

1 [Zoning -- Inner Sunset Neighborhood Commercial District]
2 AMENDING PART II, CHAPTER II, OF THE SAN FRANCISCO MUNICIPAL CODE
3 (PLANNING CODE) BY ADDING SECTION 730.1 TO CREATE THE INNER SUNSET
4 NEIGHBORHOOD COMMERCIAL DISTRICT, CONSISTING OF THE NC-2 DISTRICT
5 BOUNDED BY FIFTH AVENUE, NINETEENTH AVENUE, KIRKHAM STREET AND
6 LINCOLN WAY; BY AMENDING SECTION 121.1 (DEVELOPMENT OF LARGE LOTS),
7 SECTION 121.2 (USE SIZE LIMITS), SECTION 124 (BASIC FLOOR AREA RATIO),
8 SECTION 135 (USABLE OPEN SPACE), SECTION 201 (CLASSES OF USE DISTRICTS),
9 SECTION 207.4 (DENSITY OF DWELLING UNITS), SECTION 208 (DENSITY
10 LIMITATION FOR GROUP HOUSING), SECTION 607.1 (NEIGHBORHOOD
11 COMMERCIAL DISTRICTS) AND SECTION 702.1 (NEIGHBORHOOD COMMERCIAL
12 DISTRICTS); ADOPTING FINDINGS PURSUANT TO PLANNING CODE SECTION 101.1.

13 Note: Additions are underlined; deletions are in ((double parenthese)).

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

15 Section 1.

16 (a) General Findings.

17 In 1986, Planning Code Section 101.1 was adopted by the voters as an Initiative
18 Ordinance known as Proposition M. Planning Code Section 101.1 recognizes preservation of
19 neighborhood commercial character as an important and necessary goal. Preservation of
20 neighborhood commercial character also is expressed in Objective 6 of the Commerce and
21 Industry Element of the San Francisco General Plan.

1 Planning controls implemented in the City's Neighborhood Commercial Districts ("NCDs")
2 recognize that certain uses which traditionally have been permitted to locate in neighborhood
3 commercial areas can be beneficial to the NCDs in small or limited numbers, but can disrupt the
4 balanced mix of neighborhood-serving retail stores and services if allowed to proliferate. Earlier
5 legislative enactments by this Board prohibited undesirable overconcentration of uses, such as food
6 establishments and bars, by implementing controls on the establishment of these uses.

7 The Inner Sunset neighborhood, consisting of the NC-2 district bounded by Lincoln Way on
8 the north, Fifth Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the
9 west, has a unique neighborhood character which is threatened by a proliferation of commercial
10 uses that are not in keeping with the neighborhood-serving character of the area.

11 This legislation is intended to create an Inner Sunset Neighborhood Commercial District
12 and to provide a comprehensive and flexible zoning system for the Inner Sunset Neighborhood
13 Commercial District which is consistent with the objectives and policies set forth in the San
14 Francisco General Plan.

15 The amendment of these zoning controls is necessary to preserve the status quo, if not
16 to improve the status quo, and follows a study and a determination by the Department of City
17 Planning and the Board of Supervisors of the appropriate permanent controls for uses in and
18 about the Inner Sunset Neighborhood Commercial District.

19 These controls are intended and designed to deal with and ameliorate the problems and
20 conditions associated with the proliferation of commercial establishments in and about the Inner
21 Sunset Neighborhood Commercial District.

22 (b) Priority Policy Findings. Pursuant to Section 101.1 of the Planning Code, the Board of
23 Supervisors made the following findings:

- 1 (1) The legislation is consistent with Priority Policy 1 in that it would encourage the
2 retention of neighborhood serving businesses which provide employment and ownership
3 opportunities for local residents by promoting health Neighborhood Commercial
4 Districts.
- 5 (2) The legislation is consistent with Priority Policy 2 in that prohibiting additional
6 establishments selling off-sale liquor in areas already impacted by these uses or making
7 them conditional uses would enhance the image of the neighborhood and help preserve
8 the character of the residential development in these areas.
- 9 (3) The legislation is consistent with Priority Policy 3 in that it would not effect affordability
10 of housing.
- 11 (4) The legislation is consistent with Priority Policy 4 in that it would not effect commuter
12 traffic or Muni transit service.
- 13 (5) The legislation is consistent with Priority Policy 5 in that it would not encourage the
14 intrusion of commercial office development.
- 15 (6) The legislation is consistent with Priority Policy 6 in that the proposal would not effect
16 seismic safety standards.
- 17 (7) The legislation is consistent with Priority Policy 7 in that it would not change the rules
18 regarding landmarks and historic buildings but would help provide an appropriate
19 environment for them.
- 20 (8) The legislation is consistent with Priority Policy 8 in that it would not effect parks and
21 open spaces.

22 Section 2.

23 The San Francisco Planning Code is hereby amended by amending Sections 121.1,

1 121.2, 124, 134, and 135 and by adding Section 730.1 to read as follows:

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

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

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

22 Housing development in new buildings is encouraged above the ground story. Existing

1 residential units are protected by prohibition of upper-story conversions and limitations on
 2 demolitions.

3 SEC. 730

4 INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT

5 ZONING CONTROL TABLE

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Inner Sunset Controls</u>
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 9 BUILDING STANDARDS

730.1	<u>Height and Bulk Limit</u>	§§ <u>102.12, 105, 106, 250-252, 260, 270, 271</u>	<u>40-X</u>
730.11	<u>Lot Size [Per Development]</u>	§§ <u>790.56, 121.1</u>	<u>P up to 4,999 sq. ft.;</u> <u>C 5,000 sq. ft. & above</u> <u>§ 121.1</u>
730.12	<u>Rear Yard</u>	§§ <u>130, 134, 136</u>	<u>Required at grade level and above</u> <u>§ 134 (a) (e)</u>
730.13	<u>Street Frontage</u>		<u>Required</u> <u>§ 145.1</u>
730.14	<u>Awning</u>	§ <u>790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
730.15	<u>Canopy</u>	§ <u>790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
730.16	<u>Marquee</u>	§ <u>790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
730.17	<u>Street Trees</u>		<u>Required § 143</u>

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 18 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

730.2	<u>Floor Area Ratio</u>	§§ <u>102.9, 102.11, 123</u>	<u>1.8 to 1</u> <u>§ 124 (a) (b)</u>
730.21	<u>Use Size [Non-Residential]</u>	§ <u>790.130</u>	<u>P up to 2,499 sq. ft.;</u> <u>C 2,500 sq. ft. & above</u> <u>§ 121.2</u>

1	<u>730.22</u>	<u>Off-Street Parking, Commercial/Institutional</u>	<u>§§ 150, 153-157, 159-160, 204.5</u>	<u>Generally, none required if occupied floor area is less than 5000 sq. ft. §§ 151, 161(g)</u>
2	<u>730.23</u>	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153-155, 204.5</u>	<u>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</u>
3	<u>730.24</u>	<u>Outdoor Activity Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if located elsewhere § 145.2(a)</u>
4	<u>730.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
5	<u>730.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.; C if not recessed § 145.2(b)</u>
6	<u>730.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
7	<u>730.3</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602-604, 608, 609</u>	
8	<u>730.31</u>	<u>Business Sign</u>	<u>§§ 262, 602,604, 608, 609</u>	<u>P § 607.1 (f) 2</u>
9	<u>730.32</u>	<u>Other Signs</u>	<u>§§ 262, 602,604, 608, 609</u>	<u>P § 607.1(c)(d)(g)</u>

			<u>Controls by Story</u>		
			<u>1st</u>	<u>2nd</u>	<u>3rd ±</u>
		<u>§ 790.118</u>			
<u>730.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>		
<u>730.39</u>	<u>Residential Demolition</u>	<u>§ 790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>

RETAIL SALES AND SERVICES

16	<u>730.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>C</u>	
17	<u>730.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>C#</u>		
18	<u>730.42</u>	<u>Full-Service Restaurant</u>	<u>§ 790.92</u>	<u>C#</u>		
19	<u>730.43</u>	<u>Large Fast Food Restaurant</u>	<u>§ 790.90</u>			
20	<u>730.44</u>	<u>Small Self-Service Restaurant</u>	<u>§ 790.91</u>	<u>C</u>		

1	<u>730.45</u>	<u>Liquor Store</u>	<u>§ 790.55</u>			
2	<u>730.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
3	<u>730.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
4	<u>730.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>C</u>		
5	<u>730.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P</u>		
6	<u>730.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P</u>		
7	<u>730.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>C</u>	<u>C</u>	
8	<u>730.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>C</u>	
9	<u>730.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>C</u>	
10	<u>730.54</u>	<u>Massage Establishment</u>	<u>§ 790.60,</u> <u>§ 2700 Police Code</u>	<u>C</u>		
11	<u>730.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	
12	<u>730.56</u>	<u>Automobile Parking</u>	<u>§§ 790.8, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>730.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>			
14	<u>730.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>			
15	<u>730.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
16	<u>730.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
17	<u>730.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
18	<u>730.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
19	<u>730.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
20	<u>730.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
21	<u>730.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P</u>		
22	<u>730.66</u>	<u>Storage</u>	<u>§ 790.117</u>			

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24
25 INSTITUTIONAL AND NON-RETAIL SALES AND SERVICES

26	<u>730.7</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
27	<u>730.8</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
28	<u>730.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
29	<u>730.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
30	<u>730.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>

RESIDENTIAL STANDARDS AND USES

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

SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL

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

	District	Lot Size Limit
NC-1,]	
Broadway,]	

1	Castro Street,]	
2	Inner Clement Street,]	
3	<u>Inner Sunset</u>]	
4	Outer Clement Street,]	
5	Upper Fillmore Street,]	
6	Haight Street,]	5,000 sq. ft.
7	North Beach,]	
8	Sacramento Street,]	
9	Union Street,]	
10	24th Street-Mission,]	
11	24th Street-Noe Valley,]	
12	West Portal Avenue]	
13			
14	NC-2,]	
15	NC-3,]	
16	Hayes-Gough,]	10,000 sq. ft.
17	Upper Market Street,]	
18	Polk Street,]	
19	Valencia Street]	

2
3 In addition to the criteria of Section 303(c) of this Code, the City Planning Commission
4 shall consider the extent to which the following criteria are met:

- 5 (1) The mass and facade of the proposed structure are compatible with the existing scale of
6 the district.
- 7 (2) The facade of the proposed structure is compatible with design features of adjacent
8 facades that contribute to the positive visual quality of the district. (Added by Ord.
9 69-87, App. 3/13/87)

10
11 SEC. 121.2. USE SIZE LIMITS (NON-RESIDENTIAL), NEIGHBORHOOD COMMERCIAL
12 DISTRICTS.

13 (a) In order to protect and maintain a scale of development appropriate to each district,
14 nonresidential uses of the same size or larger than the square footage stated in the table below may be
15 permitted only as conditional uses subject to the provisions set forth in Sections 316 through 316.8 of
16 this Code. The use area shall be measured as the gross floor area for each individual nonresidential
17 use.

District	Use Size Limits
North Beach	2,000 sq. ft.

1	Castro Street,]	
2	Inner Clement Street,]	
3	<u>Inner Sunset</u>]	
4	Outer Clement Street,]	
5	Upper Fillmore Street,]	
6	Haight Street,]	2,500 sq. ft.
7	Sacramento Street,]	
8	Union Street,]	
9	24th Street-Mission,]	
10	24th Street-Noe Valley,]	
11	West Portal Avenue]	
12			
13	NC-1,]	
14	Broadway,]	
15	Hayes-Gough,]	3,000 sq. ft.
16	Upper Market Street,]	
17	Polk Street,]	
18	Valencia Street]	
19			

1	NC-2	4,000 sq. ft.
2		
3	NC-3,] 6,000 sq. ft.
4	NC-S]

In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

(1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

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

(3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

(b) In order to protect and maintain a scale of development appropriate to each district, nonresidential uses which exceed the square footage stated in the table below shall not be permitted, except that in the North Beach Neighborhood Commercial District, this Subsection 121.2(b) shall not apply to a Movie Theater Use as defined in Section 790.64 or Other Entertainment use as defined in Section 790.38 in a building existing prior to November 1, 1999 that was originally constructed as a multi-story, single-tenant commercial occupancy. The use area shall be measured as the gross floor area for each individual nonresidential use.

1	District	Use Size Limits
2		
3	West Portal Avenue	4,000 sq. ft.
4	North Beach	4,000 sq. ft.

5

6 (Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord 312-99, App.

7 12/3/99)

8

9 SEC. 124. BASIC FLOOR AREA RATIO.

10 (a) Except as provided in Subsections (b), (c) and (e) of this Section, the basic floor area ratio

11 limits specified in the following table shall apply to each building or development in the districts

12 indicated.

13

14 TABLE 124

15 BASIC FLOOR AREA RATIO LIMITS

16	District	Basic Floor Area
17		Ratio Limit
18	RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2	1.8 to 1
19	RM-3	3.6 to 1
20	RM-4	4.8 to 1

1	RC-1, RC-2		1.8 to 1
2	RC-3		3.6 to 1
3	RC-4		4.8 to 1
4	RED		1.0 to 1
5	RSD, SPD		1.8 to 1
6			
7	NC-1,]	
8	NC-S,]	
9	Inner Clement,]	
10	<u>Inner Sunset</u>]	
11	Outer Clement,]	
12	Haight,]	1.8 to 1
13	North Beach,]	
14	Sacramento,]	
15	24th Street, Noe Valley,]	
16	West Portal]	
17			
18	NC-2,]	
19	Broadway,]	

1	Upper Fillmore,]	2.5 to 1
2	Polk,]	
3	Valencia,]	
4	24th Street, Mission]	
5			
6	Castro,]	
7	Hayes-Gough,]	3.0 to 1
8	Upper Market,]	
9	Union]	
10			
11	NC-3		3.6 to 1
12	Chinatown R/NC		1.0 to 1
13	Chinatown VR		2.0 to 1
14	Chinatown CB		2.8 to 1
15			
16	C-1, C-2		3.6 to 1
17	C-2-C		4.8 to 1
18	C-3-C		6.0 to 1

1	C-3-R	6.0 to 1
2	C-3-G	6.0 to 1
3	C-3-S	5.0 to 1
4	C-3-0 (SD)	6.0 to 1
5	C-M	9.0 to 1
6	M-1, M-2	5.0 to 1
7	SLR, SLI	2.5 to 1
8	SSO and in a 40 or 50 foot height district	3.0 to 1
9	SSO and in a 65 or 80 foot height district	4.0 to 1
10	SSO and in a 130 foot height district	4.5 to 1

11

12 (b) In R, NC, and Mixed Use Districts, the above floor area ratio limits shall not apply to
 13 dwellings or to other residential uses. In NC Districts, the above floor area ratio limits shall also not
 14 apply to nonaccessory off-street parking. In Chinatown Mixed Use Districts, the above floor area
 15 ratio limits shall not apply to institutions, and mezzanine commercial space shall not be calculated as
 16 part of the floor area ratio.

17 (c) In a C-2 District the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to
 18 an RM-4 or RC-4 District than to any other R District, and 10.0 to 1 for a lot which is nearer to a C-3
 19 District than to any R District. The distance to the nearest R District or C-3 District shall be
 20 measured from the midpoint of the front line, or from a point directly across the street therefrom,

1 whichever gives the greatest ratio.

2 (d) In the Van Ness Special Use District, as described in Section 243 of this Code, the basic
3 floor area ratio limit shall be 7.0 to 1 where the height limit is 130 feet and 4.5 to 1 where the height
4 limit is 80 feet.

5 (e) In the Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this
6 Code, the basic floor area ratio limit in any C District shall be 5.0 to 1.

7 (f) For buildings in C-3-G and C-3-S Districts other than those designated as Significant or
8 Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by
9 the base floor area ratio limits set forth above may be approved for construction of dwellings on the
10 site of the building affordable for 20 years to households whose incomes are within 150 percent of the
11 median income as defined herein, in accordance with the conditional use procedures and criteria as
12 provided in Section 303 of this Code.

13 (1) Any dwelling approved for construction under this provision shall be deemed a
14 "designated unit" as defined below. Prior to the issuance by the Director of the Department of
15 Building Inspection (Director of Building Inspection) of a site or building permit to construct any
16 designated unit subject to this Section, the permit applicant shall notify the Director of Planning and
17 the Director of Property in writing whether the unit will be an owned or rental unit as defined in
18 Section 313(a) of this Code.

19 (2) Within 60 days after the issuance by the Director of Building Inspection of a site or
20 building permit for construction of any unit intended to be an owned unit, the Director of Planning
21 shall notify the City Engineer in writing identifying the intended owned unit, and the Director of
22 Property shall appraise the fair market value of such unit as of the date of the appraisal, applying

1 accepted valuation methods, and deliver a written appraisal of the unit to the Director of Planning and
2 the permit applicant. The permit applicant shall supply all information to the Director of Property
3 necessary to appraise the unit, including all plans and specifications.

4 (3) Each designated unit shall be subject to the provisions of Section 313(i) of this Code.
5 For purposes of this Subsection and the application of Section 313(i) of this Code to designated units
6 constructed pursuant to this Subsection, the definitions set forth in Section 313(a) shall apply, with
7 the exception of the following definitions, which shall supersede the definitions of the terms set forth
8 in Section 313(a):

9 (A) "Base price" shall mean 3.25 times the median income for a family of four persons
10 for the County of San Francisco as set forth in California Administrative Code Section 6932 on the
11 date on which a housing unit is sold.

12 (B) "Base rent" shall mean .45 times the median income for the County of San
13 Francisco as set forth in California Administrative Code Section 6932 for a family of a size equivalent
14 to the number of persons residing in a household renting a designated unit.

15 (C) "Designated unit" shall mean a housing unit identified and reported to the Director
16 by the sponsor of an office development project subject to this Subsection as a unit that shall be
17 affordable to households of low or moderate income for 20 years.

18 (D) "Household of low or moderate income" shall mean a household composed of one
19 or more persons with a combined annual net income for all adult members which does not exceed 150
20 percent of the qualifying limit for a median income family of a size equivalent to the number of
21 persons residing in such household, as set forth for the County of San Francisco in California
22 Administrative Code Section 6932.

1 (E) "Sponsor" shall mean an applicant seeking approval for construction of a project
2 subject to this Subsection and such applicants' successors and assigns.

3 (g) The allowable gross floor area on a lot which is the site of an unlawfully demolished
4 building that is governed by the provisions of Article 11 shall be the gross floor area of the
5 demolished building for the period of time set forth in, and in accordance with the provisions of,
6 Section 1114 of this Code, but not to exceed the basic floor area permitted by this Section.

7 (h) In calculating the permitted floor area of a new structure in a C-3 District, the lot on which
8 an existing structure is located may not be included unless the existing structure and the new structure
9 are made part of a single development complex, the existing structure is or is made architecturally
10 compatible with the new structure, and, if the existing structure is in a Conservation District, the
11 existing structure meets or is made to meet the standards of Section 1109(c), and the existing
12 structure meets or is reinforced to meet the standards for seismic loads and forces of the 1975
13 Building Code. Determinations under this Paragraph shall be made in accordance with the provisions
14 of Section 309.

15 (i) In calculating allowable gross floor area on a preservation lot from which any TDRs have
16 been transferred pursuant to Section 128, the amount allowed herein shall be decreased by the
17 amount of gross floor area transferred.

18 (j) Within any RSD, SPD, SLR, SLI or SSO District, live/work units constructed above the
19 Floor Area Ratio limit pursuant to Section 102.9(b)(19) of this Code shall be subject to the following
20 conditions and standards:

21 (1) Considering all dwelling units and all live/work units on the lot, existing and to be
22 constructed, there shall be no more than one live/work unit and/or dwelling unit per 200 square feet

1 of lot area, except that, for projects in the RSD District which will exceed 40 feet in height, and
2 therefore are required to obtain conditional use approval, the allowable density for dwelling units and
3 live/work units shall be established as part of the conditional use determination; and

4 (2) The parking requirement for live/work units subject to this subsection shall be equal to
5 that required for dwelling units within the subject district. (Amended by Ord. 414-85, App. 9/17/85;
6 Ord. 69-87, App. 3/13/87; Ord. 131-87, App. 4/24/87; Ord. 445-87, App. 11/12/87; Ord. 537-88,
7 App. 12/16/88; Ord. 115-90, App. 4/6/90; Ord. 15-98, App. 1/16/98)

8
9 SEC. 134. REAR YARDS, R, NC, C, SPD, M, RSD, SLR, SLI AND SSO DISTRICTS. The rear
10 yards requirements established by this Section 134 shall apply to every building in an R, NC-1, NC-2
11 District or Individual Neighborhood Commercial District as noted in Subsection (a) except those
12 buildings which contain only single room occupancy (SRO) or live/work units and except in Bernal
13 Heights Special Use District to the extent these provisions are inconsistent with the requirements set
14 forth in Section 242 of this Code. With the exception of dwellings in the south of Market base area,
15 containing only SRO units the rear yard requirement of this Section 134 shall also apply to every
16 dwelling in a(n) SPD, RSD, SLR, SLI, SSO, NC-2, NC-3, Individual Neighborhood Commercial
17 District as noted in Subsection (a), C or M District. Rear yards shall not be required in NC-S
18 Districts. These requirements are intended to assure the protection and continuation of established
19 midblock, landscaped open spaces, and maintenance of a scale of development appropriate to each
20 district, consistent with the location of adjacent buildings.

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

1 (1) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, RC-2, RC-3, RC-4, NC, C, M, RED,
2 SPD, RSD, SLR, SLI and SSO Districts. The minimum rear yard depth shall be equal to 25 percent
3 of the total depth of the lot on which the building is situated, but in no case less than 15 feet. For
4 buildings containing only SRO units in the South of Market base area, the minimum rear yard depth
5 shall be equal to 25 percent of the total depth of the lot on which the building is situated, but the
6 required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in specific
7 situations as described in Subsection (c) below.

8 (A) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, NC-1, Inner Sunset, Outer
9 Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley, and West Portal Avenue
10 Districts. Rear yards shall be provided at grade level and at each succeeding level or story of the
11 building.

12 (B) NC-2, Castro Street, Inner Clement Street, Upper Fillmore Street, North Beach,
13 Union Street, Valencia Street, 24th Street-Mission Districts. Rear yards shall be provided at the
14 second story, and at each succeeding story of the building, and at the first story if it contains a
15 dwelling unit.

16
17 [FIGURE]

18
19
20 (C) RC-2, RC-3, RC-4, NC-3, Broadway, Hayes-Gough, Upper Market Street, Polk
21 Street, C, M, RED, SPD, RSD, SLR, SLI and SSO Districts. Rear yards shall be provided at the
22 lowest story containing a dwelling unit, and at each succeeding level or story of the building.

1 (2) RH-2, RH-3, RM-1 and RM-2 Districts. The minimum rear yard depth shall be equal
2 to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a
3 reduction in this requirement is permitted by Subsection (c) below. Rear yards shall be provided at
4 grade level and at each succeeding level or story of the building.

5
6 [FIGURE]

7
8 (b) Permitted Obstructions. Only those obstructions specified in Section 136 of this Code shall
9 be permitted in a required rear yard, and no other obstruction shall be constructed, placed or
10 maintained within any such yard. No motor vehicle, trailer, boat or other vehicle shall be parked or
11 stored within any such yard, except as specified in Section 136.

12 (c) Reduction of Requirements in RH-2, RH-3, RM-1 and RM-2 Districts. The rear yard
13 requirement stated in Paragraph (a)(2) above, for RH-2, RH-3, RM-1 and RM-2 Districts, and as
14 stated in Paragraph (a)(1) above, for Single Room Occupancy Buildings in the South of Market base
15 area not exceeding a height of 65 feet, shall be reduced in specific situations as described in this
16 Subsection (c), based upon conditions on adjacent lots. Except for those SRO buildings referenced
17 above in this paragraph whose rear yard can be reduced in the circumstances described in Subsection
18 (c) to a 15 foot minimum. Under no circumstances shall the minimum rear yard be thus reduced to
19 less than a depth equal to 25 percent of the total depth of the lot on which the building is situated, or
20 to less than 15 feet, whichever is greater.

21 (1) General Rule. In such districts, the forward edge of the required rear yard shall be
22 reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average

1 between the depths of the rear building walls of the two adjacent buildings. Except for single room
2 occupancy buildings in the South of Market base area. that in any case in which a rear yard
3 requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall
4 be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser
5 height as may be established by Section 261 of this Code.

6
7 [FIGURE]

8
9 (2) Alternative Method of Averaging. If, under the rule stated in Paragraph (c)(1) above, a
10 reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an
11 irregular manner; provided that the area of the resulting reduction shall be no more than the product
12 of the width of the subject lot along the line established by Paragraph (c)(1) above times the reduction
13 in depth of rear yard permitted by Paragraph (c)(1); and provided further that all portions of the open
14 area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to
15 the open area behind the adjacent building having the lesser depth of its rear building wall.

16
17 [FIGURE]

18
19 (3) Method of Measurement. For purposes of this Subsection (c), an "adjacent building"
20 shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the location of
21 the rear building wall of an adjacent building shall be taken as the line of greatest depth of any portion

1 of the adjacent building which occupies at least 1/2 the width between the side lot lines of the lot on
2 which such adjacent building is located, and which has a height of at least 20 feet above grade, or two
3 stories, whichever is less, excluding all permitted obstructions listed for rear yards in Section 136 of
4 this Code. Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing
5 structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, SPD, RSD, SLR,
6 SLI, SSO, NC, C, M or P District, such adjoining lot shall, for purposes of the calculations in this
7 Subsection (c), be considered to have an adjacent building upon it whose rear building wall is at a
8 depth equal to 75 percent of the total depth of the subject lot.

9 (4) Applicability to Special Lot Situations. In the following special lot situations, the
10 general rule stated in Paragraph (c)(1) above shall be applied as provided in this Paragraph (c)(4), and
11 the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all
12 other requirements of this Section 134 are met.

13 (A) Corner Lots and Lots at Alley Intersections. On a corner lot as defined by this
14 Code, or a lot at the intersection of a street and an alley or two alleys, the forward edge of the
15 required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear
16 building wall of the one adjacent building.

17
18 [FIGURE]

19
20 (B) Lots Abutting Properties with Buildings that Front on Another Street or Alley. In
21 the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on
22 another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the

1 required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear
2 building wall of the one adjacent building fronting on the same street or alley. In the case of any lot
3 that abuts along both its side lot lines upon lots with buildings that front on another street or alley,
4 both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject
5 lot shall be equal to 25 percent of the total depth of the subject lot, or 15 feet, whichever is greater.

6
7 [FIGURE]

8
9 (C) Through Lots Abutting Properties that Contain Two Buildings. Where a lot is a
10 through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and
11 both adjoining lots are also through lots, each containing two dwellings or group housing structures
12 that front at opposite ends of the lot, the subject through lot may also have two buildings according to
13 such established pattern, each fronting at one end of the lot, provided all the other requirements of
14 this Code are met. In such cases the rear yard required by this Section 134 for the subject lot shall be
15 located in the central portion of the lot, between the two buildings on such lot, and the depth of the
16 rear wall of each building from the street or alley on which it fronts shall be established by the average
17 of the depths of the rear building walls of the adjacent buildings fronting on that street or alley. In no
18 case, however, shall the total minimum rear yard for the subject lot be thus reduced to less than a
19 depth equal to 25 percent of the total depth of the subject lot, or to less than 15 feet, whichever is
20 greater. Furthermore, in all cases in which this Subparagraph (c)(4)(C) is applied, the requirements of
21 Section 132 of this Code for front setback areas shall be applicable along both street or alley frontages
22 of the subject through lot.

[FIGURE]

(d) Reduction of Requirements in C-3 Districts. In C-3 Districts, an exception to the rear yard requirements of this Section may be allowed, in accordance with the provisions of Section 309, provided that the building location and configuration assure adequate light and air to windows within the residential units and to the usable open space provided.

(e) Modification of Requirements in NC and South of Market Districts. The rear yard requirements in NC and South of Market Districts may be modified or waived in specific situations as described in this Subsection (e).

(1) General. The rear yard requirement in NC Districts may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2, in the case of NC Districts, and in accordance with Section 307(g), in the case of South of Market Districts if all of the following criteria are met for both NC and South of Market Districts:

(A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and

(B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and

(C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

1 (2) Corner Lots and Lots at Alley Intersertions. On a corner lot as defined by this Code, or
2 on a lot at the intersection of a street and an alley of at least 25 feet in width, the required rear yard
3 may be substituted with an open area equal to 25 percent of the lot area which is located at the same
4 levels as the required rear yard in an interior corner of the lot, an open area between two or more
5 buildings on the lot, or an inner court, as defined by this Code, provided that the Zoning
6 Administrator determines that all of the criteria described below in this Paragraph are met.

7 (A) Each horizontal dimension of the open area shall be a minimum of 15 feet.

8 (B) The open area shall be wholly or partially contiguous to the existing midblock
9 open space formed by the rear yards of adjacent properties.

10 (C) The open area will provide for the access to light and air to and views from
11 adjacent properties.

12 (D) The proposed new or expanding structure will provide for access to light and air
13 from any existing or new residential uses on the subject property.

14 The provisions of this Paragraph 2 of Subsection (e) shall not preclude such additional
15 conditions as are deemed necessary by the Zoning Administrator to further the purposes of this
16 Section.

17
18 [FIGURE]

19
20 (f) Reduction of Requirements in the North of Market Residential Special Use District. The
21 rear yard requirement may be substituted with an equivalent amount of open space situated anywhere

1 on the site, provided that the Zoning Administrator determines that all of the following criteria are
2 met:

3 (1) The substituted open space in the proposed new or expanding structure will improve
4 the access of light and air to and views from existing abutting properties; and

5 (2) The proposed new or expanding structure will not adversely affect the interior block
6 open space formed by the rear yards of existing abutting properties.

7 This provision shall be administered pursuant to the notice and hearing procedures which
8 are applicable to variances as set forth in Sections 306.1 through 306.5 and 308.2. (Amended by Ord.
9 414-85, App. 9/17/85; Ord. 532-85, App. 12/4/85; Ord. 69-87, App. 3/13/87; Ord. 412-88, App.
10 9/10/88; Ord. 115-90, App. 4/6/90; Ord. 32-91, App. 1/25/91), App. 11/4/94, Ord. 368-94.

11
12 **SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R, NC,**
13 **MIXED USE, C, AND M DISTRICTS.** Except as provided in Sections 134.1, 172 and 188 of this
14 Code, usable open space shall be provided for each dwelling and each group housing structure in R,
15 NC, C, Mixed Use, and M Districts according to the standards set forth in this Section.

16 (a) **Character of Space Provided.** Usable open space shall be composed of an outdoor area or
17 areas designed for outdoor living, recreation or landscaping, including such areas on the ground and
18 on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which
19 conform to the other requirements of this Section. Such area or areas shall be on the same lot as the
20 dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a
21 manner that will make the best practical use of available sun and other climatic advantages. "Private
22 usable open space" shall mean an area or areas private to and designed for use by only one dwelling

1 unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas
2 designed for use jointly by two or more dwelling units (or bedrooms in group housing). In the Rincon
3 Hill Special Use District, Residential Subdistrict, open space shall be provided as specified in Section
4 249.1(c)(4).

5 (b) Access. Usable open space shall be as close as is practical to the dwelling unit (or bedroom
6 in group housing) for which it is required, and shall be accessible from such dwelling unit or bedroom
7 as follows:

8 (1) Private usable open space shall be directly and immediately accessible from such
9 dwelling unit or bedroom; and shall be either on the same floor level as such dwelling unit or
10 bedroom, with no more than one story above or below such floor level with convenient private
11 access.

12 (2) Common usable open space shall be easily and independently accessible from such
13 dwelling unit or bedroom, or from another common area of the building or lot.

14 (c) Permitted Obstructions. In the calculation of either private or common usable open space,
15 those obstructions listed in Sections 136 and 136.1 of this Code for usable open space shall be
16 permitted.

17 (d) Amount Required. Usable open space shall be provided for each building in the amounts
18 specified herein and in Table 135 for the district in which the building is located; provided, however,
19 that in the Rincon Hill Special Use District, Residential Subdistrict, open space shall be provided in
20 the amounts specified in Section 249.1(c)(4).

21 In Neighborhood Commercial Districts, the amount of usable open space to be
22 provided shall be the amount required in the nearest Residential District, but the minimum amount of

1 open space required shall be in no case greater than the amount set forth in Table 135 for the district
2 in which the building is located. The distance to each Residential District shall be measured from the
3 midpoint of the front lot line or from a point directly across the street therefrom, whichever requires
4 less open space.

5 (1) For dwellings, except as provided in Paragraph (d)(3) below, the minimum amount of
6 usable open space to be provided for use by each dwelling unit shall be as specified in the second
7 column of the table if such usable open space is all private. Where common usable open space is used
8 to satisfy all or part of the requirement for a dwelling unit, such common usable open space shall be
9 provided in an amount equal to 1.33 square feet for each one square foot of private usable open space
10 specified in the second column of the table. In such cases, the balance of the required usable open
11 space may be provided as private usable open space, with full credit for each square foot of private
12 usable open space so provided.

13 (2) For group housing structures, the minimum amount of usable open space provided for
14 use by each bedroom shall be 1/3 the amount required for a dwelling unit as specified in Paragraph
15 (d)(1) above. For purposes of these calculations, the number of bedrooms on a lot shall in no case be
16 considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds
17 an average of two beds for each bedroom, each two beds shall be considered equivalent to one
18 bedroom.

19 (3) For dwellings specifically designed for and occupied by senior citizens or physically
20 handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the minimum
21 amount of usable open space to be provided for use by each dwelling unit shall be 1/2 the amount
22 required for each dwelling unit as specified in Paragraph (d)(1) above.

TABLE 135

MINIMUM USABLE OPEN SPACE FOR
DWELLING UNITS AND GROUP HOUSING

		Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
10	District		
11	RH-1(D), RH-1	300	1.33
12	RH-1(S) 300 for first unit;		
13		100 for minor second unit	1.33
14	RH-2	125	1.33
15	RH-3	100	1.33
16	RM-1, RC-1	100	1.33
17	RM-2, RC-2, SPD	80	1.33
18	RM-3, RC-3, RED	60	1.33
19	RM-4, RC-4, RSD	36	1.33

1	C-3, C-M, SLR, SLI, SSO,	36	1.33
2	M-1, M-2		
3			
4	C-1, C-2		Same as for the R District establishing
5			the dwelling unit density ratio for the
6			C-1 or C-2 District property
7			
8	NC-1,		
9	NC-2,		
10	NC-S,	100	1.33
11	<u>Inner Sunset</u>		
12	Sacramento Street,		
13	West Portal Avenue		
14			
15	NC-3,		
16	Castro Street,		
17	Inner Clement Street,		
18	Outer Clement Street,		
19	Upper Fillmore Street,	80	1.33

1	Haight Street,		
2	Union Street,		
3	Valencia Street,		
4	24th Street-Mission,		
5	24th Street-Noe Valley		
6			
7	Broadway,		
8	Hayes-Gough,		
9	Upper Market Street,	60	1.33
10	North Beach,		
11	Polk Street		
12			
13	Chinatown Community		
14	Business,		
15	Chinatown Residential	48	1.00
16	Neighborhood Commercial,		
17	Chinatown Visitor Retail		
18			
19	(e) Slope. The slope of any area credited as either private or common usable open space shall		

1 not exceed five percent.

2 (f) Private Usable Open Space: Additional Standards.

3 (1) Minimum Dimensions and Minimum Area. Any space credited as private usable open
4 space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if
5 located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet
6 and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner
7 or outer court.

8 (2) Exposure. In order to be credited as private usable open space, an area must be kept
9 open in the following manner:

10 (A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter must
11 be unobstructed except for necessary railings.

12 (B) In addition, the area credited on a deck, balcony, porch or roof must either face a
13 street, face or be within a rear yard, or face or be within some other space which at the level of the
14 private usable open space meets the minimum dimension and area requirements for common usable
15 open space as specified in Paragraph 135(g)(1) below.

16
17 [FIGURE]

18
19 (C) Areas within inner and outer courts, as defined by this Code, must either conform
20 to the standards of Subparagraph (f)(2)(B) above or be so arranged that the height of the walls and
21 projections above the court on at least three sides (or 75 percent of the perimeter, whichever is

1 greater) is such that no point on any such wall or projection is higher than one foot for each foot that
2 such point is horizontally distant from the opposite side of the clear space in the court, regardless of
3 the permitted obstruction referred to in Subsection 135(c) above.

4 (3) Fire Escapes as Usable Open Space. Normal fire escape grating shall not be
5 considered suitable surfacing for usable open space. The steps of a fire escape stairway or ladder, and
6 any space less than six feet deep between such steps and a wall of the building, shall not be credited as
7 usable open space. But the mere potential use of a balcony area for an emergency fire exit by
8 occupants of other dwelling units (or bedrooms in group housing) shall not prevent it from being
9 credited as usable open space on grounds of lack of privacy or usability.

10 (4) Use of Solariums. In C-3 Districts, the area of a totally or partially enclosed solarium
11 shall be credited as private usable open space if (i) such area is open to the outdoors through
12 openings or clear glazing on not less than 50 percent of its perimeter and (ii) not less than 30 percent
13 of its overhead area and 25 percent of its perimeter are open or can be opened to the air.

14 (g) Common Usable Open Space: Additional Standards.

15 (1) Minimum Dimensions and Minimum Area. Any space credited as common usable open
16 space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300
17 square feet.

18 (2) Use of Inner Courts. The area of an inner court, as defined by this Code, may be
19 credited as common usable open space, if the enclosed space is not less than 20 feet in every
20 horizontal dimension and 400 square feet in area; and if (regardless of the permitted obstructions
21 referred to in Subsection 135(c) above) the height of the walls and projections above the court on at
22 least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any

1 such wall or projection is higher than one foot for each foot that such point is horizontally distant
2 from the opposite side of the clear space in the court.

3
4 [FIGURE]

5
6 (3) Use of Solariums. The area of a totally or partially enclosed solarium may be credited
7 as common usable open space if the space is not less than 15 feet in every horizontal dimension and
8 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on
9 not less than 30 percent of its perimeter and 30 percent of its overhead area; provided, however, that
10 the Rincon Hill Special Use District, Residential Subdistrict, open space credit for solariums shall be
11 as provided in Section 249.1(c)(4)(E). (Amended by Ord. 414-85, App. 9/17/85; Ord. 532-85, App.
12 12/4/85; Ord. 69-87, App. 3/13/87; Ord. 131-87, App. 4/24/87; Ord. 445-87, App. 11/12/87; Ord.
13 412-88, App. 9/10/88; Ord. 115-90, App. 4/6/90)

14
15 SEC. 201. CLASSES OF USE DISTRICTS. In order to carry out the purposes and provisions of
16 this Code, the City is hereby divided into the following classes of use districts:

18	P	Public Use Districts
19	RH-1(D)	Residential, House Districts, 20 One-Family (Detached Dwellings)
21	RH-1	Residential, House Districts,

1		One-Family
2	RH-1(S)	Residential, House Districts,
3		One-Family with Minor Second Unit
4	RH-2	Residential, House Districts,
5		Two-Family
6	RH-3	Residential, House Districts,
7		Three-Family
8	RM-1	Residential, Mixed Districts, Low Density
9	RM-2	Residential, Mixed Districts,
10		Moderate Density
11	RM-3	Residential, Mixed Districts,
12		Medium Density
13	RM-4	Residential, Mixed Districts,
14		High Density
15	RC-1	Residential-Commercial Combined
16		Districts, Low Density
17	RC-2	Residential-Commercial Combined
18		Districts, Moderate Density
19	RC-3	Residential-Commercial Combined
20		Districts, Medium Density

1 RC-4 Residential-Commercial Combined
2 Districts, High Density

3
4 Neighborhood Commercial Districts (Also see Article 7)

5 General Area Districts

6 NC-1 Neighborhood Commercial Cluster
7 District

8 NC-2 Small-Scale Neighborhood Commercial
9 District

10 NC-3 Moderate-Scale Neighborhood
11 Commercial District

12 NC-S Neighborhood Commercial Shopping
13 Center District

14

15 Individual Area Districts

16 Broadway Neighborhood Commercial District

17 Castro Street Neighborhood Commercial District

18 Inner Clement Street Neighborhood Commercial District

19 Outer Clement Street Neighborhood Commercial District

20 Upper Fillmore Street Neighborhood Commercial District

- 1 Haight Street Neighborhood Commercial District
- 2 Hayes-Gough Neighborhood Commercial District
- 3 Inner Sunset Neighborhood Commercial District
- 4 Upper Market Street Neighborhood Commercial District
- 5 North Beach Neighborhood Commercial District
- 6 Polk Street Neighborhood Commercial District
- 7 Sacramento Street Neighborhood Commercial District
- 8 Union Street Neighborhood Commercial District
- 9 Valencia Street Neighborhood Commercial District
- 10 24th Street-Mission Neighborhood Commercial District
- 11 24th Street-Noe Valley Neighborhood Commercial District
- 12 West Portal Avenue Neighborhood Commercial District

14 Chinatown Mixed Use Districts (Also see Article 8)

- 15 CCB Chinatown Community Business District
- 16 CR/NC Chinatown Residential/Neighborhood
17 Commercial District
- 18 CVR Chinatown Visitor Retail District
- 19 C-1 Neighborhood Shopping Districts

1	C-2	Community Business Districts
2	C-M	Heavy Commercial Districts
3	C-3-O	Downtown Office District
4	C-3-R	Downtown Retail District
5	C-3-G	Downtown General Commercial
6		District
7	C-3-S	Downtown Support District
8	M-1	Light Industrial Districts
9	M-2	Heavy Industrial Districts

10

11 South of Market Use Districts (Also see Article 8)

12	RED	Residential Enclave Districts
13	SPD	South Park District
14	RSD	Residential Service District
15	SLR	Service/Light Industrial/Residential District
16	SLI	Service/Light Industrial District
17	SSO	Service/Secondary Office District

18

19 Mission Bay Districts (Also see Article 9)

1	C-2	Community Business Districts
2	C-M	Heavy Commercial Districts
3	C-3-O	Downtown Office District
4	C-3-R	Downtown Retail District
5	C-3-G	Downtown General Commercial
6		District
7	C-3-S	Downtown Support District
8	M-1	Light Industrial Districts
9	M-2	Heavy Industrial Districts

10

11 South of Market Use Districts (Also see Article 8)

12	RED	Residential Enclave Districts
13	SPD	South Park District
14	RSD	Residential Service District
15	SLR	Service/Light Industrial/Residential District
16	SLI	Service/Light Industrial District
17	SSO	Service/Secondary Office District

18

19 Mission Bay Districts (Also see Article 9)

1	MB-R-1	Mission Bay Lower Density Residential
2		District
3	MB-R-2	Mission Bay Moderate Density Residential
4		District
5	MB-R-3	Mission Bay High Density Residential
6		District
7	MB-NC-2	Mission Bay Small Scale
8		Neighborhood Commercial District
9	MB-NC-3	Mission Bay Moderate Scale
10		Neighborhood Commercial District
11	MB-NC-S	Mission Bay Neighborhood
12		Commercial Shopping Center District
13	MB-O	Mission Bay Office District
14	MB-CI	Mission Bay Commercial-Industrial
15		District
16	MB-H	Mission Bay Hotel District
17	MB-CF	Mission Bay Community Facilities
18		District
19	MB-OS	Mission Bay Open Space District
20		

1 (Amended by Ord. 443-78, App. 10/6/78; Ord. 69-87, App. 3/13/87; Ord. 131-87, App. 4/24/87;
2 Ord. 115-90, App. 4/6/90; Ord. 63-91, App. 2/27/91)

3
4 **SEC. 207.4. DENSITY OF DWELLING UNITS IN NEIGHBORHOOD COMMERCIAL**

5 **DISTRICTS.** The density of dwelling units in Neighborhood Commercial Districts shall be as stated
6 in the following subsections:

7 (a) The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code
8 shall apply in Neighborhood Commercial Districts, except that any remaining fraction of 1/2 or more of
9 the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole
10 number of dwelling units.

11 The dwelling unit density in Neighborhood Commercial Districts shall be at a density ratio
12 not exceeding the number of dwelling units permitted in the nearest Residential District, provided that
13 the maximum density ratio shall in no case be less than the amount set forth in the following table.

14 The distance to each Residential District shall be measured from the midpoint of the front lot line or
15 from a point directly across the street therefrom, whichever permits the greater density.

NC District	Residential Density Limits
NC-1,	
NC-2,	One dwelling unit for each
NC-S,	800 sq. ft of lot area.

1	<u>Inner Sunset</u>	
2	Sacramento Street,	
3	West Portal Avenue	
4		
5	NC-3,	
6	Castro Street,	
7	Inner Clement Street,	
8	Outer Clement Street,	One dwelling unit for each
9	Upper Fillmore Street,	600 sq. ft. of lot area.
10	Haight Street,	
11	Union Street,	
12	Valencia Street,	
13	24th Street-Mission,	
14	24th Street-Noe Valley	
15		
16	Broadway,	
17	Hayes-Gough,	One dwelling unit for each
18	Upper Market Street,	400 sq. ft. of lot area.
19	North Beach,	

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Polk Street

(b) The dwelling unit density for dwellings specifically designed for and occupied by senior citizens or physically handicapped persons shall be at a density ratio not exceeding twice the number of dwelling units permitted by the limits set forth in Subsection (a). (Added by Ord. 69-87, App. 3/13/87)

SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING. Except for single room occupancy units in the South of Market Special Use District, the density limitations for group housing, as described in Sections 209.2(a), (b), and (c), 790.88(b) and 890.88(b) of this Code, shall be as follows:

(a) The maximum number of bedrooms on each lot shall be as specified in the following table for the district in which the lot is located, except that for lots in NC Districts, the group housing density shall not exceed the number of bedrooms permitted in the nearest Residential District provided that the maximum density not be less than the amount permitted by the ratio specified for the NC District in which the lot is located.

Table 208

MAXIMUM DENSITY FOR GROUP HOUSING

Minimum

1		Number of Square Feet of
2	District	Lot Area for Each Bedroom
3		
4	RH-2	415
5	RH-3, RM-1, RC-1	275
6	RM-2, RC-2	210
7	RM-3, RC-3	140
8	RM-4, RC-4	70
9		
10	NC-1,	
11	NC-2,	
12	NC-S,	275
13	<u>Inner Sunset</u>	
14	Sacramento Street,	
15	West Portal Avenue	
16		
17	NC-3,	
18	NC-S,	
19	Castro Street,	

1	Inner Clement Street,	
2	Outer Clement Street,	
3	Upper Fillmore Street,	210
4	Haight Street,	
5	Union Street,	
6	Valencia Street,	
7	24th Street-Mission,	
8	24th Street-Noe Valley	
9		
10	Broadway,	
11	Hayes-Gough,	
12	Upper Market Street,	140
13	North Beach,	
14	Polk Street	
15		
16	Chinatown Community Business	70
17	Chinatown Residential	
18	Neighborhood Commercial	
19	Chinatown Visitor Retail	

1	RED	140
2	RSD, SLR, SLI and SSO	70
3	SPD	210

4

5 (b) For purposes of calculating the maximum density for group housing as set forth herein, the
6 number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two
7 beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two
8 beds shall be considered equivalent to one bedroom.

9 (c) The rules for calculation of dwelling unit densities set forth in Section 207.1 shall also apply
10 in calculation of the density limitations for group housing, except that in NC Districts, any remaining
11 fraction of 1/2 or more of the maximum amount of lot area per bedroom shall be adjusted upward to
12 the next higher whole number of bedrooms. (Added by Ord. 443-78, App. 10/6/78; amended by Ord.
13 69-87, App. 3/13/87; Ord. 131-87, App. 4/24/87; Ord. 115-90, App. 4/6/90; Ord. 368-94, App.
14 11/4/94)

15

16 SEC. 607.1. NEIGHBORHOOD COMMERCIAL DISTRICTS. Signs located in Neighborhood
17 Commercial Districts shall be regulated as provided herein, except for those signs which are
18 exempted by Section 603 of this Code. In the event of conflict between the provisions of Section
19 607.1 and other provisions of Article 6, the provisions of Section 607.1 shall prevail in
20 Neighborhood Commercial Districts, provided that with respect to properties also located in the
21 Upper Market Special Sign District, the provisions of Section 608.10 of this Code shall prevail.

1 (a) Purposes and Findings. In addition to the purposes stated in Sections 101 and 601 of
2 this Code, the following purposes apply to Neighborhood Commercial Districts. These purposes
3 constitute findings that form a basis for regulations and provide guidance for their application.

4 (1) As Neighborhood Commercial Districts change, they need to maintain their
5 attractiveness to customers and potential new businesses alike. Physical amenities and a pleasant
6 appearance will profit both existing and new enterprises.

7 (2) The character of signs and other features projecting from buildings is an important part
8 of the visual appeal of a street and the general quality and economic stability of the area.
9 Opportunities exist to relate these signs and projections more effectively to street design and building
10 design. These regulations establish a framework that will contribute toward a coherent appearance of
11 Neighborhood Commercial Districts.

12 (3) Neighborhood Commercial Districts are typically mixed use areas with commercial
13 units on the ground or lower stories and residential uses on upper stories. Although signs and other
14 advertising devices are essential to a vital commercial district, they should not be allowed to interfere
15 with or diminish the livability of residential units within a Neighborhood Commercial District or in
16 adjacent residential districts.

17 (4) The scale of most Neighborhood Commercial Districts as characterized by building
18 height, bulk, and appearance, and the width of streets and sidewalks differs from that of other
19 commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding
20 district scale.

21 (b) Signs or Sign Features Not Permitted in NC Districts. Roof signs as defined in Section
22 602.16 of this Code, wind signs as defined in Section 602.22 of this Code, and signs on canopies, as

1 defined in Section 136.1(b) of this Code, are not permitted in NC Districts. No sign shall have or
2 consist of any moving, rotating, or otherwise physically animated part, or lights that give the
3 appearance of animation by flashing, blinking, or fluctuating, except as permitted by Section 607.1(i)
4 of this Code. In addition, all signs or sign features not otherwise specifically regulated in this Section
5 607.1 shall be prohibited.

6 (c) Identifying Signs. Identifying signs, as defined in Section 602.9, shall be permitted in all
7 Neighborhood Commercial Districts subject to the limits set forth below.

8 (1) One sign per lot shall be permitted and such sign shall not exceed 20 square feet in
9 area. The sign may be a freestanding sign, if the building is recessed from the street property line, or
10 may be a wall sign or a projecting sign. The existence of a freestanding identifying sign shall preclude
11 the erection of a freestanding business sign on the same lot. A wall or projecting sign shall be
12 mounted on the first-story level; a freestanding sign shall not exceed 15 feet in height. Such sign may
13 be nonilluminated, indirectly illuminated, or directly illuminated.

14 (2) One sign identifying a shopping center or shopping mall shall be permitted subject to
15 the conditions in Paragraph (1), but shall not exceed 30 square feet in area. Any sign identifying a
16 permitted use listed in zoning categories .40 through .70 in Section 703.2(a) in an NC District shall be
17 considered a business sign and subject to Section 607.1(f) of this Code. Such signs may be
18 nonilluminated, indirectly illuminated, or directly illuminated during the hours of operation of the
19 businesses in the shopping center or shopping mall.

20 (d) Nameplates. One nameplate, as defined in Section 602.12 of this Code, not exceeding an
21 area of two square feet, shall be permitted for each noncommercial use in NC Districts.

22 (e) General Advertising Signs. General advertising signs, as defined in Section 602.7, shall be

1 permitted in Neighborhood Commercial Districts, except in the Inner Sunset Neighborhood
2 Commercial District where they are not permitted, as provided for below. In NC Districts where such
3 signs are permitted, general advertising signs may be either a wall sign or freestanding, provided that
4 the surface of any freestanding sign shall be parallel to and within three feet of an adjacent building
5 wall. In either case, the building wall shall form a complete backdrop for the sign, as the sign is
6 viewed from all points from a street or alley from which it is legible. No general advertising sign shall
7 be permitted to cover part or all of any windows. Any extension of the copy beyond the rectangular
8 perimeter of the sign shall be included in the calculation of the sign, as defined in Section 602.1(a) of
9 this Code.

10 (1) NC-2 and NC-S Districts. No more than one general advertising sign shall be
11 permitted per lot or in NC-S Districts, per district. Such sign shall not exceed 72 square feet in area
12 nor exceed 12 feet in height. Such sign may be either nonilluminated or indirectly illuminated.

13 (2) NC-3 District. No more than one general advertising sign not exceeding 300 square
14 feet or two general advertising signs of 72 square feet each shall be permitted per lot. The height of
15 any such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of
16 the lowest of any residential window sills on the wall to which it is attached, whichever is lower, if a
17 wall sign, or the adjacent wall or the top of the adjacent wall if a freestanding sign, whichever is
18 lower.

19 (f) Business Signs. Business signs, as defined in Section 602.3 shall be permitted in all
20 Neighborhood Commercial Districts subject to the limits set forth below.

21 (1) NC-1 Districts.

22 (A) Window Signs. The total area of all window signs, as defined in Section 602.1(b),

1 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be
2 nonilluminated, indirectly illuminated, or directly illuminated.

3 (B) Wall Signs. The area of all wall signs shall not exceed one square foot per foot of
4 street frontage occupied by the business measured along the wall to which the signs are attached, or
5 50 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed
6 15 feet or the height of the wall to which it is attached. Such signs may be nonilluminated or indirectly
7 illuminated; or during business hours, may be directly illuminated.

8 (C) Projecting Signs. The number of projecting signs shall not exceed one per
9 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square feet. The
10 height of such sign shall not exceed 15 feet or the height of the wall to which it is attached. No part of
11 the sign shall project more than 75 percent of the horizontal distance from the street property line to
12 the curblineline, or six feet six inches, whichever is less. The sign may be nonilluminated or indirectly
13 illuminated, or during business hours, may be directly illuminated.

14 (D) Signs on Awnings. Sign copy may be located on permitted awnings in lieu of wall
15 signs and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed
16 20 square feet. Such sign copy may be nonilluminated or indirectly illuminated.

17 (2) NC-2, NC-S, Broadway, Castro Street, Inner Clement Street, Outer Clement Street,
18 Upper Fillmore Street, Inner Sunset, Haight Street, Hayes-Gough, Upper Market Street, North
19 Beach, Polk Street, Sacramento Street, Union Street, Valencia Street, 24th Street-Mission, 24th
20 Street-Noe Valley, and West Portal Avenue Neighborhood Commercial Districts.

21 (A) Window Signs. The total area of all window signs, as defined in Section 602.1(b),
22 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be

1 nonilluminated, indirectly illuminated, or directly illuminated.

2 (B) Wall Signs. The area of all wall signs shall not exceed two square feet per foot of
3 street frontage occupied by the use measured along the wall to which the signs are attached, or 100
4 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24
5 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential
6 window sill on the wall to which the sign is attached, whichever is lower. Such signs may be
7 nonilluminated, indirectly, or directly illuminated.

8 (C) Projecting Signs. The number of projecting signs shall not exceed one per
9 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square feet. The
10 height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the
11 height of the lowest of any residential window sill on the wall to which the sign is attached,
12 whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance
13 from the street property line to the curblineline, or six feet six inches, whichever is less. Such signs may
14 be nonilluminated or indirectly illuminated; or during business hours, may be directly illuminated.

15 (D) Signs on Awnings and Marquees. Sign copy may be located on permitted awnings
16 or marquees in lieu of projecting signs. The area of such sign copy as defined in Section 602.1(c) shall
17 not exceed 30 square feet. Such sign copy may be nonilluminated or indirectly illuminated; except that
18 sign copy on marquees for movie theaters or places of entertainment may be directly illuminated
19 during business hours.

20 (E) Freestanding Signs and Sign Towers. With the exception of automotive gas and
21 service stations, which are regulated under Paragraph 607.1(f)(4), one freestanding sign or sign tower
22 per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the

1 street property line. The existence of a freestanding business sign shall preclude the erection of a
2 freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as
3 defined in Section 602.1(a), shall not exceed 20 square feet nor shall the height of the sign exceed 24
4 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street
5 property line to the curblineline, or six feet, whichever is less. Such signs may be nonilluminated or
6 indirectly illuminated; or during business hours, may be directly illuminated.

7 (3) NC-3 Neighborhood Commercial District.

8 (A) Window Signs. The total area of all window signs, as defined in Section 602.1(b),
9 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs may be
10 nonilluminated, indirectly illuminated, or directly illuminated.

11 (B) Wall Signs. The area of all wall signs shall not exceed three square feet per foot of
12 street frontage occupied by the use measured along the wall to which the signs are attached, or 150
13 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24
14 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential
15 window sill on the wall to which the sign is attached, whichever is lower. Such signs may be
16 nonilluminated, indirectly, or directly illuminated.

17 (C) Projecting Signs. The number of projecting signs shall not exceed one per
18 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 32 square feet. The
19 height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the
20 height of the lowest of any residential window sill on the wall to which the sign is attached,
21 whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance
22 from the street property line to the curblineline, or six feet six inches, whichever is less. Such signs may

1 be nonilluminated, indirectly, or directly illuminated.

2 (D) Sign Copy on Awnings and Marquees. Sign copy may be located on permitted
3 awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section
4 602.1(c), shall not exceed 40 square feet. Such sign copy may be nonilluminated or indirectly
5 illuminated; except that sign copy on marquees for movie theaters or places of entertainment may be
6 directly illuminated during business hours.

7 (E) Freestanding Signs and Sign Towers With the exception of automotive gas and
8 service stations, which are regulated under Paragraph 607.1(f)(4) of this Code, one freestanding sign
9 or sign tower per lot shall be permitted in lieu of a projecting sign if the building or buildings are
10 recessed from the street property line. The existence of a freestanding business sign shall preclude the
11 erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign
12 tower, as defined in Section 602.1(a), shall not exceed 30 square feet nor shall the height of the sign
13 exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from
14 the street property line to the curblin, or six feet, whichever is less. Such signs may be nonilluminated
15 or indirectly illuminated, or during business hours, may be directly illuminated.

16 (4) Special Standards for Automotive Gas and Service Stations. For automotive gas and
17 service stations in Neighborhood Commercial Districts, only the following signs are permitted,
18 subject to the standards in this Paragraph (f)(4) and to all other standards in this Section 607.1.

19 (A) A maximum of two oil company signs, which shall not extend more than 10 feet
20 above the roofline if attached to a building, or exceed the maximum height permitted for freestanding
21 signs in the same district if freestanding. The area of any such sign shall not exceed 180 square feet,
22 and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street

1 property line shall not exceed 80 square feet in area. No such sign shall project more than five feet
2 beyond any street property line. The areas of other permanent and temporary signs as covered in
3 Subparagraph (B) below shall not be included in the calculation of the areas specified in this
4 Subparagraph.

5 (B) Other permanent and temporary business signs, not to exceed 30 square feet in
6 area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign
7 shall extend above the roofline if attached to a building, or in any case project beyond any street
8 property line or building setback line.

9 (g) Temporary Signs. One temporary nonilluminated or indirectly illuminated sale or lease sign
10 or nonilluminated sign of persons and firms connected with work on buildings under actual
11 construction or alteration, giving their names and information pertinent to the project per lot, shall be
12 permitted. Such sign shall not exceed 50 square feet and shall conform to all regulations of
13 Subsection 607.1(f) for business signs in the respective NC District in which the sign is to be located.
14 All temporary signs shall be promptly removed upon completion of the activity to which they pertain.

15 (h) Special Sign Districts. Additional controls apply to certain Neighborhood Commercial
16 Districts that are designated as Special Sign Districts. Special Sign Districts are described within
17 Sections 608.1 through 608.11 of this Code and with the exception of Sections 608.1, 608.2 and
18 608.11, their designations, locations and boundaries are provided on Sectional Map SSD of the
19 Zoning Map of the City and County of San Francisco.

20 (i) Restrictions on Illumination. Signs in Neighborhood Commercial Districts shall not have nor
21 consist of any flashing, blinking, fluctuating or otherwise animated light except those in the following
22 special districts, all specifically designated as "Special Districts for Sign Illumination" on Sectional

1 Map SSD of the Zoning Map of the City and County of San Francisco.

2 (1) Broadway Neighborhood Commercial District. Along the main commercial frontage of
3 Broadway between west of Columbus Avenue and Osgood Place.

4 (2) NC-3. NC-3 District along Lombard Street from Van Ness Avenue to Broderick
5 Street.

6 (j) Other Sign Requirements. Within Neighborhood Commercial Districts, the following
7 additional requirements shall apply:

8 (1) Public Areas. No sign shall be placed upon any public street, alley, or public plaza, or in
9 any portion of a transit system, except such signs, structures, and features as are specifically approved
10 by the appropriate public authorities under applicable laws and regulations not inconsistent with this
11 Code and under such conditions as may be imposed by such authorities.

12 (2) Maintenance. Every sign pertaining to an active establishment shall be adequately
13 maintained in its appearance, or else removed or obscured. When the space occupied by any
14 establishment has been vacated, all signs pertaining to such establishment shall be removed or
15 obscured within 180 days following the date of vacation. (Added by Ord. 69-87, App. 3/13/87;
16 amended by Ord. 445-87, App. 11/12/87)

17
18 SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS. The following districts are
19 established for the purpose of implementing the Commerce and Industry element and other elements
20 of the Master Plan, according to the objective and policies stated therein. Description and Purpose
21 Statements outline the main functions of each Neighborhood Commercial (NC) District in the Zoning
22 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this

1 Code.

2
3 The description and purpose statements and land use controls applicable to each of the general and
4 individual area districts are set forth in Sections 710.1 through 729.95 of this Code for each district
5 class. The boundaries of the various Neighborhood Commercial Districts are shown on the Zoning
6 Map referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

7
8 Neighborhood Commercial General Area Districts Section Number

9
10 NC-1 — Neighborhood Commercial Cluster District § 710

11 NC-2 — Small-Scale Neighborhood Commercial District § 711

12 NC-3 — Moderate-Scale Neighborhood Commercial District § 712

13 NC-S — Neighborhood Commercial Shopping Center District § 713

14
15 Neighborhood Commercial Individual Area Districts Section Number

16
17 Broadway Neighborhood Commercial District § 714

18 Castro Street Neighborhood Commercial District § 715

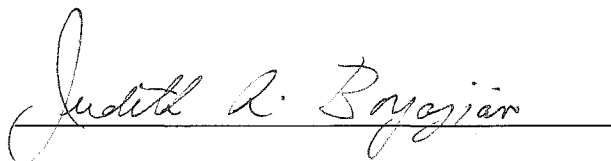
19 Inner Clement Street Neighborhood Commercial District § 716

20 Outer Clement Street Neighborhood Commercial District § 717

1	Upper Fillmore Street Neighborhood Commercial District	§ 718
2	Haight Street Neighborhood Commercial District	§ 719
3	Hayes-Gough Neighborhood Commercial District	§ 720
4	Upper Market Street Neighborhood Commercial District	§ 721
5	North Beach Neighborhood Commercial District	§ 722
6	Polk Street Neighborhood Commercial District	§ 723
7	Sacramento Street Neighborhood Commercial District	§ 724
8	Union Street Neighborhood Commercial District	§ 725
9	Valencia Street Neighborhood Commercial District	§ 726
10	24th Street-Mission Neighborhood Commercial District	§ 727
11	24th Street-Noe Valley Neighborhood Commercial District	§ 728
12	West Portal Avenue Neighborhood Commercial District	§ 729
13	<u>Inner Sunset Neighborhood Commercial District</u>	<u>§ 730</u>

14 APPROVED AS TO FORM:

15 LOUISE H. RENNE, City Attorney

16
 17 By: 

18 JUDITH A. BOYAJIAN

19 Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 001426

Date Passed:

Ordinance amending Part II, Chapter II, of the San Francisco Municipal Code (Planning Code) by adding Section 730.1 to create the Inner Sunset Neighborhood Commercial District, consisting of the NC-2 District bounded by Fifth Avenue, Nineteenth Avenue, Kirkham Street and Lincoln Way; by amending Section 121.1 (Development of Large Lots), Section 121.2 (Use Size Limits), Section 124 (Basic Floor Area Ratio), Section 135 (Usable Open Space), Section 201 (Classes of Use Districts), Section 207.4 (Density of Dwelling Units), Section 208 (Density Limitation for Group Housing), Section 607.1 (Neighborhood Commercial Districts) and Section 702.1 (Neighborhood Commercial Districts); adopting findings pursuant to Planning Code Section 101.1.

October 30, 2000 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 9 - Becerril, Bierman, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

Absent: 2 - Ammiano, Brown

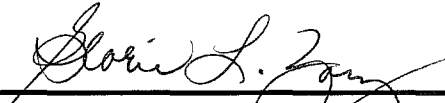
November 6, 2000 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom,
Teng, Yaki

Absent: 1 - Yee

File No. 001426

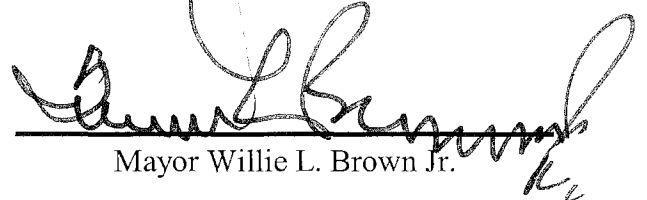
I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on November 6, 2000 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

NOV 17 2000

Date Approved



Mayor Willie L. Brown Jr.