story setback requirement shall

24
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1 also not apply to the first 60 linear feet of frontage from corners at Folsom, Harrison, and
2 Bryant Streets.

3
4 (B) Buildings greater than 60 linear feet from a major street along Guy Place, Lansing Street,
5 and any proposed or existing private or public mid-block pedestrian pathways, are required to
6 be set back at least 10 feet above 45 feet in height from said right-of-way.

7
8 (C) In order to increase sun access to mid-block pathways and uses along such pathways, all
9 building frontage on the southeast side of mid-block pathways not occupied by a building taller
10 than 85 feet must set back upper stories by 10 feet above a building height of 45 feet. For
11 projects on the south side of a mid-block pedestrian pathway taller than 65 feet, an additional
12 upper story setback of 10 feet is required above a building height of 65 feet.

13
14 (i) Modifications. For any lot on the north side of a required mid-block pedestrian pathway, a
15 modification from the required upper story setback of 10 feet above a height of 45 feet may be
16 granted according to the provisions of Section 309.1, provided that, in total, the building is set
17 back by a volume equal to what would be required by meeting the standard in (C) above, and
18 the modification would substantially improve the accessibility, design and character of the
19 mid-block pedestrian pathway.

20
21 Figure 827(D): Required Upper Story Stepbacks

22
23 **GRAPHIC UNAVAILABLE: Click here**

24
25

1 (5) Ground Floor Residential Units. Where ground floor residential units are required along
2 Spear, Main, Beale, Fremont, and First Streets, the following design standards apply. Ground
3 floor residential units along Guy Place and Lansing Street, within the footprint of towers taller
4 than 105 feet, and those that are proposed in locations where they are not required, are
5 encouraged to meet the standards in this subsection to the greatest degree possible.

6
7 (A) Facade Articulation. Individual residential units are required to be vertically articulated at
8 regular intervals of no greater than 25 feet. Changes in vertical massing, architectural
9 projections and recesses may be used to achieve this articulation.

10
11 (B) Setback Dimensions. Building setbacks are required to create a transitional space
12 between the public realm of the street and the private realm of the individual dwelling unit. The
13 setback shall be implemented according to the following specifications, and as illustrated in
14 Figures 827(E) and 827(F):

15
16 (i) The entire building facade must be set back from the street-abutting property line a
17 minimum of three feet, an average of five feet, and not in excess of ten feet.

18
19 (ii) All projections allowed by Section 136 permitted in front setbacks are permitted, except for
20 garages and driveways. Architectural projections, such as bay windows, are encouraged and
21 may extend down to the ground provided they do not encroach within the 18-inch landscaping
22 strip required by subsection (iii). Railings, fences, and grilles up to a height of 3 feet 6 inches
23 that are at least 75 percent open to perpendicular view are permitted on top of an landing or
24 porch, regardless of the combined total height of the railing and porch from street grade. \

25

1
2 (iii) A landscaped strip at grade with the sidewalk is required for the first 18 inches of the
3 setback, for at least 50 percent of the width of each residential unit.

4
5 (iv) Setbacks proposed to be greater than five feet are encouraged to provide a porch or
6 landscape area at grade with the residential entry.

7
8 (C) Residential Entries.

9
10 (i) Residential entries are required to be raised an average of three feet above street grade.

11
12 (ii) Each entry is required to have a vestibule at least one foot in depth from the building
13 facade. The entry vestibule may be no less than five feet wide and no less than the height of
14 the ground story.

15
16 (D) Landscaping in Setbacks. All building setback areas not occupied by steps, porches or
17 other occupiable space must be landscaped. Setbacks should be designed to provide access
18 to landscaped areas, encouraging gardening and other uses by residents.

19
20 (i) A water source must be provided for each residential setback.

21
22 (ii) To allow for landscaping and street trees at street grade, parking must be located far
23 enough below the surface of the setback to provide a minimum soil depth of 3 feet 6 inches. A
24 continuous soil trough should be provided with adequate centrally-operated irrigation.

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Figure 827(E): Required Dimensions for Building Setbacks.

GRAPHIC UNAVAILABLE: Click here

Figure 827(F): Required Dimensions for Building Setbacks.

GRAPHIC UNAVAILABLE: Click here

(6) Ground Floor Commercial Design.

(A) Minimum Depth. Ground floor non-residential spaces along Folsom Street must have a minimum depth of 25 feet from the Folsom Street facade.

(B) Minimum Ceiling Height. Ground floor non-residential spaces along Folsom Street must have a minimum 12 foot 6 inch clear ceiling height for the first 25 feet of depth fronting Folsom Street.

(C) Transparency and Fenestration. Non-residential frontages must be fenestrated with windows and doorways for no less than 60 percent of the facade area. No less than 75 percent of the fenestrated area must be transparent. The use of dark or mirrored glass is not permitted or required transparent area.

1 (D) Maximum Frontage. A single ground floor commercial tenant may not occupy more than
2 75 linear feet of frontage for the first 25 feet of depth from the street facing facade along any
3 major street. Separate individual storefronts shall wrap large footprint ground floor uses for the
4 first 25 feet of depth.

5
6 (7) Lighting. Pedestrian-scaled lighting shall be provided as an integral element of all building
7 facades and shall be designed and located to accentuate the uses facing the street.
8 Pedestrian-scaled lighting shall be incorporated into all facades and landscaped setback
9 areas in the form of wall sconces, entry illumination and low-level lighting set into edging
10 features. Lighting should be designed to accentuate ground floor retail and residential entries.
11 Incandescent or color-corrected lighting sources must be used.

12

13 Figure 827(G): Required Ground Floor Commercial Transparency and Fenestration.

14

15 **GRAPHIC UNAVAILABLE: Click here**

16

17 Figure 827(H): Ground Floor Commercial Frontages.

18

19 **GRAPHIC UNAVAILABLE: Click here**

20

21 (8) Off-Street Parking and Loading. Restrictions on the design and location of off-street
22 parking and loading and access to off-street parking and loading are necessary to reduce their
23 negative impacts on neighborhood quality and the pedestrian environment.

24

25

1 (A) Required Below-Grade. All off-street parking in the RH DTR shall be built below street
2 grade. The design of parking on sloping sites must be reviewed through the procedures of
3 Section 309.1, according to the following standards:

4
5 (i) For sloping sites with a grade change of at least ten feet laterally along the street, no less
6 than 50 percent of the perimeter of all floors with off-street parking shall be below the level of
7 said sloping street; and

8
9 (ii) For sites that slope upwards from a street, no less than 50 percent of the perimeter of all
10 floors with off-street parking shall be below the average grade of the site; and

11
12 (iii) Any above-grade parking shall be set back from the street facing facades and wrapped
13 with active uses, as defined by Section 145.4, for a depth of no less than 25 feet at the ground
14 floor and 15 feet on floors above.

15
16 Pursuant to the procedures of Section 309.1, the Planning Commission may reduce the
17 minimum on-site provision of required residential open space to not less than 18 square feet
18 per unit in order to both create additional publicly accessible open space serving the district
19 and to foster superior architectural design on constrained sites.

20
21 (B) Parking and Loading Access.

22
23 (i) Width of openings. Any single development is limited to a total of two facade openings of
24 no more than 11 feet wide each or one opening of no more than 22 feet wide for access to off-

25

1 street parking and one facade opening of no more than 15 feet wide for access to off-street
2 loading. Shared openings for parking and loading are encouraged. The maximum permitted
3 width of a shared parking and loading garage opening is 27 feet. The maximum permitted
4 width of all combined parking and loading openings on Guy Place and Lansing Street for any
5 single project is 20 feet.

6
7 (ii) Folsom Street. Access to off-street parking is not permitted on Folsom Street for lots with
8 frontage on another street. For lots fronting solely on Folsom Street, access to parking on a
9 Folsom Street frontage is permitted only through the processes established by Section 309.1
10 by demonstrating that every effort has been made to minimize negative impact on the
11 pedestrian quality of the street. Loading may not be accessed from Folsom Street.

12
13 (iii) Sidewalk narrowings or porte cocheres to accommodate passenger loading and unloading
14 are not permitted. For the purpose of this section, a "porte cochere" is defined as an off-street
15 driveway, either covered or uncovered, for the purpose of passenger loading or unloading,
16 situated between the ground floor facade of the building and the sidewalk.

17
18 (e) Open Space.

19
20 (1) Amount Required.

21
22 (A) Residential. For all residential uses, 75 square feet of open space is required per dwelling
23 unit. All residential open space must meet the provisions described in Section 135 unless
24 otherwise established in this Section. Open space requirements may be met with the following

25

1 types of open space: "private usable open space" as defined in Section 135(a) of this Code,
2 "common usable open space" as defined in Section 135(a) of this Code, and "publicly-
3 accessible open space" as defined in this Section. At least 40 percent of the residential open
4 space is required to be common to all residential units. Common usable open space is not
5 required to be publicly-accessible. Publicly-accessible open space, including off-site open
6 space permitted by this Section, meeting the standards of this Section may be considered as
7 common usable open space. For residential units with direct access from the street, building
8 setback areas that meet the standards in Section 827(d)(4) may be counted toward the open
9 space requirement as private non-common open space.

10

11 (B) Non-residential. One square foot of publicly-accessible open space is required for every
12 50 gross square feet of non-residential uses over 10,000 square feet. All non-residential open
13 space must meet the standards of Section 827 for publicly-accessible open space.

14

15 (2) Off-site provision of required open space. The provision of off-site publicly-accessible open
16 space may be counted toward the requirements of both residential and non-residential open
17 space provided it is within the RH DTR or within 500 feet of any boundary of the RH DTR
18 District, and meets the standards of this Section.

19

20 (A) At least 36 square feet per residential unit of required open space and 50 percent of
21 required non-residential open space must be provided on-site. Pursuant to the procedures of
22 Section 309.1, the Planning Commission may reduce the minimum on-site provision of
23 required residential open space to not less than 18 square feet per unit in order to both create
24

25

1 additional publicly-accessible open space serving the district and to foster superior
2 architectural design on constrained sites.

3
4 (B) Open Space Provider. The open space required by this Section may be provided
5 individually by the project sponsor or jointly by the project sponsor and other project sponsors,
6 provided that each square foot of jointly developed open space may count toward only one
7 sponsor's requirement. With the approval of the Planning Commission, a public or private
8 agency may develop and maintain the open space, provided that (i) the project sponsor or
9 sponsors pay for the cost of development of the number of square feet the project sponsor is
10 required to provide, (ii) provision satisfactory to the Commission is made for the continued
11 maintenance of the open space for the actual lifetime of the building giving rise to the open
12 space requirement, and (iii) the Commission finds that there is reasonable assurance that the
13 open space to be developed by such agency will be developed and open for use by the time
14 the building, the open space requirement of which is being met by the payment, is ready for
15 occupancy.

16
17 (3) Publicly-Accessible Open Space Standards. Any open space intended to fulfill the
18 requirements of off-site or publicly-accessible open space required by this Section must meet
19 the following standards and be approved by the Planning Commission according to the
20 procedures of Section 309.1 of this Code.

21
22 (A) Open space must be of one or more of the following types:

23
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25

- 1 (i) An unenclosed park or garden at street grade or following the natural topography, including
2 improvements to hillsides or other unimproved public areas according to the Rincon Hill Area
3 Plan;
4
- 5 (ii) An unenclosed plaza at street grade, with seating areas and landscaping and no more
6 than 10 percent of the floor area devoted to food or beverage service;
7
- 8 (iii) An unenclosed pedestrian pathway that meets the minimum standards described in
9 Section 827(g)(3);
10
- 11 (iv) A terrace or roof garden with landscaping;
12
- 13 (v) Streetscape improvements with landscaping and pedestrian amenities that result in
14 additional space beyond the pre-existing sidewalk width and conform to the Streetscape Plan
15 of the Rincon Hill Area Plan, such as sidewalk widening or building setbacks, other than those
16 ground floor setbacks required by Section 827(d)(4) or intended by design for the use of
17 individual ground floor residential units; and
18
- 19 (vi) Streetscape improvements with landscaping and pedestrian amenities on Guy Place and
20 Lansing Street, beyond basic street tree planting or street lighting as otherwise required by
21 this Code, in accordance with the Streetscape Plan of the Rincon Hill Area Plan.
22
- 23 (B) Open space must meet the following standards:
24
25

1 (i) Be in such locations and provide such ingress and egress as will make the area
2 convenient, safe, secure and easily accessible to the general public;

3
4 (ii) Be appropriately landscaped;

5
6 (iii) Be protected from uncomfortable winds;

7
8 (iv) Incorporate ample seating and, if appropriate, access to limited amounts of food and
9 beverage service, which will enhance public use of the area;

10
11 (v) Be well signed and accessible to the public during daylight hours;

12
13 (vi) Be well lighted if the area is of the type requiring artificial illumination;

14
15 (vii) Be designed to enhance user safety and security;

16
17 (viii) Be of sufficient size to be attractive and practical for its intended use; and

18
19 (ix) Have access to drinking water and toilets if feasible.

20
21 (C) Maintenance. Open spaces shall be maintained at no public expense, except as might be
22 provided for by any community facilities district that may be formed in the RH DTR. The owner
23 of the property on which the open space is located shall maintain it by keeping the area clean
24 and free of litter and keeping in a healthy state any plant material that is provided. Conditions

25

1 intended to assure continued maintenance of the open space for the actual lifetime of the
2 building giving rise to the open space requirement may be imposed in accordance with the
3 provisions of Section 309.1.

4

5 (D) Informational Plaque. Prior to issuance of a permit of occupancy, a plaque of no less than
6 24 inches by 36 inches in size shall be placed in a publicly conspicuous location outside the
7 building at street level, or at the site of any publicly-accessible open space, identifying said
8 open space feature and its location, stating the right of the public to use the space and the
9 hours of use, describing its principal required features (e.g., number of seats, availability of
10 food service) and stating the name and address of the owner or owner's agent responsible for
11 maintenance.

12

13 (E) The Zoning Administrator shall have authority to require a property owner to hold harmless
14 the City and County of San Francisco, its officers, agents and employees, from any damage
15 or injury caused by the design, construction or maintenance of open space, and to require the
16 owner or owners or subsequent owner or owners of the property to be solely liable for any
17 damage or loss occasioned by any act or neglect in respect to the design, construction or
18 maintenance of the open space.

19

20 (f) Reduction of Ground Level Wind Currents.

21

22 (1) Requirement. New buildings and additions to existing buildings shall be shaped, or other
23 wind-baffling measures shall be adopted, so that the developments will not cause ground-
24 level wind currents to exceed, more than 10 percent of the time year-round, between 7:00

25

1 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of
2 substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas.
3 The term "equivalent wind speed" shall mean an hourly mean wind speed adjusted to
4 incorporate the effects of gustiness or turbulence on pedestrians.

5
6 (2) When preexisting ambient wind speeds exceed the comfort level, or when a proposed
7 building or addition may cause ambient wind speeds to exceed the comfort level, the building
8 shall be designed to reduce the ambient wind speeds to meet the requirements.

9
10 (3) Exception. The Zoning Administrator may allow the building or addition to add to the
11 amount of time the comfort level is exceeded by the least practical amount if (i) it can be
12 shown that a building or addition cannot be shaped and other wind-baffling measures cannot
13 be adopted to meet the foregoing requirements without creating an unattractive and ungainly
14 building form and without unduly restricting the development potential of the building site in
15 question, and (ii) the Zoning Administrator concludes that, because of the limited amount by
16 which the comfort level is exceeded, the addition is insubstantial.

17
18 The Zoning Administrator shall not grant an exception, and, no building or addition shall be
19 permitted that causes equivalent winds speeds to reach or exceed the hazard level of 26
20 miles per hour for a single hour of the year.

21
22 (g) Streetscape Standards.

23
24 (1) Sidewalk Treatments.

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(A) For all frontages abutting a public sidewalk, the project sponsor is required to install sidewalk widening, street trees, lighting, decorative paving, seating and landscaping in accordance with the Streetscape Plan of the Rincon Hill Area Plan, developed by the Planning Department and approved by the Board of Supervisors.

(B) Prior to approval by the Board of Supervisors of a Streetscape Plan for Rincon Hill, the Planning Commission, through the procedures of Section 309.1, shall require an applicant to install sidewalk widening, street trees, lighting, decorative paving, seating, and landscaping in keeping with the intent of the Rincon Hill Area Plan of the General Plan and in accordance with subsections (C)– (F) below.

(C) Sidewalk treatments shall comply with any applicable ordinances and with any applicable regulation of the Art Commission, the Department of Public Works and the Bureau of Light, Heat and Power of the Public Utility Commission regarding street lighting, sidewalk paving, and sidewalk landscaping.

(D) The Streetscape Plan and any Commission requirement pursuant to subsection (B) shall require the abutting property owner or owners to hold harmless the City and County of San Francisco, its officers, agents, and employees, from any damage or injury caused by reason of the design, construction or maintenance of the improvements, and shall require the owner or owners or subsequent owner or owners of the respective property to be solely liable for any damage or loss occasioned by any act.

1 (E) Notwithstanding the provisions of this Section, an applicant shall apply for all required
2 permits for changes to the legislated sidewalk widths and street improvements and pay all
3 required fees.

4
5 (F) The owner of the property is required to maintain all those improvements other than
6 lighting.

7
8 (2) Street Trees. Street trees shall be installed by the owner or developer in the case of
9 construction of a new building, relocation of a building, or addition of floor area equal to 20
10 percent or more of an existing building when such construction, relocation or addition occurs
11 on any site in the RH DTR. Street trees shall be provided according to the provisions of
12 Section 143(b), (c) and (d). In addition, street trees shall:

13
14 (A) be planted at least one foot back from the curb line;

15
16 (B) have a minimum 2 inch caliper, measured at breast height;

17
18 (C) branch a minimum of 8 feet above sidewalk grade;

19
20 (D) where in the public right-of way, be planted in a sidewalk opening at least 16 square feet,
21 and have a minimum soil depth of 3 feet 6 inches;

22
23 (E) where planted in individual basins rather than a landscaped planting bed, be protected by
24 a tree grate with a removable inner ring to provide for the tree's growth over time;

25

1
2 (F) provide a below-grade environment with nutrient-rich soils, free from overly-compacted
3 soils, and generally conducive to tree root development;

4
5 (G) be irrigated, maintained and replaced if necessary by the property owner, in accordance
6 with Sec. 174 of the Public Works Code; and

7
8 (H) be planted in a continuous soil-filled trench parallel to the curb, such that the basin for
9 each tree is connected.

10
11 (3) Mid-Block Pedestrian Pathways. For developments on Assessor's Blocks 3744– 3748, the
12 Commission may require, pursuant to Section 309.1, the applicant to provide a mid-block
13 pedestrian pathway for the entire depth of their property where called for by the Rincon Hill
14 Area Plan of the General Plan. This pathway shall be designed in accordance with the
15 standards of this Section.

16
17 (A) Design. The design of the pathway shall meet the following minimum requirements:

18
19 (i) Have a minimum width of 20 feet from building face to building face;

20
21 (ii) Have a minimum clear walking width of 10 feet free of any obstructions.

22
23 (iii) Be open to the sky and free from all encroachments for that entire width, except for those
24 permitted in front setbacks by Section 136 of this Code;

25

- 1
- 2 (iv) Provide such ingress and egress as will make the area easily accessible to the general
- 3 public;
- 4
- 5 (v) Be protected from uncomfortable wind, as called for elsewhere in this Code;
- 6
- 7 (vi) Be publicly accessible, as defined elsewhere in this Section;
- 8
- 9 (vii) Be provided with special paving, furniture, landscaping, and other amenities that facilitate
- 10 pedestrian use;
- 11
- 12 (viii) Be provided with ample pedestrian lighting to ensure pedestrian comfort and safety;
- 13
- 14 (ix) Be free of any changes in grade or steps not required by the natural topography of the
- 15 underlying hill; and
- 16
- 17 (x) Be fronted by active ground floor uses, such as individual townhouse residential units, to
- 18 the greatest extent possible.
- 19
- 20 (B) Prior to issuance of a permit of occupancy, informational signage directing the general
- 21 public to the pathway shall be placed in a publicly conspicuous outdoor location at street level
- 22 stating its location, the right of the public to use the space and the hours of use, and the name
- 23 and address of the owner or owner's agent responsible for maintenance.
- 24
- 25

1 (C) The owner of the property on which the pathway is located shall maintain it by keeping the
2 area clean and free of litter and keeping in a functional and healthy state any street furniture,
3 lighting and/or plant material that is provided.

4
5 (D) Notwithstanding the provisions of this subsection, an applicant shall obtain all required
6 permits for changes to the legislated sidewalk and street improvements and pay all required
7 fees.

8
9 (E) The property owner or owners must hold harmless the City and County of San Francisco,
10 its officers, agents, and employees, from any damage or injury caused by reason of the
11 design, construction or maintenance of the improvements, and shall require the owner or
12 owners or subsequent owner or owners of the respective property to be solely liable for any
13 damage or loss occasioned by any act.

14
15 Section 38. The San Francisco Planning Code is hereby amended by adding Section
16 890.123, to read as follows:

17 SEC. 890.123. TOBACCO PARAPHERNALIA ESTABLISHMENT

18 A Tobacco Paraphernalia Establishment shall be, as established in Section 227(v) of this code,
19 a retail use where Tobacco Paraphernalia is sold, distributed, delivered, furnished, or marketed from
20 one person to another. "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that
21 are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the
22 body of tobacco, products prepared from tobacco, or controlled substances as defined in California
23 Health and Safety Code Sections 11054 et seq. "Tobacco Paraphernalia" does not include tobacco,

24
25

1 cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing
2 law.

3
4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: ANDREA RUIZ-ESQUIDE
7 Deputy City Attorney

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