

1 [Planning Code - ~~Permitting a 5 feet ground floor height increase in the 40-X and 50-X Height~~  
2 ~~and Bulk Districts in the NC-3 Zoning District along Geary Boulevard, from Scott Street to 28th~~  
3 ~~Avenue Permitting Five Feet Ground Floor Height Increases in Designated Lots and~~  
4 ~~Prohibiting Certain Lot Mergers Along Geary Boulevard, Balboa Street, and in the Inner and~~  
5 ~~Outer Clement Neighborhood Commercial Districts]~~

6 **Ordinance amending the San Francisco Planning Code by: 1) amending Section 263.20**  
7 **to permit a 5 feet ground floor height increase a) in the 40-X and 50-X Height and Bulk**  
8 **Districts in the NC-3 Zoning District along Geary Boulevard, from Scott Street Masonic**  
9 **Avenue to 28th Avenue, except for designated parcels; b) on NC-2 designated parcels**  
10 **on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and**  
11 **39th Avenue; and c) in the Inner Clement Street and Outer Clement Street**  
12 **Neighborhood Commercial Districts (NCDs); 2) amending Section 121.7(b) to prohibit**  
13 **lot mergers resulting in lots with street frontages greater than 50 feet in the Inner and**  
14 **Outer Clement NCDs, and in NC-2 districts on Balboa Street, between 2nd Avenue and**  
15 **8th Avenue, and between 32nd Avenue and 38th Avenue; and 3) and making findings,**  
16 **including environmental findings and findings of consistency with Planning Code**  
17 **Section 101.1 and the General Plan.**

18 NOTE: Additions are *single-underline italics Times New Roman*;  
19 deletions are ~~*strike-through italics Times New Roman*~~.  
20 Board amendment additions are double-underlined;  
21 Board amendment deletions are ~~strike-through normal~~.

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

23 Section 1. Findings. The Board of Supervisors of the City and County of San  
24 Francisco hereby finds and determines that:

25 (a) The Planning Department has determined that the actions contemplated in this  
Ordinance are in compliance with the California Environmental Quality Act (California Public

1 Resources Code sections 21000 et seq.) Said determination is on file with the Clerk of the  
2 Board of Supervisors in File No. 111247 and is incorporated herein by reference.

3 (b) On February 2, 2012, the Planning Commission, in Resolution No. 18532 approved  
4 this legislation, recommended it for adoption by the Board of Supervisors, and adopted  
5 findings that it will serve the public necessity, convenience and welfare. Pursuant to Planning  
6 Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is on  
7 file with the Clerk of the Board of Supervisors in File No. 111247, and is incorporated by  
8 reference herein.

9 (c) In Resolution No. 18532, the Planning Commission adopted findings that this  
10 legislation is consistent, on balance, with the City's General Plan and the eight priority policies  
11 of Planning Code Section 101.1. The Board adopts these findings as its own.

12

13 Section 2. The San Francisco Planning Code is hereby amended by amending Section  
14 263.20, to read as follows:

15 **SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT**  
16 **FOR GROUND FLOOR USES IN NCT 40-X AND 50-X HEIGHT AND BULK**  
17 **DISTRICTS, IN NC-2 AND NC-3 DESIGNATED PARCELS FRONTING MISSION**  
18 **STREET, FROM SILVER AVENUE TO THE DALY CITY BORDER, AND IN**  
19 **SPECIFIED NC-1 DESIGNATED PARCELS AND IN SPECIFIED NC DISTRICTS.**

20 (a) Intent. In order to encourage generous ground floor ceiling heights for  
21 commercial and other active uses, encourage additional light and air into ground floor spaces,  
22 allow for walk-up ground floor residential uses to be raised slightly from sidewalk level for  
23 privacy and usability of front stoops, and create better building frontage on the public street,  
24 up to an additional 5' of height is allowed along major streets in NCT districts, or in specific  
25 NC-3, NC-2, or NC-1 districts listed below, for buildings that feature either higher ground floor  
ceilings for non-residential uses or ground floor residential units (that have direct walk-up  
access from the sidewalk) raised up from sidewalk level.

1 (b) Applicability. The special height exception described in this section shall only  
2 apply to projects that meet all of the following criteria:

3 (1) project is located in a 40-X or 50-X Height and Bulk District as designated  
4 on the Zoning Map;

5 (2) project is located:

6 (A) in an NCT district as designated on the Zoning Map;

7 (B) in the Upper Market Street, Inner Clement Street and Outer Clement  
8 Street NCDs;

9 (C) on a NC-2 or NC-3 designated parcel fronting Mission Street, from Silver  
10 Avenue to the Daly City border;

11 (D) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and  
12 8th Avenue, and between 32nd Avenue and 39th Avenue;

13 (DE) on a NC-1 designated parcel within the boundaries of Sargent Street to  
14 Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose  
15 Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and  
16 back to Sargent Street.; or

17 (EE) on a NC-3 designated parcel fronting on Geary Boulevard from Scott Street  
18 from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard  
19 between Palm Avenue and Parker Avenue;

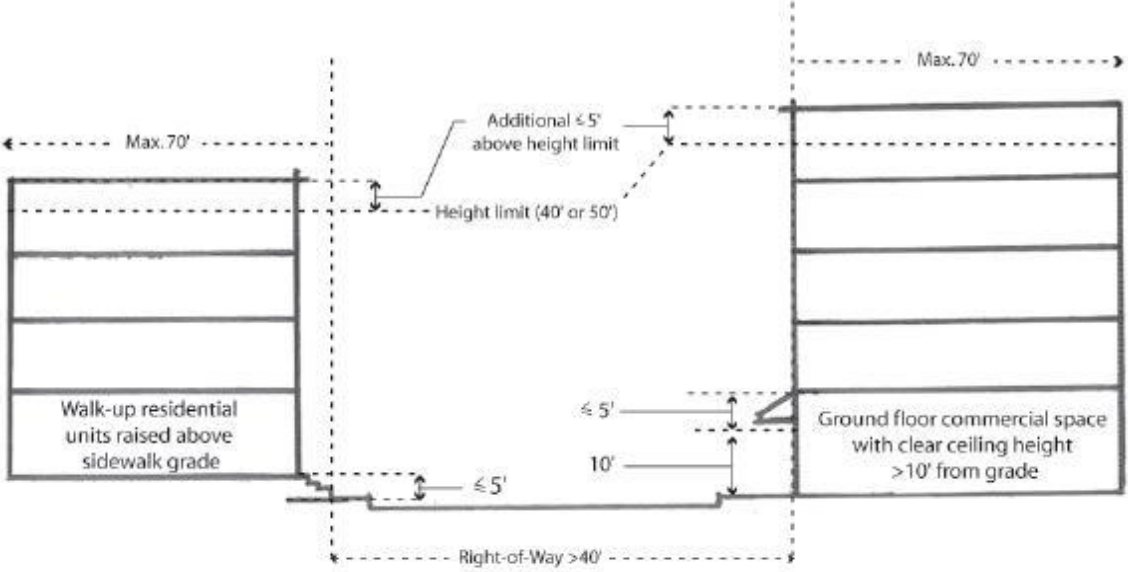
20 (3) project features ground floor commercial space or other active use as  
21 defined by Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk  
22 grade, or in the case of residential uses, such walk-up residential units are raised up from  
23 sidewalk level;

24 (4) said ground floor commercial space, active use, or walk-up residential use  
25 is primarily oriented along a right-of-way wider than 40 feet;

1 (5) said ground floor commercial space or active use occupies at least 50% of  
2 the project's ground floor area; and

3 (6) except for projects located in NCT districts, the project sponsor has  
4 conclusively demonstrated that the additional 5' increment allowed through Section 263.20  
5 would not add new shadow to any public open spaces.

6 (c) One additional foot of height, up to a total of five feet, shall be permitted above  
7 the designated height limit for each additional foot of ground floor clear ceiling height in  
8 excess of 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit  
9 is raised above sidewalk grade.



22 Section 3. The San Francisco Planning Code is hereby amended by amending Section  
23 121.7(b), to read as follows:

(b) In NCT and NC Districts listed below, merger of lots resulting in a lot with street frontage greater than that stated in the table below on the specified streets is prohibited except according to the procedures and criteria in subsections (c) and (d) below.

Street	Lot Frontage Limit
Hayes, from Franklin to Laguna	50 feet
Church Street, from Duboce to 16th Street	100
Market, from Octavia to Noe	150
Ocean Avenue in the Ocean Avenue NCT	See Subsection (e)
<u>Inner and Outer Clement NCDs</u>	<u>50 feet</u>
<u>NC-2 districts on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue</u>	<u>50 feet</u>

Section 34. 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.**

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

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

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

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

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

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

			<b>NC-3</b>
No.	Zoning Category	§ References	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
712.10	Height and Bulk Limit	§§ <a href="#">102.12</a> , <a href="#">105</a> ,	Generally, 40-X See <a href="#">Zoning</a>

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		<a href="#">106</a> , <a href="#">250 - 252</a> , <a href="#">260</a> , <a href="#">261.1</a> , <a href="#">263.20</a> , <a href="#">270</a> , <a href="#">271</a>	<a href="#">Map</a> ; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, <del>and on Geary Boulevard from Scott Street to 28th Avenue from Scott Street on Geary from Masonic Avenue to 28th Avenue.</del> <u>except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue.</u> see § <a href="#">263.20</a> . Height Sculpting on Alleys: § <a href="#">261.1</a>
712.11	Lot Size <i>[Per Development]</i>	§§ <a href="#">790.56</a> , <a href="#">121.1</a>	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § <a href="#">121.1</a>
712.12	Rear Yard	§§ <a href="#">130</a> , <a href="#">134</a> , <a href="#">136</a>	Required at residential levels only § <a href="#">134</a> (a)(e)
712.13	Street Frontage		Required § <a href="#">145.1</a>

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712.14	Awning	§ <a href="#">790.20</a>	P § <a href="#">136.1(a)</a>
712.15	Canopy	§ <a href="#">790.26</a>	P § <a href="#">136.1(b)</a>
712.16	Marquee	§ <a href="#">790.58</a>	P § <a href="#">136.1(c)</a>
712.17	Street Trees		Required § <a href="#">138.1</a>
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
712.20	Floor Area Ratio	§§ <a href="#">102.9</a> , <a href="#">102.11</a> , <a href="#">123</a>	3.6 to 1 § <a href="#">124(a)</a> (b)
712.21	Use Size <i>[Non-Residential]</i>	§ <a href="#">790.130</a>	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § <a href="#">121.2</a>
712.22	Off-Street Parking, Commercial/Institutional	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">157</a> , <a href="#">159</a> - <a href="#">160</a> , <a href="#">204.5</a>	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ <a href="#">151</a> , <a href="#">161(g)</a>
712.23	Off-Street Freight Loading	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">155</a> , <a href="#">204.5</a>	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ <a href="#">152</a> , <a href="#">161(b)</a>



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712.24	Outdoor Activity Area	§ <a href="#">790.70</a>	P if located in front; C if located elsewhere § <a href="#">145.2(a)</a>		
712.25	Drive-Up Facility	§ <a href="#">790.30</a>	#		
712.26	Walk-Up Facility	§ <a href="#">790.140</a>	P if recessed 3 ft.; C if not recessed § <a href="#">145.2(b)</a>		
712.27	Hours of Operation	§ <a href="#">790.48</a>	No Limit		
712.30	General Advertising Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P # § <a href="#">607.1(e)2</a>		
712.31	Business Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P # § <a href="#">607.1(f)3</a>		
712.32	Other Signs	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P # § <a href="#">607.1(c) (d) (g)</a>		
		§	NC-3		
No.	Zoning Category	References	Controls by Story		
		§ <a href="#">790.118</a>	1st	2nd	3rd+
712.38	Residential Conversion	§ <a href="#">790.84</a>	P	C	C #
712.39	Residential Demolition	§ <a href="#">790.86</a>	P	C	C

<b>Retail Sales and Services</b>					
712.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ <a href="#">790.102</a>	P #	P #	P #
712.41	Bar	§ <a href="#">790.22</a>	P #	P	
712.42	Full-Service Restaurant	§ <a href="#">790.92</a>	P #	P	
712.43	Large Fast Food Restaurant	§ <a href="#">790.90</a>	C #	C #	
712.44	Small Self-Service Restaurant	§ <a href="#">790.91</a>	P #	P #	
712.45	Liquor Store	§ <a href="#">790.55</a>			
712.46	Movie Theater	§ <a href="#">790.64</a>	P	P	
712.47	Adult Entertainment	§ <a href="#">790.36</a>	C	C	
712.48	Other Entertainment	§ <a href="#">790.38</a>	P	P	
712.49	Financial Service	§ <a href="#">790.110</a>	P	P	
712.50	Limited Financial Service	§ <a href="#">790.112</a>	P	P	
712.51	Medical Service	§ <a href="#">790.114</a>	P	P	P
712.52	Personal Service	§ <a href="#">790.116</a>	P	P	P

1	712.53	Business or	§ <a href="#">790.108</a>	P	P	P
2		Professional Service				
3	712.54	Massage	§ <a href="#">790.60</a> ,	C	C	
4		Establishment	§ <a href="#">1900</a> Health			
5			Code			
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7	712.55	Tourist Hotel	§ <a href="#">790.46</a>	C	C	C
8	712.56	Automobile Parking	§§ <a href="#">790.8</a> , <a href="#">156</a> ,	C	C	C
9			<a href="#">160</a>			
10	712.57	Automobile Gas	§ <a href="#">790.14</a>	C		
11		Station				
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13	712.58	Automotive Service	§ <a href="#">790.17</a>	C		
14		Station				
15	712.59	Automotive Repair	§ <a href="#">790.15</a>	C	C	
16	712.60	Automotive Wash	§ <a href="#">790.18</a>	C		
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18	712.61	Automobile Sale or	§ <a href="#">790.12</a>	C		
19		Rental				
20	712.62	Animal Hospital	§ <a href="#">790.6</a>	C	C	
21	712.63	Ambulance Service	§ <a href="#">790.2</a>	C		
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23	712.64	Mortuary	§ <a href="#">790.62</a>	C	C	C
24	712.65	Trade Shop	§ <a href="#">790.124</a>	P	C	C
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712.66	Storage	§ <a href="#">790.117</a>	C	C	C
712.67	Video Store	§ <a href="#">790.135</a>	P	C	C
712.68	Fringe Financial Service	§ <a href="#">790.111</a>	P#		
712.69	Tobacco Paraphernalia Establishments	§ <a href="#">790.123</a>	C		
712.69A	Self-Service Specialty Food	§ <a href="#">790.93</a>	P#	P#	
712.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04 <a href="#">1</a>	C		
712.69C	Neighborhood Agriculture	§ <a href="#">102.35(a)</a>	P	P	P
712.69D	Large-Scale Urban Agriculture	§ <a href="#">102.35(b)</a>	C	C	C
<b>Institutions and Non-Retail Sales and Services</b>					
712.70	Administrative Service	§ <a href="#">790.106</a>	C	C	C
712.80	Hospital or Medical	§ <a href="#">790.44</a>	C	C	C

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2	712.81	Other Institutions, Large	§ <a href="#">790.50</a>	P	P
3					P
4	712.82	Other Institutions, Small	§ <a href="#">790.51</a>	P	P
5					P
6	712.83	Public Use	§ <a href="#">790.80</a>	C	C
7					C
8	712.84	Medical Cannabis Dispensary	§ <a href="#">790.141</a>	P #	
9					
10	<b>RESIDENTIAL STANDARDS AND USES</b>				
11					
12	712.90	Residential Use	§ <a href="#">790.88</a>	P	P
13					P
14	712.91	Residential Density, Dwelling Units	§§ <a href="#">207</a> , <a href="#">207.1</a> , <a href="#">790.88(a)</a>	Generally, 1 unit per 600 sq. ft. lot area § <a href="#">207.4</a>	
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16	712.92	Residential Density, Group Housing	§§ <a href="#">207.1</a> , <a href="#">790.88(b)</a>	Generally, 1 bedroom per 210 sq. ft. lot area § <a href="#">208</a>	
17					
18	712.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ <a href="#">135</a> , <a href="#">136</a>	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § <a href="#">135(d)</a>	
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20	712.94	Off-Street Parking, Residential	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">157</a> , <a href="#">159</a> - <a href="#">160</a> ,	Generally, 1 space for each dwelling unit	
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		<a href="#">204.5</a>	§§ <a href="#">151</a> , <a href="#">161</a> (a) (g)		
712.95	Community Residential Parking	§ <a href="#">790.10</a>	C	C	C

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

<a href="#">Article 7</a>		
Code	Other Code	
Section	Section	Zoning Controls
§ 712.25 § 712.40	§ <a href="#">249.14</a>	THIRD STREET SPECIAL USE DISTRICT <b>Boundaries:</b> Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3 <b>Controls:</b> Off-sale retail liquor sales as defined in Section <a href="#">249.14</a> (b)(1)(A) are NP; drive-up facilities for large fast-food restaurants, small self-service restaurants and self-service specialty food are C
§ 712.10 § <a href="#">207.4</a> § 712.22 § 712.12	§ <a href="#">780.4</a>	MISSION-HARRINGTON SPECIAL USE DISTRICT <b>Boundaries:</b> Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11. <b>Controls:</b> Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.
§ 712.30 § 712.31 § 712.32	§ <a href="#">608.10</a>	UPPER MARKET STREET SPECIAL SIGN DISTRICT <b>Boundaries:</b> Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on

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		Sectional Map SSD <b>Controls:</b> Special restrictions and limitations for signs
§ 712.38	§ <a href="#">790.84</a>	<b>Boundaries:</b> Applicable to NC-3 Districts <b>Controls:</b> A residential use may be converted to an Other Institution, Large, use, as defined by Section <a href="#">790.50</a> of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section <a href="#">303</a> , the Commission finds that:  (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;  (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and  (3) No legally residing residential tenants will be displaced.
§ 712.43	§ <a href="#">781.4</a>	GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT <b>Boundaries:</b> 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 <b>Controls:</b> Formula Retail pet supply stores and formula retail eating and drinking uses are NP
§ 712.43 § 712.44	§ <a href="#">781.5</a>	MISSION STREET FAST-FOOD SUBDISTRICT <b>Boundaries:</b> Applicable only for the portion of the Mission Street

<p>1 § 712.69A</p> <p>2</p> <p>3</p> <p>4</p>		<p>NC-3 District between 15th Street and Randall Street as mapped on Sectional Map 7 SU</p> <p><b>Controls:</b> Small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP</p>
<p>5 § 712.45</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p>	<p>§ <a href="#">781.10</a></p>	<p>17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.</p> <p><b>Boundaries:</b> Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU</p> <p><b>Controls:</b> 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.</p>
<p>15 § 712.68</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>§ <a href="#">249.35</a></p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p><b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Moderate-</p>



		<p>Scale Neighborhood Commercial Districts within its boundaries.</p> <p><b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section <a href="#">249.35</a>. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection <a href="#">249.35(c)(3)</a>.</p>
<p>§ 712.84</p> <p>§ 790.141</p>	<p>Health Code</p> <p>§ <a href="#">3308</a></p>	<p>Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

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

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

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

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

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

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

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

14 **SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**  
 15 **ZONING CONTROL TABLE**

			NC-2
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
711.10	Height and Bulk Limit	§§ <a href="#">102.12</a> , <a href="#">105</a> , <a href="#">106</a> , <a href="#">250</a> - <a href="#">252</a> , <a href="#">260</a> , <a href="#">261.1</a> , <a href="#">263.20</a> , <a href="#">270</a> , <a href="#">271</a>	Generally, 40-X See <a href="#">Zoning</a> <a href="#">Map</a> : additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, <u>and on NC-2</u> <u>designated parcels on Balboa</u>

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			<u>Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue</u> see § <a href="#">263.20</a> . Height Sculpting on Alleys: § <a href="#">261.1</a>
711.11	Lot Size <i>[Per Development]</i>	§§ <a href="#">790.56</a> , <a href="#">121.1</a>	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § <a href="#">121.1</a>
711.12	Rear Yard	§§ <a href="#">130</a> , <a href="#">134</a> , <a href="#">136</a>	Required at the second story and above and at all residential levels § <a href="#">134</a> (a) (e)
711.13	Street Frontage		Required § <a href="#">145.1</a>
711.14	Awning	§ <a href="#">790.20</a>	P § <a href="#">136.1</a> (a)
711.15	Canopy	§ <a href="#">790.26</a>	P § <a href="#">136.1</a> (b)
711.16	Marquee	§ <a href="#">790.58</a>	P § <a href="#">136.1</a> (c)
711.17	Street Trees		Required § <a href="#">138.1</a>

1 COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

2 711.20	Floor Area Ratio	§§ <a href="#">102.9</a> , <a href="#">102.11</a> , <a href="#">123</a>	2.5 to 1 § <a href="#">124</a> (a) (b)
3 711.21	Use Size <i>[Non-Residential]</i>	§ <a href="#">790.130</a>	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § <a href="#">121.2</a>
4 711.22	Off-Street Parking, Commercial/Institutional	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">157</a> , <a href="#">159</a> - <a href="#">160</a> , <a href="#">204.5</a>	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ <a href="#">151</a> , <a href="#">161</a> (g)
5 711.23	Off-Street Freight Loading	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">155</a> , <a href="#">204.5</a>	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ <a href="#">152</a> , <a href="#">161</a> (b)
6 711.24	Outdoor Activity Area	§ <a href="#">790.70</a>	P if located in front; C if located elsewhere § <a href="#">145.2</a> (a)
7 711.25	Drive-Up Facility	§ <a href="#">790.30</a>	
8 711.26	Walk-Up Facility	§ <a href="#">790.140</a>	P if recessed 3 ft.; C if not recessed § <a href="#">145.2</a> (b)
9 711.27	Hours of Operation	§ <a href="#">790.48</a>	P 6 a.m. - 2 a.m.;

			C 2 a.m. - 6 a.m.		
711.30	General Advertising Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P	§ <a href="#">607.1</a> (e)1	
711.31	Business Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P	§ <a href="#">607.1</a> (f) 2	
711.32	Other Signs	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P	§ <a href="#">607.1</a> (c) (d) (g)	
			<b>NC-2</b>		
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls by Story</b>		
		§ <a href="#">790.118</a>	1st	2nd	3rd+
711.38	Residential Conversion	§ <a href="#">790.84</a>	P	C	
711.39	Residential Demolition	§ <a href="#">790.86</a>	P	C	C
<b>Retail Sales and Services</b>					
711.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ <a href="#">790.102</a>	P	P	
711.41	Bar	§ <a href="#">790.22</a>	P		
711.42	Full-Service Restaurant	§ <a href="#">790.92</a>	P #		

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711.43	Large Fast Food Restaurant	§ <a href="#">790.90</a>	C #		
711.44	Small Self-Service Restaurant	§ <a href="#">790.91</a>	P #		
711.45	Liquor Store	§ <a href="#">790.55</a>	P		
711.46	Movie Theater	§ <a href="#">790.64</a>	P		
711.47	Adult Entertainment	§ <a href="#">790.36</a>			
711.48	Other Entertainment	§ <a href="#">790.38</a>	P		
711.49	Financial Service	§ <a href="#">790.110</a>	P #	C #	
711.50	Limited Financial Service	§ <a href="#">790.112</a>	P #		
711.51	Medical Service	§ <a href="#">790.114</a>	P	P	
711.52	Personal Service	§ <a href="#">790.116</a>	P	P	
711.53	Business or Professional Service	§ <a href="#">790.108</a>	P	P	
711.54	Massage Establishment	§ <a href="#">790.60</a> , § <a href="#">1900</a> Health Code	C		
711.55	Tourist Hotel	§ <a href="#">790.46</a>	C	C	C

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711.56	Automobile Parking	§§ <a href="#">790.8</a> , <a href="#">156</a> , <a href="#">160</a>	C	C	C
711.57	Automotive Gas Station	§ <a href="#">790.14</a>	C		
711.58	Automotive Service Station	§ <a href="#">790.17</a>	C		
711.59	Automotive Repair	§ <a href="#">790.15</a>	C		
711.60	Automotive Wash	§ <a href="#">790.18</a>			
711.61	Automobile Sale or Rental	§ <a href="#">790.12</a>			
711.62	Animal Hospital	§ <a href="#">790.6</a>	C		
711.63	Ambulance Service	§ <a href="#">790.2</a>			
711.64	Mortuary	§ <a href="#">790.62</a>			
711.65	Trade Shop	§ <a href="#">790.124</a>	P #	C #	
711.66	Storage	§ <a href="#">790.117</a>			
711.67	Video Store	§ <a href="#">790.135</a>	C	C	
711.68	Fringe Financial Service	§ <a href="#">790.111</a>	P#		
711.69	Tobacco Paraphernalia Establishments	§ <a href="#">790.123</a>	C		

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711.69A	Self-Service Specialty Food	§ <a href="#">790.93</a>	P#		
711.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04 <a href="#">1</a>			
711.69C	Neighborhood Agriculture	§ <a href="#">102.35(a)</a>	P	P	P
711.69D	Large-Scale Urban Agriculture	§ <a href="#">102.35(b)</a>	C	C	C
Institutions and Non-Retail Sales and Services					
711.70	Administrative Service	§ <a href="#">790.106</a>			
711.80	Hospital or Medical Center	§ <a href="#">790.44</a>			
711.81	Other Institutions, Large	§ <a href="#">790.50</a>	P	C	C
711.82	Other Institutions, Small	§ <a href="#">790.51</a>	P	P	P
711.83	Public Use	§ <a href="#">790.80</a>	C	C	C
711.84	Medical Cannabis	§ <a href="#">790.141</a>	P #		



	Dispensary				
<b>RESIDENTIAL STANDARDS AND USES</b>					
711.90	Residential Use	§ <a href="#">790.88</a>	P	P	P
711.91	Residential Density, Dwelling Units	§§ <a href="#">207</a> , <a href="#">207.1</a> , <a href="#">790.88(a)</a>	Generally, 1 unit per 800 sq. ft. lot area § <a href="#">207.4</a>		
711.92	Residential Density, Group Housing	§§ <a href="#">207.1</a> , <a href="#">790.88(b)</a>	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
711.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ <a href="#">135</a> , <a href="#">136</a>	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
711.94	Off-Street Parking, Residential	§§ <a href="#">150</a> , <a href="#">153 - 157</a> , <a href="#">159 - 160</a> , <a href="#">204.5</a>	Generally, 1 space for each dwelling unit §§ <a href="#">151</a> , <a href="#">161(a)</a> (g)		
711.95	Community Residential Parking	§ <a href="#">790.10</a>	C	C	C

**SPECIFIC PROVISIONS FOR NC-2 DISTRICTS**

<a href="#">Article 7</a>	Other Code	
Code	Section	Zoning Controls

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Section		
§ 711.42 § 711.43 § 711.44 § 711.69A	<a href="#">§ 781.1</a>	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU Controls: Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP
§ 711.42 § 711.43 § 711.44 § 711.69A	<a href="#">§ 781.2</a>	IRVING STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5 SU Controls: Small self-service restaurants and self-service specialty food are C; full-service restaurants and large fast-food restaurants are NP
<a href="#">Article 7</a> Code Section	Other Code Section	Zoning Controls
§ 711.49 § 711.50 § 711.68	<a href="#">§ 781.7</a>	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

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		<p>2 SU</p> <p>Controls: Financial services, limited financial services, and fringe financial services are NP</p>
<p>§ 711.68</p>	<p>§ <a href="#">249.35</a></p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.</p> <p>Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section <a href="#">249.35</a>. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection <a href="#">249.35(c)(3)</a>.</p>
<p>§ 711.84</p> <p>§ 790.141</p>	<p>Health Code</p> <p>§ <a href="#">3308</a></p>	<p>Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

1 Section 6. The San Francisco Planning Code is hereby amended by amending Section  
2 716.1, to read as follows:

3 **SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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

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

4 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 5 **ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Inner Clement Street Controls
<b>BUILDING STANDARDS</b>			
716.10	Height and Bulk Limit	§§ <a href="#">102.12</a> , <a href="#">105</a> , <a href="#">106</a> , <a href="#">250 - 252</a> , <a href="#">260</a> , <a href="#">263.20</a> ; <a href="#">261.1</a> , <a href="#">270</a> , <a href="#">271</a>	40-X; <u>additional 5 feet for parcels with active uses</u> ; see <a href="#">263.20</a> ; Height Sculpting on Alleys: § <a href="#">261.1</a>
716.11	Lot Size <i>[Per Development]</i>	§§ <a href="#">790.56</a> , <a href="#">121.1</a>	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § <a href="#">121.1</a>
716.12	Rear Yard	§§ <a href="#">130</a> , <a href="#">134</a> , <a href="#">136</a>	Required at the second story and above and at all residential levels § <a href="#">134</a> (a) (e)
716.13	Street Frontage		Required § <a href="#">145.1</a>
716.14	Awning	§ <a href="#">790.20</a>	P

1			§ <a href="#">136.1(a)</a>
2	716.15	Canopy	§ <a href="#">790.26</a>
3			P
4			§ <a href="#">136.1(b)</a>
5	716.16	Marquee	§ <a href="#">790.58</a>
6			P
7			§ <a href="#">136.1(c)</a>
8	716.17	Street Trees	Required
9			§ <a href="#">138.1</a>
10	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
11	716.20	Floor Area Ratio	§§ <a href="#">102.9</a> , <a href="#">102.11</a> ,
12			<a href="#">123</a>
13			1.8 to 1
14			§ <a href="#">124(a)</a> (b)
15	716.21	Use Size <i>[Non-Residential]</i>	§ <a href="#">790.130</a>
16			P up to 2,499 sq. ft.;
17			C 2,500 sq. ft. & above
18			§ <a href="#">121.2</a>
19	716.22	Off-Street Parking, Commercial/Institutional	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">157</a> ,
20			<a href="#">159</a> - <a href="#">160</a> , <a href="#">204.5</a>
21			Generally, none required if
22			occupied floor area is less
23			than 5,000 sq. ft.
24			§§ <a href="#">151</a> , <a href="#">161(g)</a>
25	716.23	Off-Street Freight Loading	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">155</a> ,
			<a href="#">204.5</a>
			Generally, none required if
			gross floor area is less than
			10,000 sq. ft.
			§§ <a href="#">152</a> , <a href="#">161(b)</a>
	716.24	Outdoor Activity Area	§ <a href="#">790.70</a>
			P if located in front;

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			C if located elsewhere § <a href="#">145.2(a)</a>		
716.25	Drive-Up Facility	§ <a href="#">790.30</a>			
716.26	Walk-Up Facility	§ <a href="#">790.140</a>	P if recessed 3 ft.; C if not recessed § <a href="#">145.2(b)</a>		
716.27	Hours of Operation	§ <a href="#">790.48</a>	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
716.30	General Advertising Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>			
716.31	Business Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P § <a href="#">607.1(f)2</a>		
716.32	Other Signs	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P § <a href="#">607.1(c) (d) (g)</a>		
No.	Zoning Category	§ References	Inner Clement Street		
			Controls by Story		
		§ <a href="#">790.118</a>	1st	2nd	3rd+
716.38	Residential Conversion	§ <a href="#">790.84</a>	P		
716.39	Residential Demolition	§ <a href="#">790.86</a>	P	C	C
<b>Retail Sales and Services</b>					

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716.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ <a href="#">790.102</a>	P	C	
716.41	Bar	§ <a href="#">790.22</a>	C #		
716.42	Full-Service Restaurant	§ <a href="#">790.92</a>	C #		
716.43	Large Fast Food Restaurant	§ <a href="#">790.90</a>	C #		
716.44	Small Self-Service Restaurant	§ <a href="#">790.91</a>	C #		
716.45	Liquor Store	§ <a href="#">790.55</a>	C		
716.46	Movie Theater	§ <a href="#">790.64</a>	P		
716.47	Adult Entertainment	§ <a href="#">790.36</a>			
716.48	Other Entertainment	§ <a href="#">790.38</a>	C		
716.49	Financial Service	§ <a href="#">790.110</a>			
716.50	Limited Financial Service	§ <a href="#">790.112</a>	C		
716.51	Medical Service	§ <a href="#">790.114</a>	P	C	
716.52	Personal Service	§ <a href="#">790.116</a>	P	C	
716.53	Business or Professional Service	§ <a href="#">790.108</a>	P	C	
716.54	Massage Establishment	§ <a href="#">790.60,</a>	C		



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		§ <a href="#">1900</a> Health Code			
716.55	Tourist Hotel	§ <a href="#">790.46</a>	C	C	
716.56	Automobile Parking	§§ <a href="#">790.8</a> , <a href="#">156</a> , <a href="#">160</a>	C	C	C
716.57	Automotive Gas Station	§ <a href="#">790.14</a>			
716.58	Automotive Service Station	§ <a href="#">790.17</a>			
716.59	Automotive Repair	§ <a href="#">790.15</a>			
716.60	Automotive Wash	§ <a href="#">790.18</a>			
716.61	Automobile Sale or Rental	§ <a href="#">790.12</a>			
716.62	Animal Hospital	§ <a href="#">790.6</a>	C		
716.63	Ambulance Service	§ <a href="#">790.2</a>			
716.64	Mortuary	§ <a href="#">790.62</a>			
716.65	Trade Shop	§ <a href="#">790.124</a>	P	C	
716.66	Storage	§ <a href="#">790.117</a>			
716.67	Video Store	§ <a href="#">790.135</a>	P	C	
716.68	Fringe Financial Service	§ <a href="#">790.111</a>			
716.69	Tobacco Paraphernalia Establishments	§ <a href="#">790.123</a>	C		

1	716.69A	Self-Service Specialty Food	§ <a href="#">790.93</a>	C #		
2						
3	716.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04 <sup>1</sup>			
4						
5						
6	716.69C	Neighborhood Agriculture	§ <a href="#">102.35(a)</a>	P	P	P
7						
8	716.69D	Large-Scale Urban Agriculture	§ <a href="#">102.35(b)</a>	C	C	C
9						
10	<b>Institutions and Non-Retail Sales and Services</b>					
11						
12	716.70	Administrative Service	§ <a href="#">790.106</a>			
13						
14	716.80	Hospital or Medical Center	§ <a href="#">790.44</a>			
15						
16	716.81	Other Institutions, Large	§ <a href="#">790.50</a>	P	C	C
17						
18	716.82	Other Institutions, Small	§ <a href="#">790.51</a>	P	P	P
19						
20	716.83	Public Use	§ <a href="#">790.80</a>	C	C	C
21						
22	716.84	Medical Cannabis Dispensary	§ <a href="#">790.141</a>	P		
23						
24	<b>RESIDENTIAL STANDARDS AND USES</b>					
25						
	716.90	Residential Use	§ <a href="#">790.88</a>	P	P	P
	716.91	Residential Density,	§§ <a href="#">207</a> , <a href="#">207.1</a> ,	Generally, 1 unit per 600 sq. ft.		

1		Dwelling Units	<a href="#">790.88(a)</a>	lot area
2				§ <a href="#">207.4</a>
3	716.92	Residential Density, Group Housing	§§ <a href="#">207.1</a> , <a href="#">790.88</a> (b)	Generally, 1 bedroom per 210 sq. ft. lot area § <a href="#">208</a>
4				
5	716.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ <a href="#">135</a> , <a href="#">136</a>	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § <a href="#">135</a> (d)
6				
7	716.94	Off-Street Parking, Residential	§§ <a href="#">150</a> , <a href="#">153 - 157</a> , <a href="#">159 - 160</a> , <a href="#">204.5</a>	Generally, 1 space for each dwelling unit §§ <a href="#">151</a> , <a href="#">161(a)</a> (g)
8				
9	716.95	Community Residential Parking	§ <a href="#">790.10</a>	C            C            C
10				

11 SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET

12 NEIGHBORHOOD COMMERCIAL DISTRICT

13	<a href="#">Article 7</a>		
14	<b>Code</b>	Other Code	
15	<b>Section</b>	Section	Zoning Controls
16	§ 716.41	§ <a href="#">790.22</a>	INNER CLEMENT STREET LIQUOR LICENSES FOR FULL- SERVICE RESTAURANTS <b>Boundaries:</b> Applicable to the Inner Clement Street Neighborhood Commercial District
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		<p><b>Controls:</b></p> <p>(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 § <a href="#">790.22</a>, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section <a href="#">303</a>, the Planning Commission finds that:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified as a bona fide <a href="#">2</a> eating place as defined in § <a href="#">790.142</a>; and</p> <p>(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a restaurant, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 716.41	§ <a href="#">790.22</a>	<p>INNER CLEMENT STREET LIQUOR LICENSES FOR BARS</p> <p><b>Boundaries:</b> Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p><b>Controls:</b></p> <p>(a) In order to allow wine and/or beer bars to seek an ABC</p>

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		<p>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 § <a href="#">790.22</a>, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section <a href="#">303</a>, the Planning Commission finds that:</p> <p>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</p> <p>(2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § <a href="#">790.22</a>, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 716.41, 716.42, 716.43, 716.44, and 716.69A		<p>INNER CLEMENT STREET EATING AND DRINKING USES</p> <p><b>Boundaries:</b> Applicable to the Inner Clement Street Neighborhood Commercial District.</p> <p><b>Controls:</b> One additional eating and drinking use may be permitted as a principal use in the Inner Clement Neighborhood</p>

		Commercial District. Any additional eating and drinking uses may be approved with a conditional use authorization.
§ 716.68	§ <a href="#">249.35</a>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).</p> <p><b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Clement Street Neighborhood Commercial District.</p> <p><b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section <a href="#">249.35</a>. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection <a href="#">249.35(c)(3)</a>.</p>

Section 7. 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.

The Outer Clement Street District controls are designed to promote development that is in keeping with the district's existing small-scale, mixed-use character. The building

standards monitor large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. Additional eating and drinking establishments are regulated to prevent over-concentration, while ground-story entertainment and financial service uses are monitored in order to limit the problems of traffic, congestion, noise and late-night activity associated with such uses and to protect existing neighborhood-serving businesses. Other controls restricting late-night activity, hotels, automobile uses, and drive-up facilities are designed to preserve the low-intensity character of the district.

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

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

			<b>Outer Clement Street</b>
No.	Zoning Category	§ References	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
717.10	Height and Bulk Limit	§§ <a href="#">102.12</a> , <a href="#">105</a> , <a href="#">106</a> , <a href="#">250 - 252</a> , <a href="#">260</a> , <a href="#">261.1</a> , <a href="#">263.20</a> , <a href="#">270</a> , <a href="#">271</a>	40-X; <u>additional 5 feet for parcels with active uses; see 263.20</u> ; Height Sculpting on alleys: § <a href="#">261.1</a>
717.11	Lot Size <i>[Per Development]</i>	§§ <a href="#">790.56</a> , <a href="#">121.1</a>	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § <a href="#">121.1</a>

1	717.12	Rear Yard	§§ <a href="#">130</a> , <a href="#">134</a> , <a href="#">136</a>	Required at grade level and above § <a href="#">134</a> (a) (e)
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4	717.13	Street Frontage		Required § <a href="#">145.1</a>
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6				
7	717.14	Awning	§ <a href="#">790.20</a>	P § <a href="#">136.1</a> (a)
8				
9	717.15	Canopy	§ <a href="#">790.26</a>	P § <a href="#">136.1</a> (b)
10				
11	717.16	Marquee	§ <a href="#">790.58</a>	P § <a href="#">136.1</a> (c)
12				
13				
14	717.17	Street Trees		Required § <a href="#">138.1</a>
15				
16	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
17	717.20	Floor Area Ratio	§§ <a href="#">102.9</a> , <a href="#">102.11</a> , <a href="#">123</a>	1.8 to 1 § <a href="#">124</a> (a) (b)
18				
19				
20	717.21	Use Size <i>[Non-Residential]</i>	§ <a href="#">790.130</a>	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § <a href="#">121.2</a>
21				
22				
23	717.22	Off-Street Parking, Commercial/Institutional	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">157</a> , <a href="#">159</a> - <a href="#">160</a> , <a href="#">204.5</a>	Generally, none required if occupied floor area is less than 5,000 sq. ft.
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			§§ <a href="#">151</a> , <a href="#">161</a> (g)
717.23	Off-Street Freight Loading	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">155</a> , <a href="#">204.5</a>	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ <a href="#">152</a> , <a href="#">161</a> (b)
717.24	Outdoor Activity Area	§ <a href="#">790.70</a>	P if located in front; C if located elsewhere § <a href="#">145.2</a> (a)
717.25	Drive-Up Facility	§ <a href="#">790.30</a>	
717.26	Walk-Up Facility	§ <a href="#">790.140</a>	P if recessed 3 ft.; C if not recessed § <a href="#">145.2</a> (b)
717.27	Hours of Operation	§ <a href="#">790.48</a>	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.
717.30	General Advertising Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	
717.31	Business Sign	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P § <a href="#">607.1</a> (f) 2
717.32	Other Signs	§§ <a href="#">262</a> , <a href="#">602</a> - <a href="#">604</a> , <a href="#">608</a> , <a href="#">609</a>	P § <a href="#">607.1</a> (c) (d) (g)
No.	Zoning Category	§ References	Outer Clement Street

1			Controls by Story		
2		§ <a href="#">790.118</a>	1st	2nd	3rd+
3	717.38	Residential Conversion	§ <a href="#">790.84</a>	P	
4	717.39	Residential Demolition	§ <a href="#">790.86</a>	P	C C
5	<b>Retail Sales and Services</b>				
6	717.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ <a href="#">790.102</a>	P	
7	717.41	Bar	§ <a href="#">790.22</a>	C #	
8	717.42	Full-Service Restaurant	§ <a href="#">790.92</a>	C #	
9	717.43	Large Fast Food Restaurant	§ <a href="#">790.90</a>	C #	
10	717.44	Small Self-Service Restaurant	§ <a href="#">790.91</a>	C #	
11	717.45	Liquor Store	§ <a href="#">790.55</a>	C	
12	717.46	Movie Theater	§ <a href="#">790.64</a>	P	
13	717.47	Adult Entertainment	§ <a href="#">790.36</a>		
14	717.48	Other Entertainment	§ <a href="#">790.38</a>	C	
15	717.49	Financial Service	§ <a href="#">790.110</a>	C	
16	717.50	Limited Financial Service	§ <a href="#">790.112</a>	C	

1	717.51	Medical Service	§ <a href="#">790.114</a>	P		
2	717.52	Personal Service	§ <a href="#">790.116</a>	P		
3	717.53	Business or Professional Service	§ <a href="#">790.108</a>	P		
4	717.54	Massage Establishment	§ <a href="#">790.60</a> , § <a href="#">1900</a> Health Code			
5	717.55	Tourist Hotel	§ <a href="#">790.46</a>			
6	717.56	Automobile Parking	§§ <a href="#">790.8</a> , <a href="#">156</a> , <a href="#">160</a>	C	C	
7	717.57	Automotive Gas Station	§ <a href="#">790.14</a>			
8	717.58	Automotive Service Station	§ <a href="#">790.17</a>			
9	717.59	Automotive Repair	§ <a href="#">790.15</a>			
10	717.60	Automotive Wash	§ <a href="#">790.18</a>			
11	717.61	Automobile Sale or Rental	§ <a href="#">790.12</a>			
12	717.62	Animal Hospital	§ <a href="#">790.6</a>	C		
13	717.63	Ambulance Service	§ <a href="#">790.2</a>			
14	717.64	Mortuary	§ <a href="#">790.62</a>			
15	717.65	Trade Shop	§ <a href="#">790.124</a>	P		

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717.66	Storage	§ <a href="#">790.117</a>			
717.67	Video Store	§ <a href="#">790.135</a>	P	C	
717.68	Fringe Financial Service	§ <a href="#">790.111</a>			
717.69	Tobacco Paraphernalia Establishments	§ <a href="#">790.123</a>	C		
717.69A	Self-Service Specialty Food	§ <a href="#">790.93</a>	C #		
717.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04 <sup>1</sup>			
717.69C	Neighborhood Agriculture	§ <a href="#">102.35(a)</a>	P	P	P
717.69D	Large-Scale Urban Agriculture	§ <a href="#">102.35(b)</a>	C	C	C
<b>Institutions and Non-Retail Sales and Services</b>					
717.70	Administrative Service	§ <a href="#">790.106</a>			
717.80	Hospital or Medical Center	§ <a href="#">790.44</a>			
717.81	Other Institutions, Large	§ <a href="#">790.50</a>	P	C	C
717.82	Other Institutions, Small	§ <a href="#">790.51</a>	P	P	P
717.83	Public Use	§ <a href="#">790.80</a>	C	C	C

1	717.84	Medical Cannabis Dispensary	§ <a href="#">790.141</a>	P		
2	<b>RESIDENTIAL STANDARDS AND USES</b>					
3	717.90	Residential Use	§ <a href="#">790.88</a>	P	P	P
4	717.91	Residential Density, Dwelling Units	§§ <a href="#">207</a> , <a href="#">207.1</a> , <a href="#">790.88</a> (a)	Generally, 1 unit per 600 sq. ft. lot area § <a href="#">207.4</a>		
5	717.92	Residential Density, Group Housing	§§ <a href="#">207.1</a> , <a href="#">790.88</a> (b)	Generally, 1 bedroom per 210 sq. ft. lot area § <a href="#">208</a>		
6	717.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ <a href="#">135</a> , <a href="#">136</a>	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § <a href="#">135</a> (d)		
7	717.94	Off-Street Parking, Residential	§§ <a href="#">150</a> , <a href="#">153</a> - <a href="#">157</a> , <a href="#">159</a> - <a href="#">160</a> , <a href="#">204.5</a>	Generally, 1 space for each dwelling unit §§ <a href="#">151</a> , <a href="#">161</a> (a) (g)		
8	717.95	Community Residential Parking	§ <a href="#">790.10</a>	C	C	C

SPECIFIC PROVISIONS FOR THE OUTER CLEMENT STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT

9	<a href="#">Article 7</a>	Other Code	Zoning Controls
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Code Section	Section	
§§ 717.41, 717.42, 717.43, 717.44, and 717.69A	§ <a href="#">790.34</a>	OUTER CLEMENT STREET EATING AND DRINKING USES <b>Boundaries:</b> Applicable to the Outer Clement Street Neighborhood Commercial District. <b>Controls:</b> an eating or drinking use may be approved with conditional use authorization.
§ 717.68	§ <a href="#">249.35</a>	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD). <b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Outer <a href="#">2</a> Clement Street Neighborhood Commercial District. <b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section <a href="#">249.35</a> . Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection <a href="#">249.35(c)(3)</a> .

Section 8. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 49. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and

1 Board amendment deletions in accordance with the "Note" that appears under the official title  
2 of the legislation.

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

6 By: \_\_\_\_\_  
7 ANDREA RUIZ-ESQUIDE  
8 Deputy City Attorney  
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