BOARD of SUPERVISORS

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April 8, 2022

File No. 220340

Lisa Gibson
Environmental Review Officer
Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson:

On April 5, 2022, Supervisor Haney submitted the following legislation:

File No. 220340

Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic and nonconforming commercial buildings in Residential Enclave Districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) Districts; 6) conditionally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed Use Districts, which contain commercial spaces, provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Don Lewis, Environmental Planning

FILE NO. 220340 ORDINANCE NO.

[Planning Code, Zoning Map - Neighborhood Commercial and Mixed Use Zoning Districts]

Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) Districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use Districts, and in historic and nonconforming commercial buildings in Residential Enclave Districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT District; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial Districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) Districts; 6) conditionally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed Use Districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of

public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strikethrough normal~~. Ellipses indicate text that is omitted but unchanged.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____ and the Board incorporates such reasons herein by reference. A copy of Planning Commission Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

(c) This Board finds that these Planning Code amendments are consistent with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. _____, and the Board hereby incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by revising the following sections (where a section has been renumbered, the existing section number is listed first, followed by the new section number underlined in parentheses): 102, 124, 134, 135.3, 145.4, 181, 186,

201, 202.2, 204.3, 204.4, 235, 249.40A (249.38), 249.78, 303, 329, 703.9, 753, 757, 758, 802.1, 803.3, 803.4 (section number deleted; text as revised incorporated into 803.3), 803.8, 803.9, 813 (834), 814 (837), 822 (249.6), 823 (249.39), 840 (831), 841 (833), 842 (832), 843 (838), 844 (839), 845 (840), 846 (836), 847 (835), 848 (830), 890, 890.48, 890.70, 890.123, 890.124, 890.140. These amended sections are sequenced below in order of existing section number. With these amendments, the Planning Code shall read as follows:

SEC. 102. DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set forth in this and the following sections. Additional definitions applicable to Signs are set forth in Section 602. Additional definitions applicable to development impact fees and requirements that authorize the payment of in-lieu fees are set forth in Section 401. Additional definitions applicable only to *Downtown Residential Districts* ~~*Article 8, Mixed Use Districts,*~~ are set forth in Section 890. Additional definitions applicable only to the North Beach Neighborhood Commercial District and the North Beach Special Use District are set forth in Section 780.3. Additional definitions applicable only to the Bernal Heights Special Use District are set forth in Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set forth in Section 996. All words used in the present tense shall include the future. All words in the plural number shall include the singular number, and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission or its successor of the City and County of San Francisco, State of California, herein referred to as the City: Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be

deemed to include an employee of any such officer or department of the City who is lawfully authorized to perform any duty or exercise any power as a representative or agent of that officer or department.

* * * *

Entertainment, General. A Retail Entertainment, Arts and Recreation Use that provides entertainment or leisure pursuits to the general public including dramatic and musical performances where alcohol is not served during performances, arcades that provide eleven or more amusement game devices (such as video games, pinball machines, or other such similar mechanical and electronic amusement devices), billiard halls, bowling alleys, skating rinks, and mini-golf, when conducted within a completely enclosed building, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises. Mechanical amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code.

Entertainment, Nighttime. A Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities~~,~~. *Nighttime Entertainment uses do* ~~*but shall*~~ not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through *205.5* ~~*205.4*~~ of this Code. *Nighttime Entertainment uses are subject to the Entertainment Commission's Good Neighbor Policy.*

* * * *

Hours of Operation. A commercial Use Characteristic limiting the permitted hours during which any commercial establishment, not including automated teller machines, may be open

for business. Other restrictions on the hours of operation of Movie Theaters, Adult Businesses, Nighttime Entertainment, *and* General Entertainment~~, and Other Entertainment~~ Uses~~, as defined in this Section 102 and 890,~~ shall apply pursuant to provisions in Section 303(p), when such uses are permitted as Conditional Uses. A Pharmacy may qualify for the exception to operate on a 24-hour basis provided in Section 202.2(a)(2) of the Code.

* * * *

Trade Office~~s~~. A Non-Retail Sales and Service Use that includes business offices of building, plumbing, electrical, painting, roofing, furnace, or pest control contractors, if no storage of equipment or items for wholesale use are located on site. It may also include incidental accessory storage of office supplies and samples if ~~*located entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of an R District, and if*~~ the storage of equipment and supplies does not occupy more than *one-third* of the total *G~~g~~ross F~~f~~loor A~~a~~rea of the use. *Such Trade Offices shall operate in a manner to reduce noise, vibration, and emissions impacts beyond the premises of the use.* No processing of building materials, such as mixing of concrete or heating of asphalt shall be conducted on the premises. Parking, loading, and unloading of all vehicles used by the contractor shall be located entirely within the building containing the use.

* * * *

Walk-Up Facility. A Use Characteristic defined as a structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (ATMs). *Such facilities shall provide waste receptacles, be kept free of litter, and provide adequate lighting for the facility, provided that such lighting shall comply with Planning Department guidelines.*

* * * *

SEC. 124. BASIC FLOOR AREA RATIO.

* * * *

TABLE 124

BASIC FLOOR AREA RATIO LIMITS

District	***Basic Floor Area Ratio Limit***
~~*RED, RED-MX*~~	~~*1.0 to 1*~~
Pacific	1.5 to 1
~~*SPD,*~~ NC-1, NCT-1, NC-S	1.8 to 1
Haight	
Inner Clement	
Inner Sunset	
North Beach	
Outer Clement	
Sacramento	
24th Street-Noe Valley	
West Portal * * * *	
MUG, MUO, MUR, *RED, RED-MX, SPD,* UMU, WMUG, WMUO, SALI in a 40, 45, or 48 foot height district	3.0 to 1
MUG, MUO, MUR, *RED, RED-MX, SPD,* UMU, WMUG, WMUO, SALI in a 50, 55, or 58 foot height district	4.0 to 1

MUG, MUO, MUR, *RED*, *RED-MX*, *SPD*, UMU, WMUG, WMUO, SALI in a 65 or 68 foot height district	5.0 to 1
MUG, MUO, MUR, UMU, WMUG, WMUO, SALI in a 85 foot height district	6.0 to 1
MUG, MUO, MUR, UMU, WMUG, WMUO, in a height district over 85 feet	7.5 to 1

* * * *

(i) In calculating allowable *Gg*ross *Ff*loor *Aa*~~a~~rea on a preservation lot from which any TDRs have been transferred pursuant to Section 128, the amount allowed herein shall be decreased by the amount of gross floor area transferred.

(j) ~~*Within the SPD District, Live/Work Units constructed above the floor area ratio limits in Section 102 (Floor Area Ratio, subsection (b)(19)) of this Code shall be subject to the following conditions and standards:*~~

~~*(1) Considering all Dwelling Units and all Live/Work Units on the lot, existing and to be constructed, there shall be no more than one Live/Work Unit and/or Dwelling Unit per 200 square feet of lot area; and*~~

~~*(2) The parking requirement for Live/Work Units subject to this subsection shall be equal to that required for dwelling units within the subject district.*~~

~~*(k)*~~ For buildings in C-3-G and C-3-S Districts that are not designated as Significant or Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by the base floor area ratio limits set forth above may be approved for construction of a project, or portion thereof, that constitutes a Student Housing project, as defined in Section 102 of this Code. Such approval shall be subject to the conditional use procedures and criteria in Section 303 of this Code.

(k ~~l~~) In the Cesar Chavez/Valencia Streets Medical Use Special Use District, as described in Section 249.68 of this Code, the basic floor area ratio limit shall be 2.6 to 1, subject to Conditional Use Authorization of a Hospital.

SEC. 134. REAR YARDS IN R, RC, NC, C, ~~*SPD,*~~ M, *CMUO,* MUG, ~~*WMUG,*~~ MUO, MUR, ~~*UMU,*~~ RED, ~~*AND*~~ RED-MX*, SPD, UMU, and WMUG* DISTRICTS.

* * * *

(c) **Basic Requirements.** The basic rear yard requirements shall be as follows for the districts indicated:

(1) **RH-1(D), RH-1, and RH-1(S) Districts.** For buildings that submit a development application on or after January 15, 2019, the minimum rear yard depth shall be equal to 30% of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Exceptions are permitted on Corner Lots and through lots abutting properties with buildings fronting both streets, as described in subsection (f) below. For buildings that submitted a development application prior to January 15, 2019, the minimum rear yard depth shall be determined based on the applicable law on the date of submission.

(2) **RM-3, RM-4, RC-3, RC-4, NC Districts other than the Pacific Avenue NC District, C, M, MUG, WMUG, MUO, CMUO, MUR, UMU, RED, RED-MX, and SPD Districts.** Except as specified in this subsection (c), the minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

(A) For buildings containing only SRO Units in the *CMUO, MUG, MUO, MUR, UMU, and WMUG* ~~*Eastern Neighborhoods Mixed Use*~~ Districts, the minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but

the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in specific situations as described in subsection (e) below.

* * * *

(e) **Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1~~,~~ ~~*and*~~ RM-2, *CMUO, MUG, MUO, MUR, UMU, and WMUG* Districts.** The rear yard requirement stated in ~~*subsection*~~ subsection (c)(3) above and as stated in ~~*subsection*~~ subsection (c)(2)(A) above for SRO buildings located in *CMUO, MUG, MUO, MUR, UMU, and WMUG* ~~*the Eastern Neighborhoods Mixed Use*~~ Districts not exceeding a height of 65 feet, shall be reduced in specific situations as described in this subsection (e), based upon conditions on adjacent lots. Except for those SRO buildings referenced above in this subsection (e) whose rear yard can be reduced in the circumstances described in subsection (e) to a 15-foot minimum, under no circumstances shall the minimum rear yard be thus reduced to less than a depth equal to 25% of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.

* * * *

SEC. 135.3. USABLE OPEN SPACE FOR *NON-RESIDENTIAL* USES ~~*OTHER THAN DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS WITH*~~IN THE EASTERN NEIGHBORHOODS MIXED USE AND DTR DISTRICTS.

(a) **Amount of Open Space Required.** All newly constructed structures, all structures to which Gross Floor Area equal to 20% or more of existing Gross Floor Area is added, and all structures in the Eastern Neighborhoods Mixed Use Districts within which floor area is converted to *O*~~*o*~~ffice *U*~~*u*~~se other than office use accessory to a non-office use shall provide and maintain usable open space for that part of the new, additional or converted square footage which is not subject to Sections 135.1 and 135.2 as follows:

TABLE 135.3

MINIMUM USABLE OPEN SPACE REQUIREMENTS FOR *NON-RESIDENTIAL* USES *~~OTHER THAN DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS~~* IN THE EASTERN NEIGHBORHOODS MIXED USE AND DTR DISTRICTS

Use	Square Feet of Usable Open Space Required
Retail *Sales and Services Uses*, *Institutional Uses*, *Entertainment*, *Arts, and Recreation Uses*, *Non-Retail Sales and Services Uses except for Office Uses*, *Laboratory*, *Life Science*, *and Wholesale Storage*, ~~*eating and/or drinking establishments, personal service, wholesale, home and business service, arts activities, institutional*~~ and like uses	1 sq. ft. per 250 sq. ft. of *O~~o~~*ccupied *F~~f~~*loor *A~~a~~*rea of new or added square footage
Industrial Uses, *Wholesale Storage* ~~*Manufacturing and light industrial, storage without distribution facilities*~~, and like uses in the Eastern Neighborhoods Mixed Use Districts~~.~~	None required
Office *U~~u~~*ses, ~~*as defined in 890.70,*~~ *Laboratory, and Life Science* in the Eastern Neighborhoods Mixed Use Districts	1 sq. ft. per 50 sq. ft. of *O~~o~~*ccupied *F~~f~~*loor *A~~a~~*rea of new, converted or added square footage
All non-residential uses in DTR Districts	1 sq. ft. per 50 sq. ft. of *O~~o~~*ccupied *F~~f~~*loor *A~~a~~*rea of net new, converted or added square footage over 10,000 gross square feet

* * * *

SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.

* * * *

(c) **Definitions.**

"Active commercial uses" shall include *the following* ~~*those*~~ uses ~~*specifically identified below in Table 145.4, and*~~:

(1) *Retail Sales and Services Uses, except Hotel or Motel;*

(2) Institutional Uses, except Residential Care Facility;

(3) Arts Activities, General Entertainment, Movie Theater, Outdoor Entertainment, and Nighttime Entertainment uses;

(4) ~~*Shall not include Automotive Uses except for*~~ Automobile Sale or Rental uses where curb-cuts, garage doors, or loading access are not utilized or proposed, and such sales or rental activity is entirely within an enclosed building and does not encroach on surrounding sidewalks or open spaces;

~~*(2) Shall include Public Facilities as defined in Section 102 and Public Uses as defined in Section 890.80, except for Utility Installations;*~~

~~*(3) Shall not include Residential Care Facilities as defined in Sections 102 and 890.50; and*~~

(5~~4~~) ~~*Shall include one or more*~~ Designated Child Care Units as defined in Section 102, provided that each such unit meets all applicable criteria set forth in Section 414A.6 of this Code~~.~~*;*

(5~~6~~) In the Ocean Avenue NCT, shall include Arts Activities, Nighttime Entertainment, and Institutional Community Uses, as those uses are defined in Section 102; and

(~~6~~7) On Mission and Otis Street<u>s</u> within the Van Ness & Market Residential Special Use District, shall include Light Manufacturing, as that use is defined in Section 102.

~~***Table 145.4***~~

~~***Reference for Commercial, Neighborhood Commercial, and Residential- Commercial Districts***~~	~~***Reference for Mixed Use Districts***~~	~~***Use***~~
~~*N/A*~~	~~*890.4*~~	~~*Amusement Game Arcade*~~
~~*102*~~	~~*890.6*~~	~~*Animal Hospital*~~
~~*102*~~	~~*N/A*~~	~~*Arts Activities*~~
~~*102*~~	~~*890.13*~~	~~*Automobile Sale or Rental (see qualification, above)*~~
~~*102*~~	~~*102*~~	~~*Bar*~~
~~*N/A*~~	~~*890.23*~~	~~*Business Goods and Equipment Sales and Repair Service*~~
~~*102*~~	~~*890.125*~~	~~*Cannabis Retail*~~
~~*102*~~	~~*N/A*~~	~~*Chair and Foot Massage*~~
~~*102*~~	~~*N/A*~~	~~*Child Care Facility*~~
~~*102*~~	~~*N/A*~~	~~*Community Facility*~~
~~*102*~~	~~*N/A*~~	~~*Designated Child Care Unit that meets the applicable criteria of Planning Code Section 414A.6*~~
~~*102*~~	~~*102*~~	~~*Eating and Drinking Use*~~
~~*102*~~	~~*N/A*~~	~~*Entertainment, General*~~

~~*N/A*~~	~~*890.37*~~	~~*Entertainment, Other*~~
~~*102*~~	~~*N/A*~~	~~*Grocery, General*~~
~~*102*~~	~~*N/A*~~	~~*Grocery, Specialty*~~
~~*102*~~	~~*890.39*~~	~~*Gift Store-Tourist Oriented*~~
~~*102*~~	~~*N/A*~~	~~*Gym*~~
~~*N/A*~~	~~*890.50*~~	~~*Institutions, Other (see qualification, above)*~~
~~*102*~~	~~*890.51*~~	~~*Jewelry Store*~~
~~*102*~~	~~*890.133*~~	~~*Medical Cannabis Dispensary*~~
~~*102*~~	~~*890.64*~~	~~*Movie Theater*~~
~~*102*~~	~~*890.68*~~	~~*Neighborhood-Serving Business*~~
~~*102*~~	~~*890.69*~~	~~*Non-Auto Vehicle Sales or Rental (see qualification, above)*~~
~~*102*~~	~~*N/A*~~	~~*Pharmacy*~~
~~*102*~~	~~*N/A*~~	~~*Post-Secondary Educational Institution*~~
~~*102*~~	~~*N/A*~~	~~*Public Facility*~~
~~*N/A*~~	~~*890.80*~~	~~*Public Use (see qualification, above)*~~
~~*102*~~	~~*N/A*~~	~~*Religious Institution*~~
~~*102*~~	~~*102*~~	~~*Restaurant*~~
~~*102*~~	~~*102*~~	~~*Restaurant, Limited*~~
~~*102*~~	~~*N/A*~~	~~*Sales and Services, General Retail*~~
~~*N/A*~~	~~*890.102*~~	~~*Sales and Services, Other Retail*~~
~~*N/A*~~	~~*890.104*~~	~~*Sales and Services, Retail*~~
~~*102*~~	~~*N/A*~~	~~*School*~~
~~*102*~~	~~*890.110*~~	~~*Service, Financial*~~

~~*102*~~	~~*N/A*~~	~~*Service, Health*~~
~~*102*~~	~~*890.112*~~	~~*Service, Limited Financial*~~
~~*N/A*~~	~~*890.114*~~	~~*Service, Health*~~
~~*102*~~	~~*890.116*~~	~~*Service, Personal*~~
~~*102*~~	~~*N/A*~~	~~*Service, Retail Professional*~~
~~*102*~~	~~*N/A*~~	~~*Social Service or Philanthropic Facility*~~
~~*102*~~	~~*890.123*~~	~~*Tobacco Paraphernalia Establishment*~~
~~*102*~~	~~*890.124*~~	~~*Trade Shop*~~
~~*102*~~	~~*890.140*~~	~~*Walk-Up Facility*~~

*** * * ***

SEC. 181. NONCONFORMING USES: ENLARGEMENTS, ALTERATIONS AND RECONSTRUCTION.

The following provisions shall apply to nonconforming uses with respect to enlargements, alterations and reconstruction:

* * * *

(f) **Nighttime Entertainment Uses in *MUR* ~~*Certain Mixed-Use*~~ Districts.** A Nighttime Entertainment use within the ~~*MUG or*~~ MUR Districts may be enlarged, intensified, extended or expanded, including the expansion to an adjacent lot or lots, provided that: (1) the enlargement, intensification, extension or expansion is approved as a Conditional Use pursuant to Section 303 of this Code; (2) the use as a whole meets the signage requirements, floor area ratio limit, height and bulk limit, and all other requirements of this Code that would apply if the use were a permitted one; and (3) the provisions of *the Entertainment Commission's Good Neighbor Policy* ~~*Section 803.5(b) of this Code*~~ are satisfied.

* * * *

SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL NONCONFORMING USES IN RH, RM, RTO, AND RED DISTRICTS.

* * * *

(a) **Exemption from Termination Provisions.** The following nonconforming uses in R Districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in Subsection (b) below:

* * * *

(4) In the RED Districts, any nonconforming use ~~*which*~~ *that* is ~~*a*~~ *Arts Activities, Business Service, Catering, Design Professional, Light Manufacturing, P*~~*p*~~personal *S*~~*s*~~service, ~~*use falling within zoning category 816.31;*~~ *Trade Office, Trade Shop,* ~~*home and business service use falling within zoning categories 816.42 through 816.47; live/work unit falling within zoning category 816.55;*~~ *W*~~*w*~~holesale *S*~~*s*~~ales, *or Wholesale S*~~*s*~~torage ~~*or light manufacturing*~~ use~~*s falling within zoning categories 816.64 through 816.67*~~.

* * * *

(f) **Termination.** Any use affected by this Section 186 ~~*which*~~ *that* does not comply with all of the conditions herein specified shall be subject to termination in accordance with Section 185 at the expiration of the period specified in that Section, but shall be qualified for consideration as a conditional use under Section 185(e). Any such use ~~*which*~~ *that complies* ~~*is in compliance*~~ with such conditions at the expiration of such period but fails to comply therewith at any later date shall be subject to termination when it ceases to comply with any of such conditions.

(g) **Reactivation.** Limited commercial uses in RH, RM, RTO, and RED Districts that have been discontinued or abandoned, as defined in Section 183, may be reactivated *if the*

Zoning Administrator ~~*with conditional use authorization under Section 303. In approving such a use and in addition to the findings required by Section 303, the Planning Commission shall*~~ find*s* that:

(1) the subject space is located on or below the ground floor and was in commercial or industrial use prior to January 1, 1960; and

(2) the proposed commercial use meets all the requirements of this Section 186 and other applicable sections of this Code.

Spaces with a Residential Use shall be subject to the requirements of Section 317.

(h) **Other Applicable Provisions.** The provisions for nonconforming uses contained in Sections 180 through 183 shall continue to apply to all uses affected by this Section186, except that the cost limit for structural alterations contained in Section 181(b)(4) shall not be applicable thereto.

SEC. 201. CLASSES OF USE DISTRICTS.

* * * *

Eastern Neighborhoods Mixed Use Districts (Also see Sec. 802.4)	
CMUO	Central SoMa Mixed Use – Office District (Defined in Sec. *830* ~~*848*~~)
~~*SPD*~~	~~*South Park District (Defined in Sec. 814)*~~
MUG	Mixed Use – General (Defined in Sec. *831* ~~*840*~~)
MUO	Mixed Use – Office (Defined in Sec. *832* ~~*842*~~)
MUR	Mixed Use – Residential (Defined in Sec. *833* ~~*841*~~)
~~*UMU*~~	~~*Urban Mixed Use (Defined in Sec. 843)*~~
RED	Residential Enclave District (Defined in Sec. *834* ~~*813*~~)
RED-MX	Residential Enclave District – Mixed (Defined in Sec. *835* ~~*847*~~)
SALI	*Service/Arts/Light Industrial (Defined in Sec. 836)*

SPD	*South Park District (Defined in Sec. 837)*
UMU	*Urban Mixed Use (Defined in Sec. 838)*
WMUG	Western SoMa Mixed Use – General (Defined in Sec. *839* ~~*844*~~)
WMUO	Western SoMa Mixed Use – Office (Defined in Sec. *840* ~~*845*~~)
~~*SALI*~~	~~*Service/Arts/Light Industrial (Defined in Sec. 846)*~~

* * * *

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

* * * *

(e) **Institutional Uses.** The Institutional Uses listed below shall be subject to the corresponding conditions:

* * * *

(*2*) ***Social Service Uses in South of Market Mixed Use Districts Serving Indigent Transient and Homeless People****. Social Service uses in South of Market Mixed Use Districts serving indigent transient and homeless people shall maintain the following operating conditions:*

(A) Service providers shall satisfy the following operating conditions, upon first occupancy of the proposed project and going forward;

(B) Service providers shall provide adequate waiting areas within the premises for clients and prospective clients such that sidewalks are not used as queuing or waiting areas;

(C) Service providers shall provide sufficient numbers of restrooms for clients and prospective clients, and provide access during all hours of operation. For Group Housing and Homeless Shelter programs, adequate private showers shall be provided along with lockers for clients to temporarily store their belongings;

(D) Service providers shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment;

(E) Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where they may seek similar services;

(F) Service providers shall maintain the sidewalks in the vicinity in a clean and sanitary condition and, when necessary, shall steam-clean the sidewalks within the vicinity of the project. Employees or volunteers of the project shall walk a 100-foot radius from the premises each morning or evening and shall pick up and properly dispose of any discarded beverage and/or food containers, clothing, and any other trash which may have been left by clients;

(G) Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging clients leaving the premises and neighborhood to do so in a quiet, peaceful, and orderly fashion and to please not loiter or litter; and

(H) The establishment shall implement other conditions and/or measures as determined by the Zoning Administrator, in consultation with other City agencies and neighborhood groups, to be necessary to ensure that management and/or clients of the establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the use.

* * * *

SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M, AND PDR DISTRICTS.

(a) ***Purpose***. *The purpose of this Section 204.3 is to regulate Accessory Uses other than Dwellings in C, RC, M, and PDR Districts, so as to permit related Accessory Uses while restricting uses incompatible with the purpose or detrimental to the character of a district.*

(~~a~~b) ***Controls*** ~~***Commercial, Residential-Commercial, PDR, and M Districts***~~. An Accessory Use to a lawful Principal or Conditional Use is subject to the following limitations:

(1) **Floor Area Limitations**. An Accessory Use ~~*can*~~ *may* not occupy more than one-third of the total *F*~~*f*~~loor *A*~~*a*~~rea occupied by such use, any additional accessory uses, and the Principal or Conditional Use to which it is accessory, except in the case of:

(A) accessory off-street parking or loading;

(B) accessory wholesaling, manufacturing, or processing of foods, goods, or commodities; and

(C) except in PDR Districts, Arts Activities.

(2) **Noise and Vibration Limitations.** Any noise, vibration, or unhealthful emissions may not extend beyond the premises of the use.

(3) **Limitations on Cannabis Retail Accessory Uses.** The sale of cannabis as an *A*~~*a*~~ccessory *U*~~*u*~~se is subject to any applicable limitations or regulations imposed by the Office of Cannabis. Cannabis Retail is not permitted as an Accessory Use unless the Cannabis Retail establishment holds a permit from the City's Office of Cannabis specifically permitting Cannabis Retail accessory to another activity on the same premises.

(4) **Accessory Catering Use to Limited Restaurants.** Catering Uses that satisfy the limitations set forth in Section 703(d)(3)(B) shall be permitted as an Accessory Use to Limited Restaurants.

~~*(b)*~~*(5)* ***Retail Uses Accessory to PDR Uses in*** **PDR** ~~*and M*~~ **District*s*** ~~***Specific Controls***~~. Multiple PDR uses within a single building or development may combine their accessory retail allotment into one or more shared retail spaces, provided that the total allotment of accessory retail space per use does not exceed what otherwise would be permitted by this Section 204.3.

~~*(c)*~~*(6)* ***Antennas in*** **C, M, and PDR District*s*** ~~***Specific Controls***~~. An antenna or a microwave or satellite dish shall be permitted in C, M, and PDR Districts, except PDR-1-B Districts, without regard to the height of such antenna or microwave or satellite dish and

without regard to the proximity of such antenna or microwave or satellite dish to any R District, if the following requirements are met:

(A)~~*(1)*~~ the antenna or dish will be used for the reception of indoor wireless, microwave, radio, satellite, or television broadcasts for the exclusive benefit of the residents or occupants in the building on which the facility is placed*;*~~*, and*~~

(B)~~*(2)*~~ the antenna or dish is an accessory use to a lawful principal or conditional use~~.~~*; and*

(C)~~*(3)*~~ the antenna or dish shall comply with any applicable design review criteria, including but not limited to any applicable design review criteria contained in the Wireless Telecommunications Services Facility Siting Guidelines.

This subsection *(6)*~~*(c)*~~ shall not apply to an antenna or a microwave or satellite dish that complies with the Federal Communications Commission's Over the Air Receiving Device rules.

SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.

(a) ***Hotel and Motel Uses.*** In any ~~*R, NC, or C*~~ District, one *D*~~*d*~~welling *U*~~*u*~~nit to serve as the residence of a manager and the manager's *household* ~~*family*~~ shall be permitted as an *A*~~*a*~~ccessory *U*~~*u*~~se for any permitted *H*~~*h*~~otel, *M*~~*m*~~otel or *G*~~*g*~~roup *H*~~*h*~~ousing structure, without any such structure being classified as a dwelling for purposes of this Code due to the presence of such *D*~~*d*~~welling *U*~~*u*~~nit.

(b) ***Artist and Artisan Work Spaces.*** In any NC, *RC,* C, M, PDR, *DTR,* or Eastern Neighborhood*s* Mixed Use District, except for properties within the Western SoMa Special Use District, *D*~~*d*~~welling *U*~~*u*~~nits ~~*which*~~ *that* are integrated with the working space of artists, artisans and other craftspersons shall be permitted as an *A*~~*a*~~ccessory *U*~~*u*~~se to such working space, when such *D*~~*d*~~welling *U*~~*u*~~nits are occupied by a group of persons including no more

than four adults, and where the occupancy meets all applicable provisions of the Building Code and Housing Code.

(1) In PDR and WMUG Districts, *D~~d~~*welling *U~~u~~*nits permitted by Section 204.4(b) may not represent more than one-fourth ~~*(1/4)*~~ of the total floor area occupied by such use and the *P~~p~~*rincipal *U~~u~~*se to which it is accessory.

(c) ***Caretakers' Residences in M and PDR Districts.*** In any M or PDR District, one *D~~d~~*welling *U~~u~~*nit or other form of habitation to serve as the residence of a caretaker and the caretaker's *household* ~~*family*~~ shall be permitted as an *A~~a~~*ccessory *U~~u~~*se for any permitted *P~~p~~*rincipal or *C~~c~~*onditional *U~~u~~*se in such district, where the operation of such use necessitates location of such residence in such district.

SEC. 235. SPECIAL USE DISTRICTS.

In addition to the use districts that are established by Section 201 of this Code, there shall also be in the City such special use districts as are established in this Section and Sections 236 through 249.99~~*, and 823*~~ in order to carry out further the purposes of this Code. The designations, locations, and boundaries of these special use districts shall be as provided in Sections 236 through 249.99~~*, and 823*~~ and as shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105. In any special use district the provisions of the applicable use district established by Section 201 shall prevail, except as specifically provided in Sections 236 through 249.99~~*and 823*~~.

SEC. *249.38* ~~*249.40A*~~. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.

* * * *

(c) **Controls**.

(1) For the entire Special Use District, all provisions of the Planning Code shall continue to apply, except for the following:

(A) The following uses*, as defined in Section 102*, shall require a Conditional Use authorization, pursuant to Section 303, unless the underlying zoning is more restrictive:

(i) Religious *Ff*acilities*, as defined in Sec. 890.50(d)*;

(ii) Bars*, as defined in Sec. 102*;

(iii) Liquor Stores*, as defined in Sec. 102*;

(iv) *General Entertainment* *Amusement arcades, as defined in Sec. 890.4*;

(v) Restaurants*, as defined in Sec. 102*;

(vi) Adult *Ee*ntertainment*, as defined in Sec. 890.36*;

(vii) *Nighttime* *Other* *Ee*ntertainment*, as defined in Sec. 890.37;*

(viii) Movie *Theaters* *theatres, as defined in Sec. 890.64*;

(ix) *Private Parking Lots and Public* Parking *Ll*ots*, as defined in Sections 890.7, 890.9, and 890.11*; and

(x) *Private Parking Garages and Public* Parking *Gg*arages*, as defined in Sections 890.8, 890.10, and 890.12*.

* * * *

SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.

* * * *

(c) **Land Use Controls.**

(1) **Active Uses.** The controls of Section 145.1 and 145.4 shall apply, except as specified below:

(A) Active uses, as defined in Section 145.1, are required along any outdoor publicly-accessible open space;

(B) An *Oo*ffice *Uu*se*, as defined in Section 890.70,* is not an "active use" on the ground floor;

* * * *

(3) **Hotels.** Hotels in the Central SoMa SUD are not subject to the land use ratio requirements of Section 803.9(g).

*** * * ***

SEC. 303. CONDITIONAL USES.

* * * *

(p) **Adult Business, Nighttime Entertainment, *and* General Entertainment*, and Other Entertainment* Uses**.

(1) With respect to Conditional Use authorization applications for Adult Business, Nighttime Entertainment, *and* General Entertainment *and Other Entertainment* uses, such use or feature shall *meet the following conditions*:

(1) All Nighttime Entertainment uses shall comply with the Entertainment Commission's Good Neighbor Policy.

(A) If the use is an Adult Business, it shall not be located within 1,000 feet of another such use; and/or

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

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

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

(2) *The* ~~*Notwithstanding the above, the*~~ Planning Commission may authorize *Hours of Operation that exceed those principally permitted for the zoning district in which the use is located, provided that:* ~~*a Conditional Use which does not satisfy the criteria set forth in (p)(1)(B) and/or (p)(1)(C) above, if*~~

(A) facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control*; and*

(B) the proposed use shall not operate outside the Conditionally Permitted Hours of Operation for the zoning district.

(3) The action of the Planning Commission approving a Conditional Use does not take effect until the appeal period is over or while the approval is under appeal.

* * * *

SEC. 329. LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

* * * *

(c) **Planning Commission Design Review**. As set forth in ~~*S*~~*s*ubsection (e), below, the Planning Commission shall review and evaluate all physical aspects of a proposed project at a public hearing. At such hearing, the Director of Planning shall present any recommended project modifications or conditions to the Planning Commission, including those which may be in response to any unique or unusual locational, environmental, topographical or other relevant factors. The Commission may subsequently require these or other modifications or conditions, or disapprove a project, in order to achieve the objectives and policies of the General Plan or the purposes of this Code. This review shall address physical design issues including but not limited to the following:

* * * *

(8) Bulk limits;

(9) *In projects containing ground-level commercial space, that such commercial spaces are sized so as to provide spaces for individual uses in a range of sizes, including small enterprises; and*

(10) Other changes necessary to bring a project into conformance with any relevant design guidelines~~.~~, Area Plan, or Element of the General Plan.

* * * *

SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET NCT AND RCD DISTRICTS.

The following controls are intended to support the economic viability of buildings of historic importance within the Folsom NCT and RCD Districts.

(a) ***Applicability.*** This Section 703.9 applies only to buildings that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for or contributory to a district listed on the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(b) ***Permitted uses.*** Non-Retail Professional Service~~s~~, Retail Professional Service~~s~~, *Community Facility, Private Community Facility, Social Service and Philanthropic Facility,* Financial Service~~s~~, ~~*Fringe Financial Services,*~~ Gym~~s~~, Limited Financial Service~~s~~, Health Service~~s~~, ~~*and*~~ Personal Service~~s~~, *and Instructional Service uses*, as defined in Section 102, are Principally Permitted. In the RCD District only, in addition to the above uses, ~~*Arts Activities as defined in Section 102 are Principally Permitted and*~~ Nighttime Entertainment uses as defined in Section 102 require Conditional Use authorization *on the third floor and above*, except that Nighttime Entertainment uses are Principally Permitted in Article 10 Landmark Building No. 120 (St.

Joseph's Church at 1401 Howard Street). For all uses listed above, prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, shall determine that allowing the use will enhance the feasibility of preserving the building. The project sponsor must also submit a Preservation, Rehabilitation, and Maintenance Plan that describes any proposed preservation and rehabilitation work and that guarantees the maintenance and upkeep of the historic resource for approval by the Department. This Plan shall include:

* * * *

(c) ***Project Review.*** The Historic Preservation Commission shall review the proposed project for compliance with the Secretary of the Interior's Standards (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

* * * *

SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * ***Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE**

		SoMa NCT		
Zoning Category	***§ References***	***Controls***		
*** * * ***				
NON-RESIDENTIAL STANDARDS AND USES		**Controls by Story**		
		1st	**2nd**	**3rd+**

* * * *				
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts, and Recreation Uses*	**§102**	NP	NP	NP
Arts Activities	*§102*	*P*	*P*	*P*
Movie Theater	§§102, 202.4	P	NP	NP
Open Recreation Area	§102	P	P	P
Passive Outdoor Recreation	§102	P	P	P
* * * *				
Institutional Use Category				
Institutional Uses*	§102	C	C	C
Child Care Facility	§102	P	P	P
Community Facility	§102	P	P	P
Community Facility, Private	§102	P	P	P
Hospital	§102	NP	NP	NP
Job Training	*§102*	*P*	*P*	*C*
Medical Cannabis Dispensary	§§102, 202.2(e)	C	C	NP
Public Facility	*§102*	*P*	*P*	*P*
Residential Care Facility	§102	P	P	P
Social Service or Philanthropic Facility	§102	P	P	P
Sales and Service Use Category				
* * * *				

SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		Folsom Street NCT		
Zoning Category	**§ References**	**Controls**		
*** * * *** **NON-RESIDENTIAL STANDARDS AND USES**		**Controls by Story**		
		1st	**2nd**	**3rd+**
*** * * *** **Entertainment, Arts and Recreation Use Category**				
Entertainment, Arts and Recreation Uses*	§102, 202.4	NP	NP	NP
Arts Activities	§102	P	P	P
Entertainment, General	§102	P	P	P
Entertainment, Nighttime	*§102*	*P*	*P*	*NP*
Livery Stable	§102	P(4)	NP	NP
Movie Theater	§§102, 202.4	P	P	P
Open Recreation Area	§102	C	C	C
Passive Outdoor Recreation	§102	C	C	C
* * * *				

Institutional Use Category				
Institutional Uses*	§102	NP	NP	NP
Child Care Facility	§102	P	P	P
Community Facility	§102	P	P	P
Community Facility, Private	§102	*P* ~~*C*~~	*P* ~~*C*~~	NP
Job Training	§102	*P* ~~*C*~~	*P* ~~*C*~~	*C* ~~*NP*~~
Public ~~*Facilities*~~ *Facility*	§102	P	P	P
Residential Care Facility	§102	NP	C	C
School	§102	P	P	P
Social Service or Philanthropic Facility	§102	P	P	P
Sales and Service Use Category * * * *				
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P	P	NP
Adult Business	§ 102	*C* ~~*NP*~~	*C* ~~*NP*~~	NP
Animal Hospital	§§ 102~~, *823(c)(9)(B)*~~	P~~*(4)*~~	P	NP
Bar	§§ 102, 202.2(a)	P	~~*N*~~P	NP
Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
~~*Cat Boarding*~~	~~*§§ 102, 823(c)(9)(B)*~~	~~*P(4)*~~	~~*NP*~~	~~*NP*~~
Flexible Retail	§ 102	NP	NP	NP
Gym	§ 102	P(8)	P	NP
Hotel	§ 102	P(5)	P(5)	P(5)
Kennel * * * *	§§ 102~~, *823(c)(9)(B)*~~	P(4)	NP	NP

* * * *

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

*** * * ***

Table 758. REGIONAL COMMERCIAL DISTRICT

ZONING CONTROL TABLE

		Regional Commercial District		
Zoning Category	***§ References***	***Controls***		
*** * * *** **NON-RESIDENTIAL STANDARDS AND USES**		**Controls by Story**		
		1st	**2nd**	**3rd+**
*** * * *** **Entertainment, Arts and Recreation Use Category**				
Entertainment, Arts and Recreation Uses*	§§ 102, 202.4	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	*P* ~~*C*~~	*P* ~~*C*~~	NP
Entertainment, Nighttime	§102	*P* ~~*NP(3)*~~	*P* ~~*NP(3)*~~	NP(3)
Movie Theater	§§102, 202.4	C	C	C
Open Recreation Area	§102	P	P	P
Passive Outdoor Recreation	§102	P	P	P
*** * * *** **Institutional Use Category**				
Institutional Uses*	§102, 202.2(e)	NP	NP	NP

Child Care Facility	§102	P	P	P
Community Facility	§102	P	P	P
Community Facility, Private	§102	C	C	C
Job Training	§102	*P* ~~*C*~~	*P* ~~*C*~~	*P* ~~*C*~~
Medical Cannabis Dispensary	§ 102, 202.2(e)	DR	DR	NP
Public ~~*Facilities*~~ *Facility*	§102	P	P	P
Residential Care Facility	§102	NP	C	C
School	§102	P	P	P
Social Service or Philanthropic Facility	§102	P	P	P
Sales and Service Use Category * * * *				
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§~~§~~ 102~~, *823(c)(9)(B)*~~	P~~*(8)*~~	P	NP
Bar	§§ 102, 202.2(a)	P	~~*N*~~P	NP
Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
~~*Cat Boarding*~~	~~*§§ 102, 823(c)(9)(B)*~~	~~*P(8)*~~	~~*NP*~~	~~*NP*~~
Flexible Retail	§ 102	NP	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel * * * *	§~~§~~ 102~~, *823(c)(9)(B)*~~	P(8)	NP	NP

* * * *

(3) C on ~~*First and Second*~~ *Third* Story in historic buildings and-P in Article 10 Landmark Building No. 120 (St. Joseph's Church at 1401 Howard Street) per Section 703.9~~*, and subject to the Good Neighbor Policies for Nighttime Entertainment activities in Planning Code Section 803.5(b)*~~.

* * * *

SEC. 802.1. MIXED USE DISTRICTS.

The following districts are established for the purpose of implementing the Residence Element, the Commerce and Industry Element, the Downtown Plan, the Chinatown Plan, the Rincon Hill Plan, the South of Market Plan, the East SoMa Plan, the Mission Plan, the Showplace Square/Potrero Hill Plan, the Central Waterfront Plan, the Western SoMa Area Plan, and the Central SoMa Plan, all of which are parts of the General Plan. Description and Purpose Statements outline the main functions of each Mixed Use District in this Article *8*, supplementing the statements of purpose contained in Section 101 of this Code.

Description and purpose statements applicable to each district are set forth in Sections 810 through *840* ~~*848*~~ of this Code. The boundaries of the various Mixed Use Districts are shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of that Section. The following Districts are hereby established as Mixed Use Districts.

Districts	**Section Number**
Chinatown Community Business District	§ 810
Chinatown Visitor Retail District	§ 811
Chinatown Residential Neighborhood Commercial District	§ 812
~~*RED – Residential Enclave District*~~	~~*§ 813*~~
~~*SPD – South Park District*~~	~~*§ 814*~~
~~*CMUO – Central SoMa Mixed-Use Office District*~~	~~*§ 848*~~

RH-DTR – Rincon Hill Downtown Residential District	§ 827
SB-DTR – South Beach Downtown Residential District	§ 829
CMUO – Central SoMa Mixed-Use Office District	*§ 830*
MUG – Mixed Use-General District	§ *831* ~~*840*~~
MUO – Mixed Use-Office District ~~*MUR – Mixed Use-Residential District*~~	§ *832* ~~*841*~~
MUR – Mixed Use-Residential District ~~*MUR – Mixed Use-Office District*~~	§ *833* ~~*842*~~
RED - Residential Enclave District	*§ 834*
RED-MX – Residential Enclave-Mixed District	*§ 835*
SALI – Service/Arts/Light Industrial District	*§ 836*
SPD - South Park District	*§ 837*
UMU – Urban Mixed Use District	§ *838* ~~*843*~~
WMUG – WSoMa Mixed Use-General District	§ *839* ~~*844*~~
WMUO – Western SoMa Mixed Use-Office District	§ *840* ~~*845*~~
~~*SALI – Service/Arts/Light Industrial District*~~	~~*§ 846*~~
~~*RED-MX – Residential Enclave-Mixed District*~~	~~*§ 847*~~

SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

(a) ***Uses in Enclosed Buildings***. *All Permitted and Conditionally Permitted Uses in Eastern Neighborhoods Mixed Use Districts shall be conducted within an enclosed building, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: Agricultural Uses, Wireless Telecommunications Services Facility, uses which by their nature are to be conducted in an open lot or outside a building, and uses which, when located outside of a building, qualify as, Outdoor Sales, an Outdoor Activity Area, or a Walk-Up Facility.* ~~***Use Categories***. *A use is the specified purpose for which*~~

~~*a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific Eastern Neighborhood Mixed Use District is generally set forth, summarized or cross-referenced in Sections 813 through 814 and 840 through 848 of this Code for each district class.*~~

(b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts are either Principally Permitted, Conditional, Accessory, temporary, or are not permitted. *The Uses and Use Characteristics that are Principally Permitted, Conditionally Permitted, or not permitted are detailed in the Zoning Control Tables for each zoning district.*

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

(A) **Principal Uses**. Principal Uses are permitted as of right in an Eastern Neighborhood Mixed Use District, when so indicated in *the zoning control table* ~~*Sections 813 through 814 and 840 through 848 of this Code*~~ for the district. Additional requirements and conditions may be placed on particular uses as provided pursuant to Section *202.2*, 803.~~5~~*8* through 803.9, and other applicable provisions of this Code.

(B) **Conditional Uses**. Conditional *U*~~u~~ses are permitted in an Eastern Neighborhood Mixed Use District, when authorized by the Planning Commission; whether a use is conditional in a given district is generally indicated in *the zoning control table for the district* ~~*Sections 813 through 814 and 840 through 848 of this Code*~~. Conditional Uses are subject to the applicable provisions set forth in Sections 178, 179, 303, and 803.~~5~~*8* through 803.9 of this Code.

(i) An establishment ~~*which*~~ *that* sells beer or wine with motor vehicle fuel is a conditional use, and shall be governed by Section~~s~~ *202.2(b)(1)* ~~*202(b)(1)*~~.

(ii) Notwithstanding any other provision of this Article, a change in use or demolition of a Movie Theater use~~*, as set forth in Section 890.64,*~~ shall require Conditional

Use authorization. This *sub*~~S~~section *(b)(1)(B)(ii)* shall not authorize a change in use if the new use or uses are otherwise prohibited.

(iii) Notwithstanding any other provision of this Article, a change in use or demolition of a General Grocery use~~*, as set forth in Section 890.102(a) and as further defined in Section 102,*~~ shall require Conditional Use authorization. This subsection (b)(1)(B)(iii) shall not authorize a change in use if the new use or uses are otherwise prohibited.

~~*(iv) Large-Scale Urban Agriculture, as defined in Section 102, shall require Conditional Use authorization.*~~

(C) **Accessory Uses**. Subject to the limitations set forth below and in Sections 204.1 (Accessory Uses for Dwellings ~~*Units*~~ in All Districts),~~*;*~~ 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code, an Accessory Use*, as defined in Section 102*, ~~*is a related minor use which is either necessary to the operation or enjoyment of a lawful Principal Use or Conditional Use, or is appropriate, incidental and subordinate to any such use, and*~~ shall be permitted ~~*as an Accessory Use*~~ in an Eastern Neighborhoods Mixed Use District. In order to accommodate a Principal Use ~~*which*~~ *that* is carried out by one business in multiple locations within the same general area, such Accessory Use need not be located in the same structure or lot as its principal use provided that (1) the Accessory Use is located within 1,000 feet of the Principal Use; and (2) the multiple locations existed on April 6, 1990. Accessory Uses to non-*Oo*ffice *Uu*ses ~~*(as defined in Section 890.70)*~~ may occupy space which is non-contiguous or on a different Story as the Principal Use so long as the Accessory Use is located in the same building as the Principal Use and complies with all other restrictions applicable to such Accessory Uses. Any use which does not qualify as an Accessory Use shall be classified as a Principal Use.

No use will be considered accessory to a Principal Use ~~*which*~~ *that* involves or requires any of the following:

(i) The use of more than one-third of the total Occupied Floor Area ~~*which*~~ *that* is occupied by both the accessory use and principal use to which it is accessory, combined, except in the case of accessory off-street parking or loading *conforming* ~~*which shall be subject*~~ to the provisions of ~~*Sections 151, 156 and 157 of*~~ this Code, *Arts Activities, and accessory wholesaling, manufacturing, or processing of foods, goods, or commodities*;

(ii) A Hotel, Motel, ~~*inn, hostel,*~~ Adult Entertainment, *or* Massage Establishment~~, *use or Movie Theater use in a RED, RED-MX, SPD, DTR, MUG, WMUG, MUR, MUO, CMUO, WMUO, SALI or UMU District*~~;

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

(~~*i*~~v) *A* Medical Cannabis *Dispensary use* ~~*Dispensaries as defined in 890.133*~~.

(v~~*i*~~) Any N~~*n*~~ighttime Entertainment use, as defined in Section 102; provided, however, that a Limited Live Performance Permit as set forth in Police Code Section 1060 et seq., and entertainment that does not require a Limited Live Performance permit as set forth in Police Code Section 1060.1(e)," is allowed in any District except for a~~*n*~~ RED, *or* RED-MX~~*, MUR, or MUG*~~ District.

(vi~~*i*~~) Cannabis Retail that does not meet the limitations set forth in Section 204.3(a)(3).

(vii~~*i*~~) Catering *u*~~*U*~~ses that do not meet the limitations set forth in Section 703(d)(3)(B).

(D) **Temporary Uses.** Temporary uses not otherwise permitted are permitted in Eastern Neighborhoods Mixed Use Districts to the extent authorized by Sections 205 through *205.5* ~~*205.3*~~ of this Code.

~~***SEC. 803.4. USES PROHIBITED IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.***~~

(*2* ~~*a*~~) ***Uses Not Permitted.*** No use, even though listed as a permitted use or otherwise allowed, shall be permitted in an Eastern Neighborhood Mixed Use District that, by reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise. ~~*(b)*~~ The establishment of a use that sells alcoholic beverages, other than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section 202(b)(1).

SECTION 803.8. LOW-INCOME AFFORDABLE HOUSING IN THE SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

(a) Dwelling *U*~~*u*~~nits*, Group Housing,* and SRO units may be authorized in the SALI District as a *C*~~*c*~~onditional *U*~~*u*~~se pursuant to Section~~*s*~~ 303~~*, 846.24,*~~ of this Code, provided that such units shall be rented, leased or sold at rates or prices affordable to a household whose income is no greater than 80% ~~*percent*~~ of the median income for households in San Francisco ("lower income household"), as described by Title 25 of the California Code of Regulations Section 6932 and implemented by the Mayor's Office of Housing *and Community Development*. These units are subject to all provisions of this Section 803.8.

* * * *

SEC. 803.9. *COMMERCIAL* USES IN *EASTERN NEIGHBORHOODS* MIXED USE DISTRICTS.

(a) **Housing Requirement in the Mixed Use-Residential (MUR) District.** In new construction in the MUR District, three square feet of Gross Floor Area for Residential Use is required for every one gross square foot of permitted Non-Residential Use~~*, subject to Section 841*~~.

(b) **Preservation of Historic Buildings within Certain Eastern Neighborhoods Mixed Use Districts**. The following controls are intended to support the economic viability of buildings of historic importance within Eastern Neighborhoods.

(1) ***CMUO, MUG, MUR, MUO, and SPD Districts.*** This subsection *(b)(1)* applies only to buildings in *CMUO* ~~*SPD*~~, MUG, MUO, ~~*CMUO, or*~~ MUR*, or SPD* Districts that are designated landmark buildings or contributory buildings within a designated historic district pursuant to Article 10 of the Planning Code, or buildings listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(A) All uses are principally permitted, provided that:

(i) The project does not contain any *N*~~*n*~~ighttime *E*~~*e*~~ntertainment use.

* * * *

(2) ***RED and RED-MX Districts.*** This subsection *(b)(2)* applies only to buildings in RED and RED-MX Districts that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(A) *Arts Activities, Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School uses are principally permitted, and* Retail *Sales and Services uses* and *O*~~*o*~~ffice *U*~~*u*~~ses~~,~~ as defined in ~~*Planning Code*~~ Section~~s 890.104 and~~ 890.70, ~~*respectively,*~~ are permitted only with *C*~~*c*~~onditional *U*~~*u*~~se authorization, pursuant to Planning Code Section 303, provided that:

(i) The project does not contain any *Adult Entertainment or N*~~*n*~~ighttime *E*~~*e*~~ntertainment use.

(ii) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

(B) The Historic Preservation Commission shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

(3) ***WMUG District.*** This subsection *(b)(3)* applies only to buildings in the WMUG District that are a designated landmark building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

* * * *

(d) ~~***Open Air Sales.*** *Flea markets, farmers markets, crafts fairs and all other open air sales of new or used merchandise except vehicles, within South of Market Mixed Use and Eastern Neighborhoods Mixed Use Districts, where permitted, shall be subject to the following requirements: (1) the sale of goods and the presence of booths or other accessory appurtenances shall be limited to weekend and/or holiday daytime hours; (2) sufficient numbers of publicly-accessible toilets and trash receptacles shall be provided on-site and adequately maintained; and (3) the site and vicinity shall be maintained free of trash and debris.~~

~~*(e)*~~ Legal and Government Office Uses in the Vicinity of the Hall of Justice. Within an approximately 300-foot radius of the 800 Bryant Street entrance to the Hall of Justice, and Assessor's Block 3780, Lots 1 and 2, as shown on Sectional Map 8SU of the Zoning Map, the offices of attorneys, bail and services, government agencies, union halls, and other criminal justice activities and services directly related to the criminal justice functions of the Hall of

Justice shall be permitted as a principal use. There shall be a Notice of Special Restriction placed on the property limiting office activities to uses permitted by this subsection.

(*ef*) **Vertical Controls for Office Uses.**

(1) **Purpose.** In order to preserve ground floor space for production, distribution, and repair uses and to allow the preservation and enhancement of a diverse mix of land uses, including limited amounts of office space on upper stories, additional vertical zoning controls shall govern *O*office *U*ses as set forth in this subsection ~~*(f)*~~ 803.9(*fe*).

(2) **Applicability.** This ~~*S*~~*subs*ection *803.9(e)* shall apply to all *O*office *U*ses in the MUG and UMU Districts and all office uses in buildings in the PDR-1-D and PDR-1-G Districts that are designated as landmarks pursuant to Article 10 of the Planning Code, where permitted.

(3) ~~***Definitions.** *Office use shall be as defined in Section 890.70 of this Code.*~~

~~*(4)*~~ **Controls.**

(A) **Prohibition of Office Uses in the Mission Area Plan Area**. Except for Professional Services, Financial Services, Medical Services, and Office Uses in Landmark Buildings, Office Uses are prohibited in the Mission Area Plan area.

*(*B*)* **Designated Office Story or Stories.** Office *U*ses are not permitted on the ground floor, except as specified in Section~~s~~ 840~~*.65A*~~ *for MUG Districts* and *Section* 843~~*.65A*~~ *for UMU Districts*. Office *U*ses may be permitted on stories above the ground floor if they are designated as office stories. On any designated office story, *O*office *U*ses are permitted, subject to any applicable use size limitations. On any story not designated as an office story, *O*office *U*ses are not permitted. When an *O*office *U*se is permitted on the ground floor per Sections 840~~*.65A*~~ and 843~~*.65A*~~, it shall not be considered a designated office story for the purposes of s~~S~~ubsection *803.9*(*ef*)(4)(~~*D*~~*E*) below.

* * * *

(*f*~~g~~) **Retail Controls in the MUG, MUO, CMUO, and UMU Districts**. In the MUG, MUO, CMUO, and UMU District, up to 25,000 gross square feet of *R*~~r~~etail *Sales and Services* use ~~*(as defined in Section 890.104 of this Code)*~~ is permitted per lot. Above 25,000 gross square feet, three gross square feet of other uses permitted in that District are required for every one gross square foot of retail. In the UMU District, G~~g~~ym~~s~~ *uses*~~, as defined in Sec 102,~~ are exempt from this requirement. In the CMUO District, ~~*Tourist*~~ Hotel~~s~~ *uses*~~, as defined in Sec. 890.46,~~ are exempt from this requirement.

SEC. *834* ~~*813*~~. RED – RESIDENTIAL ENCLAVE DISTRICT.

* * * *

Table *834* ~~*813*~~

RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Residential Enclave District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§ 102, 105, 106, 250 252, 260, 261, 261.1, 263.21, 270, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in Section 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in Section 263.21. Mid-block alleys required as set forth in §270.2.*

Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required in Section 138.1*
Street Frontage Requirements	*§ 145.1*	*As required in Section 145.1; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by § 155(r)*
Artworks and Recognition of Artists and Architects	*§ 429*	*N/A*
Miscellaneous		

Large Project Review	*§ 329*	*As required by § 329.*
Planned Unit Development	*§ 304*	*NP*
Awnings, Canopy or Marquee	*§ 136*	*NP*
Signs	*§ 607*	*As permitted by Section § 607*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136,*	*80 square feet per Dwelling Unit.*
Off-Street Parking Requirements	*§§ 150, 151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted by § 151.1. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more by § 166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Use Characteristics		

Intermediate Length Occupancy	*§§ 102; 202.10*	*P(5)*
Single Room Occupancy	*§ 102*	*NP*
Student Housing	*§ 102*	*NP*
Residential Uses		
Dwelling Units	*§ 102*	*P*
Group Housing	*§ 102*	*NP*
Homeless Shelters	*§ 102*	*C*
Dwelling Unit Density	*§§ 207, 208*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§ 102, 123, 124*	*FAR based on permitted height. See §124.*
Off-Street Parking Requirements	*§§ 150, 151.1, 153 - 156, 166, 204.5*	*NP above 120,000 sq. ft.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*

Use Size Limits	*§ 121.6*	*C required for single retail use over 50,000 gross square feet.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*C*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*NP*
Outdoor Activity Area	*§ 102*	*NP*
Walk-up Facility	*§ 102*	*NP*
Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*NP*
Agriculture, Neighborhood	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
Automotive Uses	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*NP*
Arts Activities, except Theater	*§§ 102, 803.9(b)*	*C (1)*

Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Institutional Use Category		
*Institutional Uses**	*§§ 102, 202.2(e)*	*NP*
Child Care Facility	*§ 102*	*P*
Community Facility	*§ 102, 803.9(b)*	*NP (1)*
Community Facility, Private	*§ 102, 803.9(b)*	*NP (1)*
Public Facility	*§§ 102, 803.9(b)*	*C (1)*
Residential Care Facility	*§ 102*	*P*
School	*§§ 102, 803.9(b)*	*NP (1)*
Social Service and Philanthropic Facility	*§§ 102, 202.2(e)(2), 803.9(b)*	*NP (1)*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102, 202.2(a), 803.9(b)*	*NP (2)*
Service, Personal	*§ 102*	*NP (3)*
Trade Shop	*§ 102*	*NP (3)*
Non-Retail Sales and Service*	*§ 102*	*NP (1)*
Catering	*§ 102*	*NP (3)*
Design Professional	*§ 102*	*NP (3)*
Office Uses	*§ 102,*	*NP (2)*

Trade Office	*§ 102*	*NP (3)*
Storage, Wholesale	*§ 102*	*NP (3)*
Wholesale Sales	*§ 102*	*NP (3)*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Wireless Telecommunications Services Facility	*§ 102*	*NP (4)*

** Not listed below*

(1) P in historic buildings as set forth in § 803.9(b)

(2) C in historic buildings as set forth in § 803.9(b)

(3) P in existing nonconforming commercial spaces as set forth in § 186; otherwise NP.

(4) P if the facility is a Micro WTS Facility

(5) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Residential Enclave Controls***~~
~~***BUILDING STANDARDS***~~			
~~*813.01*~~	~~*Height*~~	~~*See Zoning Map*~~	~~*Generally 40 feet*~~ ~~*See Sectional Zoning Maps 1, 7 and 8*~~

~~*813.02*~~	~~*Bulk*~~	~~*§ 270*~~	~~*See Sectional Zoning Maps 1, 7 and 8*~~
~~***USE STANDARDS***~~			
~~*813.03*~~	~~*Residential Density*~~	~~*§§ 124(b), 208*~~	~~*No density limit #*~~
~~*813.04*~~	~~*Non-Residential Density Limit*~~	~~*§§ 102, 123, 124, 127*~~	~~*Generally, 1.0 to 1 floor area ratio*~~
~~*813.05*~~	~~*Usable Open Space for Dwelling Units and Group Housing*~~	~~*§§ 135, 823*~~	~~*80 sq. ft. per unit*~~
~~*813.06*~~	~~*Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions*~~	~~*§ 135.2*~~	~~*36 sq. ft. per unit*~~
~~*813.07*~~	~~*Usable Open Space for Other Uses*~~	~~*§ 135.3*~~	~~*Varies by use*~~
~~*813.09*~~	~~*Outdoor Activity Area*~~	~~*§ 890.71*~~	~~*NP*~~
~~*813.10*~~	~~*Walk-up Facility*~~	~~*§ 890.140*~~	~~*NP*~~
~~*813.12*~~	~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP*~~
~~*813.13*~~	~~*Residential Demolition or Merger*~~	~~*§ 317*~~	~~*C for Removal of one or more Residential Units or Unauthorized Units.*~~
~~***USES***~~			
~~***Residential Use***~~			
~~*813.14*~~	~~*Dwelling Units*~~	~~*§ 102.7*~~	~~*P*~~
~~*813.15*~~	~~*Group Housing*~~	~~*§ 890.88(b)*~~	~~*NP*~~

~~*813.16*~~	~~*SRO Units*~~	~~*§§ 823, 890.88(c)*~~	~~*NP*~~
~~*813.16A*~~	~~*Student Housing*~~	~~*§ 102.36*~~	~~*NP*~~
~~*813.16B*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*C*~~
~~***Institutions***~~			
~~*813.17*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*813.18*~~	~~*Residential Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*813.19*~~	~~*Educational Services*~~	~~*§ 890.50(c)*~~	~~*NP*~~
~~*813.20*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*NP*~~
~~*813.21*~~	~~*Assembly and Social Service, except Open Recreation or Horticulture*~~	~~*§ 890.50(a)*~~	~~*NP*~~
~~*813.22*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*813.23*~~	~~*Medical Cannabis Dispensary*~~	~~*§ 890.133*~~	~~*NP*~~
~~***Vehicle Parking***~~			
~~*813.25*~~	~~*Automobile Parking Lot, Community Residential*~~	~~*§ 890.7*~~	~~*NP*~~
~~*813.26*~~	~~*Automobile Parking Garage, Community Residential*~~	~~*§ 890.8*~~	~~*NP*~~
~~*813.27*~~	~~*Automobile Parking Lot, Community Commercial*~~	~~*§ 890.9*~~	~~*NP*~~
~~*813.28*~~	~~*Automobile Parking Garage, Community Commercial*~~	~~*§ 890.10*~~	~~*NP*~~
~~*813.29*~~	~~*Automobile Parking Lot, Public*~~	~~*§ 890.11*~~	~~*NP*~~

~~*813.30*~~	~~*Automobile Parking Garage, Public*~~	~~*§ 890.12*~~	~~*NP*~~
~~***Retail Sales and Service***~~			
~~*813.31*~~	~~*All Retail Sales and Service except per § 813.32*~~	~~*§ 890.104*~~	~~*NP*~~
~~*813.32*~~	~~*Retail Sales and Service Use in a Historic Building*~~	~~*§ 803.9(b)*~~	~~*C*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*813.37*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 803.5(b), 823*~~	~~*NP*~~
~~*813.38*~~	~~*Meeting Hall, not within § 813.21*~~	~~*§ 221(c)*~~	~~*NP*~~
~~*813.39*~~	~~*Recreation Building, not within § 813.21*~~	~~*§ 221(e)*~~	~~*NP*~~
~~*813.40*~~	~~*Pool Hall, Card Club, not within § 813.21*~~	~~*§§ 221(f), 803.4*~~	~~*NP*~~
~~*813.41*~~	~~*Theater, falling within § 221(d), except Movie Theater*~~	~~*§§ 221(d), 890.64*~~	~~*NP*~~
~~***Home and Business Service***~~			
~~*813.42*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*NP*~~
~~*813.43*~~	~~*Catering Services*~~	~~*§ 890.25*~~	~~*NP*~~
~~*813.45*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*NP*~~

~~*813.46*~~	~~*Arts Activities, except within a Live/Work Unit*~~	~~*§ 102.2*~~	~~*C*~~
~~*813.47*~~	~~*Business Services*~~	~~*§ 890.111*~~	~~*NP*~~
~~***Office***~~			
~~*813.48*~~	~~*Office Uses in Historic Buildings*~~	~~*§ 803.9(b)*~~	~~*C*~~
~~*813.53*~~	~~*All Other Office Uses*~~	~~*§ 890.70*~~	~~*NP*~~
~~***Live/Work Units***~~			
~~*813.54*~~	~~*Live/Work Unit where the Work Activity is an Arts Activity*~~	~~*§§ 102.2, 102.13, 209.9(f), (g), 233*~~	~~*NP*~~
~~*813.55*~~	~~*Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts*~~	~~*§ 803.9(b)*~~	~~*NP*~~
~~*813.56*~~	~~*All Other Live/Work Units*~~	~~*§§ 102.13, 233*~~	~~*NP*~~
~~***Automotive Services***~~			
~~*813.57*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*813.58*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§ 890.132*~~	~~*NP*~~
~~*813.59*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*NP*~~
~~*813.60*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*NP*~~
~~*813.61*~~	~~*Motor Vehicle Tow Service*~~	~~*§ 890.19*~~	~~*NP*~~
~~*813.62*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*NP*~~

~~*813.63*~~	~~*Public Transportation Facility*~~	~~*§ 890.80*~~	~~*NP*~~
~~***Industrial***~~			
~~*813.64*~~	~~*Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, Manufacturing and Processing*~~	~~*§§ 225, 890.54*~~	~~*NP*~~
~~***Other Uses***~~			
~~*813.65*~~	~~*Animal Service*~~	~~*§ 224*~~	~~*NP*~~
~~*813.66*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*NP*~~
~~*813.67*~~	~~*Ambulance Service*~~	~~*§ 890.2*~~	~~*NP*~~
~~*813.68*~~	~~*Open Recreation*~~	~~*§§ 209.5(a), 209.5(b)*~~	~~*P*~~
~~*813.69*~~	~~*Public Use, except Public Transportation Facility*~~	~~*§ 890.80*~~	~~*C*~~
~~*813.71*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*NP*~~
~~*813.72*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~
~~*813.73*~~	~~*General Advertising Sign*~~	~~*§ 607.2(b) & (c)*~~	~~*NP*~~
~~*813.74A*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~*813.74B*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102*~~	~~*NP*~~
~~*813.99*~~	~~*Wireless Telecommunications Services Facility*~~	~~*§ 102*~~	~~*NP; P if the facility is a Micro WTS Facility*~~

~~***SPECIFIC PROVISIONS FOR THE RESIDENTIAL ENCLAVE DISTRICT***~~

~~***Section***~~		~~***Zoning Controls***~~
~~*§ 813*~~ ~~*§*~~ ~~*813.03*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Within the boundaries of the Residential Enclave District.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *837* ~~*814*~~. SPD – SOUTH PARK DISTRICT.

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Table *837* ~~*814*~~

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***South Park District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§ 261, 261.1, 263.21, 270, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Non-habitable vertical extensions permitted as set forth in § 263.21. Mid-block alleys required as set forth in §270.2.*

Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Not Required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required by §138.1.*
Street Frontage Requirements	*§ 145.1*	*As required by §145.1; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Parking and Loading Access Restrictions	*§ 155(r)*	*As specified in § 155(r).*
Artworks and Recognition of Artists and Architects	*§ 429.*	*Not required.*
Miscellaneous		
Large Project Review	*§ 329*	*As required by § 329.*

Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136*	*80 square feet per Dwelling Unit if private, 54 square feet per unit if publicly accessible.*
Off-Street Parking Requirements	*§§ 150, 151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more by § 166.*
Off-Street Freight Loading	*§§ 150, 152, 153-155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Required Dwelling Unit Mix	*§§ 207.6*	*No less than 40% of the total number of proposed dwelling units shall contain at least two bedrooms; or no less than 30% of the total*

		number of proposed dwelling units shall contain at least three bedrooms; or no less than 35% of the total number of proposed dwelling units shall contain two or three bedrooms, with at least 10% containing three bedrooms.
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(4)*
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*C*
Residential Uses		
Dwelling Units	*§ 102*	*P*
Group Housing	*§ 102*	*C*
Homeless Shelters	*§ 102*	*C*
Dwelling Unit and Group Housing Density	*§ 207*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*

Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§ 102, 123, 124*	*FAR based on permitted height. See Section 124.*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more by § 166.*
Off-Street Freight Loading	*§§ 150, 152.1, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*P*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*
Outdoor Activity Area	*§ 102*	*P*

Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*P*
Agriculture, Industrial	*§§ 102, 202.2(c)*	*NP*
Automotive Use Category		
Automotive Uses	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*NP (1)*
Arts Activities, except Theater	*§ 102*	*P*
Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
*Industrial Uses**	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		
*Institutional Uses**	*§§ 102, 202.2(e), 803.9(b)*	*NP (1)*
Child Care Facility	*§ 102*	*P*
Community Facility	*§ 102*	*C (1)*
Community Facility, Private	*§ 102, 803.9(b)*	*C (1)*
Medical Cannabis Dispensary	*§ 102, 202.2(e)*	*P*
Public Facility	*§§ 102, 803.9(b)*	*P*

Residential Care Facility	*§ 102*	*P*
Religious Facility	*§§ 102, 803.9(b)*	*C (1)*
Social Service and Philanthropic Facility	*§§ 102, 202.2(e)(2), 803.9(b)*	*P*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102*	*P(5)*
Bar	*§ 102, 202.2(a), 803.9(b)*	*C (1) (5)*
Cannabis Retail	*§ 102, 202.2(a), 803.9(b)*	*C (1) (5)*
Kennel	*§ 102*	*NP (1)*
Liquor Store	*§ 102, 202.2(a)*	*C (1) (5)*
Mortuary	*§ 102*	*NP (1)*
Self Storage	*§ 102*	*NP (1)*
Service, Fringe Financial	*§ 102*	*NP(2)*
Non-Retail Sales and Service*	*§ 102*	*P*
Laboratory	*§ 102*	*NP (1)*
Storage, Wholesale	*§ 102*	*NP (1)*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Wireless Telecommunications Services Facility	*§ 102*	*C (3)*

** Not listed below*

(1) P in historic buildings per § 803.9(b).

*(2) **Fringe Financial Services SUD**. Fringe Financial Services are NP within the District and within ¼ mile of the District as set forth in Section 249.35.*

(3) P if the facility is a Micro WTS Facility.

(4) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(5) Up to a total of 5,000 sq. ft. per lot; NP above.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***South Park District Controls***~~
~~*814.01*~~	~~*Height*~~	~~*§§ 260 - 263*~~	~~*See Sectional Zoning Map 1*~~
~~*814.02*~~	~~*Bulk*~~	~~*§§ 270 - 272*~~	~~*See Sectional Zoning Map 1*~~
~~*814.03*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit*~~
~~*814.04*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*~~
~~*814.05*~~	~~*Non-Residential Density Limit*~~	~~*§§ 102, 123, 124, 127*~~	~~*Generally 1.8 to 1 floor area ratio*~~
~~*814.06*~~	~~*Usable Open Space for Dwelling Units and Group Housing*~~	~~*§ 135*~~	~~*80 sq. ft. per unit, 54 sq. ft. per unit if publicly accessible*~~

~~*814.07*~~	~~*Usable Open Space for Other Uses*~~	~~*§ 135.3*~~	~~*Required; amount varies based on use; may also pay in-lieu fee*~~
~~*814.08*~~	~~*Setbacks*~~	~~*§§ 136, 136.2, 144, 145.1*~~	~~*Generally required*~~
~~*814.09*~~	~~*Outdoor Activity Area*~~	~~*§ 890.71*~~	~~*P*~~
~~*814.10*~~	~~*Off-Street Parking, Residential*~~	~~*§151.1*~~	~~*None required. Limits set forth in Section 151*~~
~~*814.11*~~	~~*Off-Street Parking, Non-Residential*~~	~~*§§ 150, 151.1,, 153-156, 166, 204.5, 303*~~	~~*None required. Limits set forth in Section 151.*~~
~~*814.12*~~	~~*Residential Conversion or Merger*~~	~~*§ 317*~~	~~*C for Removal of one or more Residential Units or Unauthorized Units.*~~
~~*814.13*~~	~~*Residential Demolition*~~	~~*§ 317*~~	~~*C for Removal of one or more Residential Units or Unauthorized Units.*~~
~~***Residential Use***~~			
~~*814.14*~~	~~*Dwelling Units*~~	~~*§ 102.7*~~	~~*P*~~
~~*814.15*~~	~~*Group Housing*~~	~~*§ 890.88(b)*~~	~~*C*~~
~~*814.16*~~	~~*SRO Units*~~	~~*§ 890.88(c)*~~	~~*P*~~
~~*814.16A*~~	~~*Student Housing*~~	~~*§ 102.36*~~	~~*C #*~~

~~*814.16B*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*C*~~
~~***Institutions***~~			
~~*814.17*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*814.18*~~	~~*Residential Care*~~	~~*§ 890.50(e)*~~	~~*C*~~
~~*814.19*~~	~~*Educational Services*~~	~~*§ 890.50(c)*~~	~~*NP*~~
~~*814.20*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*C*~~
~~*814.21*~~	~~*Assembly and Social Service, except Open Recreation and Horticulture*~~	~~*§ 890.50(a)*~~	~~*C*~~
~~*814.22*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*814.23*~~	~~*Medical Cannabis Dispensary*~~	~~*§§ 102, 202.2(e), 890.133*~~	~~*P #*~~
~~***Vehicle Parking***~~			
~~*814.25*~~	~~*Automobile Parking Lot, Community Residential*~~	~~*§ 890.7*~~	~~*NP*~~
~~*814.26*~~	~~*Automobile Parking Garage, Community Residential*~~	~~*§ 890.8*~~	~~*NP*~~
~~*814.27*~~	~~*Automobile Parking Lot, Community Commercial*~~	~~*§ 890.9*~~	~~*NP*~~
~~*814.28*~~	~~*Automobile Parking Garage, Community Commercial*~~	~~*§ 890.10*~~	~~*NP*~~

~~*814.29*~~	~~*Automobile Parking Lot, Public*~~	~~*§ 890.11*~~	~~*NP*~~
~~*814.30*~~	~~*Automobile Parking Garage, Public*~~	~~*§ 890.12*~~	~~*NP*~~
~~***Retail Sales and Services***~~			
~~*814.31*~~	~~*All Retail Sales and Services, Except for Bars, Liquor Stores and Cannabis Retail*~~	~~*§§ 102, 890.104, 890.116*~~	~~*P up to 5,000 sf per lot*~~
~~*814.32*~~	~~*Bar*~~	~~*§ 790.22*~~	~~*C up to 5,000 sf per lot*~~
~~*814.33*~~	~~*Liquor Store*~~	~~*§ 790.55*~~	~~*C up to 5,000 sf per lot*~~
~~*814.34*~~	~~*Cannabis Retail*~~	~~*§§ 202.2(a), 890.125*~~	~~*C up to 5,000 sf per lot*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*814.37*~~	~~*Nighttime Entertainment*~~	~~*§ 102.17, 803.5(b)*~~	~~*NP*~~
~~*814.38*~~	~~*Meeting Hall, not falling within Category 814.21*~~	~~*§ 221(c)*~~	~~*C*~~
~~*814.39*~~	~~*Recreation Building, not falling within Category 814.21*~~	~~*§ 221(e)*~~	~~*C*~~
~~*814.40*~~	~~*Pool Hall, Card Club, not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*NP*~~
~~***Home and Business Service***~~			
~~*814.42*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~
~~*814.43*~~	~~*Catering Services*~~	~~*§ 890.25*~~	~~*P*~~

~~*814.45*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*814.46*~~	~~*Arts Activities, other than Theaters*~~	~~*§ 102.2*~~	~~*P*~~
~~*814.47*~~	~~*Business Services*~~	~~*§ 890.111*~~	~~*P*~~
~~***Office***~~			
~~*814.49*~~	~~*Offices in historic buildings*~~	~~*§ 803.9(b)*~~	~~*P*~~
~~*814.50*~~	~~*All Other Office Uses*~~	~~*§§ 890.70, 890.118*~~	~~*P*~~
~~***Live/Work Units***~~			
~~*814.55*~~	~~*All types of Live/Work Units*~~	~~*§§ 102.2, 102.13, 209.9(f), (g)*~~	~~*NP*~~
~~***Automotive***~~			
~~*814.57*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*814.58*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§ 890.132*~~	~~*NP*~~
~~*814.59*~~	~~*Motor Vehicle Service Station, Automotive Washing*~~	~~*§§ 890.18, 890.20*~~	~~*NP*~~
~~*814.60*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*NP*~~
~~*814.61*~~	~~*Motor Vehicle Tow Service*~~	~~*§ 890.19*~~	~~*NP*~~
~~*814.62*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*P*~~
~~*814.63*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*NP*~~

Industrial			
814.64	*Wholesale Sales*	*§ 890.54(b)*	*P*
814.65	*Light Manufacturing*	*§ 890.54(a)*	*P*
814.66	*All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, and Manufacturing and Processing Uses*	*§§ 225, 226*	*NP*
814.67	*Storage*	*§ 890.54(c)*	*NP*
814.67(a)	*Laboratory*	*§ 890.52*	*NP*
Other Uses			
814.68	*Animal Services*	*§ 224*	*NP*
814.69	*Open Air Sales*	*§§ 803.9(e), 890.38*	*P*
814.70	*Ambulance Service*	*§ 890.2*	*NP*
814.71	*Open Recreation*	*§§ 209.5(a), 209.5(b)*	*P*
814.72	*Public Use, except Public Transportation Facility*	*§ 890.80*	*C*
814.74A	*Industrial Agriculture*	*§ 102*	*NP*
814.74B	*Neighborhood Agriculture*	*§ 102*	*P*
814.74C	*Large-Scale Urban Agriculture*	*§ 102*	*C*
814.75	*Mortuary Establishment*	*§ 227(c)*	*NP*

814.76	*General Advertising Sign*	*§ 607.2(b) & (e) and 611*	*NP*
814.78	*Walk-Up Facility, except Automated Bank Teller Machine*	*§ 890.140*	*P*
814.79	*Automated Bank Teller Machine*	*§ 803.9(d)*	*NP*
814.80	*Integrated PDR*	*§ 890.49*	*P in applicable buildings*
814.99	*Wireless Telecommunications Services Facility*	*§ 102*	*C; P if the facility is a Micro WTS Facility*

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SPECIFIC PROVISIONS FOR SPD DISTRICTS		
Article Code Section	***Other Code Section***	***Zoning Controls***
§ 814 *§ 814.03*	*§ 207(c)(4)*	*ACCESSORY DWELLING UNITS* ***Boundaries:*** *Within the boundaries of the SPD Districts.* ***Controls:*** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*
§ 814.16	*§ 102.36*	*Student Housing generally is permitted where the particular form of housing is permitted in the underlying Zoning District in which it is located (see Section 102.36.) However, in the South Park District Student Housing is subject to a conditional use requirement subject to Section 303.*

~~*§ 814.23*~~ ~~*§ 890.133*~~		~~*Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of Federal, State or local law, may apply for a medical cannabis dispensary permit in a South Park District.*~~
~~*§ 814.33*~~	~~*§ 249.35*~~ ~~*§ 890.113*~~	~~*Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).*~~

SEC. *249.6* ~~*822*~~. SOUTH OF MARKET ~~*SPECIAL*~~ HALL OF JUSTICE LEGAL SERVICES *SPECIAL USE* DISTRICT.

In t~~*T*~~he South of Market ~~*Special*~~ Hall of Justice Legal Services *Special Use* District, as shown on Sectional Map *0*8SU of the Zoning Map, *the offices of attorneys, bail and services, government agencies, union halls, and other criminal justice activities and services directly related to the criminal justice functions of the Hall of Justice shall be permitted as a Principal Use* ~~*is governed by Sections 803.9(f), 817.50 and 846.65b of this Code*~~. *A Notice of Special Restriction shall be placed on the property limiting non-conforming Office Uses to the activities permitted by this Section 249.6.*

SEC. *249.39*~~*823*~~. WESTERN SOMA SPECIAL USE DISTRICT.

* * * *

(c) **Controls**. All provisions of the Planning Code shall apply except as otherwise provided in this Section.

* * * *

(4) **Nonconforming Uses**. A legal nonconforming *Nn*ighttime *Ee*ntertainment use located in a building that is demolished may be re-established within a newly constructed replacement building on the same lot with a *Cc*onditional *Uu*se authorization pursuant to Section 303 of this Code, and pursuant to the following criteria:

(A) The *Gg*ross *Ff*loor *Aa*rea of the re-established nonconforming *Nn*ighttime *Ee*ntertainment use may be increased up to 25*%* more than the area it occupied in the building proposed for demolition;

(B) If the nonconforming *Nn*ighttime *Ee*ntertainment use is not re-established in the new building within three years of vacating the building proposed for demolition it shall be considered abandoned pursuant to Planning Code Section 183.

(5) **Vertical Architectural Elements**. Vertical architectural elements, pursuant to Section 263.21 of this Code, shall not be permitted.

(6) ***Good Neighbor Policies.*** *Good Neighbor Policies for certain uses in the Eastern Neighborhood Mixed Use Districts, pursuant to Section 803.5(b) of this Code, shall apply throughout the Western SoMa Special Use District regardless of the underlying zoning district.*

(7) **Single Room Occupancy (SRO) Units**. SRO units, as defined in Section *102* *890.88(c)* of this Code, shall have a minimum size of 275 gross square feet.

(*78*) **Recreation Facilities**. The demolition of recreation facilities, as defined *in subsection 249.39(c)(8)(A)in Section 890.81* of this Code, shall be governed by the following:

(A) For the purposes of this Section 249.39, a Recreational Facility shall be defined as a publicly- or privately-owned facility of at least 10,000 gross square feet that offers free or fee-based membership to the general public and is used for recreational activities such as ice skating,

bowling, swimming, soccer, tennis, racquetball, basketball, softball, baseball, and similar activities. The facility may also include play areas for children and accessory accommodations such as locker rooms and activity rooms.

(~~*A*~~*B*) Demolition of an existing recreation facility shall require conditional use authorization from the Planning Commission, pursuant to Section 303 of this Code. In granting such conditional use authorization, the Planning Commission must also find the following:

(i) The project sponsor demonstrates that the loss of the recreational facility and the associated services to the neighborhood or to the population of existing users can be met by other recreational facilities that:

a. are either existing or proposed as part of the associated project;

b. are or will be within the boundaries of the Western SoMa Special Use District; and

c. will provide similar facilities, services, and affordability as the recreational facility proposed to be removed.

~~*(9) **Buffers from Nighttime Entertainment and Animal Services**. Additional requirements applicable to Nighttime Entertainment uses and Kennels, as defined in Section 102, are as follows:*~~

~~*(A) **Nighttime Entertainment**. No portion of a non-accessory Nighttime Entertainment use, as defined in Section 102 of this Code, shall be permitted within 200 linear feet of any property within a RED or RED-MX District. This buffer shall not apply to (i) any Nighttime Entertainment use within the WMUO District where a Nighttime Entertainment use that was established with a building permit application or a permit from the Entertainment Commission or San Francisco Police Department was in operation within five years prior to submission of a building*~~

~~*permit application to re-establish a Nighttime Entertainment use, or (ii) a Nighttime Entertainment Use established within the Regional Commercial District Pursuant to Section 703.9(b) of this Code.*~~

~~*(B)* ***Animal Services.*** *No portion of an animal service use, as defined in Section 224 of this Code, and that operates as a 24-hour facility, shall be permitted within 200 linear feet of an existing building containing a legal residential use, as defined in Section 890.88, within an RED or RED-MX District.*~~

* * * *

(*8*~~*10*~~) **Formula Retail Uses**. In addition to existing findings required in Planning Code Section 303.1 for *Ff*~~*f*~~ormula *Rr*~~*r*~~etail uses requiring *Cc*~~*c*~~onditional *Uu*~~*u*~~se authorization in the Western SoMa Special Use District, the Planning Commission shall consider the following criteria.

* * * *

(*9*~~*11*~~) **Major Developments Requesting Height Bonuses**.

* * * *

SEC. *831* ~~*840*~~. MUG – MIXED USE-GENERAL DISTRICT.

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

Housing is encouraged over ground floor commercial and PDR uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing

as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

~~*Nighttime entertainment, movie theaters,* *A*~~adult entertainment and heavy manufacturing uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

Table *831* ~~*840*~~

MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Mixed Use-General District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§249.78, 261.1, 263.21, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.*
Lot coverage in the Central SoMa SUD	*§ 249.78*	*In the Central SoMa SUD, limited to 80% at all levels containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas are within 40 horizontal*

		feet from a property line facing a street or alley, up to 100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.
Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise front setbacks are not required.*
Setbacks, street wall articulation, and tower separation in the Central SoMa Special Use District	*§ 132.4*	*Applicable to lots in the Central SoMa SUD.*
Street Frontage and Public Realm		

Streetscape and Pedestrian Improvements	*§ 138.1*	*Required as set forth in Section 138.1*
Street Frontage Requirements	*§§ 145.1, 249.78*	*Required as set forth in Sections 145.1 or 249.78; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. (6)*
Active street-facing ground-floor uses	*§ 145.4*	*Brannan Street between 3rd and 4th Streets.*
Parking and Loading Access Restrictions	*§ 155(r)*	*Brannan Street between 2nd Street and 6th Streets, and as specified in § 155(r).*
Driveway Loading and Operations Plan	*§ 155(u)*	*Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.*
Privately-Owned Public Open Space (POPOS)	*§§ 138, 426*	*Required in the Central SoMa SUD with the construction of a new building or an addition of 50,000 gross square feet or more of Non-Residential Use. Retail, Institutional, and PDR uses are exempt. Ratio of square feet of open space to gross floor area is 1:50 feet; may also pay in-lieu fee.*
Usable Open Space for Non-Residential Uses	*§ 135.3, 426*	*Required; amount varies based on use; may also pay in-lieu fee.*

Artworks and Recognition of Artists and Architects	*§ 429 et seq.*	*Required for new buildings and building additions of 25,000 square feet or more, as set forth in Section 429.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element; Central SoMa Plan*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§ 329*	*As required by § 329.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136, 249.78*	*80 square feet per Dwelling Unit if private, 54 square feet per unit if publicly accessible, as set forth in Section 135. In the Central SoMa SUD, buildings taller than 160 feet may also pay the in-lieu fee.*
Off-Street Parking Requirements	*§§ 150, 151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car*

		share spaces are required when a project has 50 units or more per § 166.
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet. Exceptions permitted by § 152.3.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(2)*
Single Room Occupancy	*§ 102*	*P if located outside the Central SoMa SUD. (4)*
Student Housing	*§§ 102, 249.78(c)(7)*	*NP (4)*
Residential Uses		
Dwelling Units	*§ 102*	*P*
Group Housing	*§§ 102, 249.78(c)(8)*	*P (4)*
Homeless Shelters	*§§102, 208*	*P*
Dwelling Unit and Group Housing Density	*§§ 207, 208*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*

NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 123, 124*	*FAR based on permitted height. See §124 for more information. (6)*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more by § 166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Use Size Limits	*§ 121.6*	*C required for single retail use over 50,000 gross square feet. Single Retail Uses in excess of 120,000 gross square are NP.*
Retail Size Controls		*As indicated in this table by end note (5), certain Retail Sales and Service Uses are subject to the following size controls: P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*

Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 249.78, 303.1*	*C (4)*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*
Outdoor Activity Area	*§ 102*	*P*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*P*
Agriculture, Industrial	*§§ 102, 202.2(c)*	*NP*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P*
Ambulance Service	*§ 102*	*C (5)*
Automobile Sale or Rental	*§ 102*	*P if in an enclosed building; otherwise NP.*
Private Parking Garage	*§ 102*	*C*
Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		

*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*NP (1)*
Arts Activities	*§ 102*	*P*
Entertainment, General	*§ 102*	*P*
Entertainment, Nighttime	*§ 102*	*C(4)*
Movie Theater	*§ 102*	*P up to three screens.*
Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
*Industrial Uses**	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		
*Institutional Uses**	*§§ 102, 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Medical Cannabis Dispensary	*§§ 102, 202.2(e)*	*P(4)*
Post-Secondary Educational Institution	*§ 102*	*C*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102*	*P(5)*
Bar	*§ 102, 202.2(a), 803.9(b)*	*C (1) (5)*
Cannabis Retail	*§ 102, 202.2(a), 803.9(b)*	*C (1)(5)*
Hotel	*§ 102*	*C*
Kennel	*§ 102*	*NP (1)*

Liquor Store	*§ 102, 202.2(a)*	*C (1) (5)*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP (1)*
Self Storage	*§ 102*	*NP (1)*
Non-Retail Sales and Service*	*§ 102*	*P*
Life Science	*§ 102*	*NP*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Public Transportation Facility	*§ 102*	*P*
Wireless Telecommunications Services Facility	*§ 102*	*C (3)*

** Not listed below*

(1) P in historic buildings as set forth in § 803.9(b).

(2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(3) P if the facility is a Micro WTS Facility.

(4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls related to this Use or Use Characteristic.

(5) P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1. CU requirements for individual uses still apply.

(6) For projects within the Central SOMA SUD, see specific requirements in Section 249.78.

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Mixed Use-General District Controls~~
~~Building and Siting Standards~~			
~~840.01~~	~~Height Limit~~	~~See Zoning Map, §§ 249.78, 260-261.1, 263.20~~	~~As shown on Sectional Maps 1 and 8 of the Zoning Map In the Central SoMa SUD, Prevailing Height and Density limits are determined by Section 249.78. Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20~~
~~840.02~~	~~Bulk Limit~~	~~See Zoning Map. §§ 270, 270.1, 270.2~~	~~As shown on Sectional Maps 1 and 8 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2~~
~~840.03~~	~~Non-residential density limit~~	~~§§ 102.9, 123, 124, 127, 128.1, 249.78~~	~~In the Central SoMa SUD, Prevailing Height and Density limits are determined by Sections 128.1 and 249.78. Elsewhere, generally contingent upon permitted height, per Section 124~~
~~840.04~~	~~Setbacks~~	~~§§ 132.4, 134, 136, 136.2, 144, 145.1~~	~~Generally required~~
~~840.05~~	~~Awnings and Canopies~~	~~§§ 136, 136.1~~	~~P~~

~~*840.06*~~	~~*Parking and Loading Access: Prohibition*~~	~~*§ 155(r)*~~	~~*None*~~
~~*840.07*~~	~~*Parking and Loading Access: Siting and Dimensions*~~	~~*§§ 145.1, 151.1, 152.1, 155*~~	~~*Requirements apply*~~
~~*840.08*~~	~~*Off-Street Parking, Residential*~~	~~*§ 151.1*~~	~~*None required. Limits set forth in Section 151.1*~~
~~*840.09*~~	~~*Residential to non-residential ratio*~~	~~*§ 803.9(a)*~~	~~*None*~~
~~*840.10*~~	~~*Off-Street Parking, Non-Residential*~~	~~*§§ 150, 151.1, 153-156, 166, 167, 204.5303*~~	~~*None required. Limits set forth in Section 151.1*~~
~~*840.11*~~	~~*Usable Open Space for Dwelling Units and Group Housing*~~	~~*§ 135, 136, 427*~~	~~*80 sq. ft. per unit; 54 sq. ft. per unit if publicly accessible. In the Central SoMa SUD, buildings taller than 160 feet may also pay the in-lieu fee*~~
~~*840.12*~~	~~*Usable Open Space for Non-Residential*~~	~~*§ 135.3, 426*~~	~~*Required; amount varies based on use; may also pay in-lieu fee*~~
~~*840.12A*~~	~~*Privately-Owned Public Open Space (POPOS)*~~	~~*§§ 138, 426*~~	~~*Required in the Central SoMa SUD with the construction of a new building or an addition of 50,000 gross square feet or more of Non-Residential Use. Retail, Institutional, and PDR uses are exempt. Ratio of square feet of open space to*~~

			~~gross floor area is 1:50 feet; may also pay in-lieu fee~~
~~840.13~~	*~~Outdoor Activity Area~~*	*~~§ 890.71~~*	*~~P~~*
~~840.14~~	*~~General Advertising Sign~~*	*~~§§ 607.2(b) & (e) and 611~~*	*~~NP~~*
~~840.14A~~	*~~Street Frontage Requirements~~*	*~~§§ 145.1, 249.78~~*	*~~Required. 17' ground floor height required for PDR uses in the Central SoMa SUD; 14' ground floor height required for all other uses in the Central SoMa SUD~~*
~~840.15~~	*~~Street Frontage, Ground Floor Commercial~~*	*~~§ 145.4~~*	*~~Brannan Street, between 3rd Street and 4th Street.~~*
~~840.16~~	*~~Vehicular Access Restrictions~~*	*~~§ 155(r)~~*	*~~Brannan Street, between 2nd Street and 6th Street~~*
~~840.17~~	*~~Driveway Loading and Operations Plan~~*	*~~§ 155(u)~~*	*~~Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.~~*
~~840.18~~	*~~Large Project Authorization~~*	*~~§ 329~~*	*~~Required pursuant to Section 329.~~*
~~840.19~~	*~~Design Guidelines~~*	*~~General Plan Commerce and Industry Element; Central SoMa Plan~~*	*~~Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject~~*

			to the Citywide Urban Design Guidelines.
840.20	*Lot coverage*	*§ 249.78*	*In the Central SoMa SUD, limited to 80 percent at all levels containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas, are within 40 horizontal feet from a property line fronting a street or alley, up to100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.*
Residential Uses			
840.21	*Dwelling Units*	*§ 102*	*P*
840.22	*Group Housing*	*§§ 249.78(c)(8), 890.88(b)*	*P outside the Central SoMa SUD.*

			~~*NP, except that Group Housing uses that are also defined as Student Housing or Senior Housing, are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units.*~~
~~*840.23*~~	~~*SRO Units*~~	~~*§§ 249.78(c)(7), 890.88(c)*~~	~~*P outside the Central SoMa SUD.*~~ ~~*NP in the Central SoMa SUD, notwithstanding any less restrictive Group Housing controls that otherwise which would apply, except that SRO Units buildings that consist of 100% affordable units, as defined in Section 249.78(c)(7), are P.*~~
~~*840.24*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*P*~~
~~*840.25*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit #*~~
~~*840.26*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*~~
~~*840.27*~~	~~*Affordability Requirements*~~	~~*§ 415*~~	~~*15% onsite/20% off-site*~~

~~*840.28*~~	~~*Residential Demolition or Conversion*~~	~~*§ 317*~~	~~*Restrictions apply; see criteria of Section 317*~~
~~***Institutions***~~			
~~*840.30*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*840.31*~~	~~*Residential Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*840.32*~~	~~*Educational Services*~~	~~*§ 890.50(c)*~~	~~*C for post-secondary institutions; P for all other*~~
~~*840.33*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*C*~~
~~*840.34*~~	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*P*~~
~~*840.35*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*840.36*~~	~~*Medical Cannabis Dispensary*~~	~~*§§ 102, 202.2(e), 890.133*~~	~~*C in the Central SoMa SUD; P elsewhere*~~
~~***Vehicle Parking***~~			
~~*840.40*~~	~~*Automobile Parking Lot*~~	~~*§§ 890.7, 890.9, 890.11*~~	~~*NP*~~
~~*840.41*~~	~~*Automobile Parking Garage*~~	~~*§§ 303, 890.8, 890.10, 890.12*~~	~~*C; subject to criteria of Sec. 303.*~~
~~***Retail Sales and Services***~~			

~~*840.45*~~	~~*All Retail Sales and Services that are not listed below*~~	~~*§§ 121.6, 803.9(g), 890.104, 890.116*~~	~~*P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.*~~
~~*840.46*~~	~~*Formula Retail*~~	~~*§§ 102, 249.78, 303, 303.1*~~	~~*In the Central SoMa SUD, NP for Restaurants, Limited Restaurants, and Bars; C for all other Formula Retail Uses. Elsewhere, C for all Formula Retail Uses. If approved, subject to size controls in Section 840.45.*~~
~~*840.47*~~	~~*Bar*~~	~~*§ 790.22*~~	~~*C. If approved, subject to size controls in Section 840.45.*~~
~~*840.48*~~	~~*Liquor Store*~~	~~*§ 790.55*~~	~~*C. If approved, subject to size controls in Section 840.45.*~~
~~*840.49*~~	~~*Ambulance Service*~~	~~*§§ 840.45, 890.2*~~	~~*C. If approved, subject to size controls in Section 840.45.*~~
~~*840.50*~~	~~*Self-Storage*~~	~~*§ 890.54(d)*~~	~~*NP*~~
~~*840.51*~~	~~*Tourist Hotel*~~	~~*890.46*~~	~~*C*~~
~~*840.52*~~	~~*Cannabis Retail*~~	~~*§§ 202.2(a), 890.125*~~	~~*C. Subject to size controls in Section 840.45.*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*840.55*~~	~~*Arts Activity*~~	~~*§ 102.2*~~	~~*P*~~

~~*840.56*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 181(f), 249.78, 803.5(b)*~~	~~*P in Central SoMa SUD; NP elsewhere*~~
~~*840.57*~~	~~*Adult Entertainment*~~	~~*§ 890.36*~~	~~*NP*~~
~~*840.58*~~	~~*Amusement Arcade*~~	~~*§ 890.4*~~	~~*NP*~~
~~*840.59*~~	~~*Massage Establishment*~~	~~*§ 890.60*~~	~~*NP*~~
~~*840.60*~~	~~*Movie Theater*~~	~~*§ 890.64*~~	~~*P, up to three screens*~~
~~*840.61*~~	~~*Pool Hall not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*C*~~
~~*840.62*~~	~~*Recreation Building, not falling within Category 840.34*~~	~~*§ 221(e)*~~	~~*P*~~
~~***Office***~~			
~~*840.65*~~	~~*Office Uses in Landmark Buildings in Historic Districts*~~	~~*§§ 803.9(b), 890.70*~~	~~*P*~~
~~*840.65A*~~	~~*Services, Professional; Services Financial; Services Medical*~~	~~*§§ 890.108, 890.110, 890.114*~~	~~*Subject to vertical control of Sec. 803.9(f). P on the ground floor when primarily open to the general public on a client-oriented basis.*~~
~~*840.66*~~	~~*All Other Office Uses*~~	~~*§§ 803.9(f), 890.70, 890.118*~~	~~*Subject to vertical control of Sec. 803.9(f)*~~
~~*840.67*~~	~~*Live/Work Units*~~	~~*§ 233*~~	~~*NP*~~
~~***Motor Vehicle Services***~~			

~~*840.70*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*840.71*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§§ 303 890.132*~~	~~*C; subject to criteria of Sec. 303.*~~
~~*840.72*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*P*~~
~~*840.73*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P*~~
~~*840.74*~~	~~*Automobile Tow Service*~~	~~*§ 890.19*~~	~~*C*~~
~~*840.75*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*P*~~
~~***Industrial, Home, and Business Service***~~			
~~*840.78*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P*~~
~~*840.79*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P*~~
~~*840.80*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~
~~*840.81*~~	~~*Catering Service*~~	~~*§ 890.25*~~	~~*P*~~
~~*840.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*840.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*840.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P*~~

~~*840.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53*~~	~~*NP*~~
~~*840.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53*~~	~~*P*~~
~~*840.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~***Other Uses***~~			
~~*840.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~
~~*840.91*~~	~~*Animal Services*~~	~~*§ 224*~~	~~*NP*~~
~~*840.92*~~	~~*Public Use, except Public Transportation Facility and Internet Service Exchange*~~	~~*§§ 209.6(c), 890.80*~~	~~*P*~~
~~*840.94*~~	~~*Internet Services Exchange*~~	~~*§ 209.6(c)*~~	~~*NP*~~
~~*840.95*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*P*~~
~~*840.96*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*P*~~
~~*840.97A*~~	~~*Open Recreation*~~	~~*§§ 209.5(a), 209.5(b)*~~	~~*P*~~
~~*840.97B*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~*840.97C*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102*~~	~~*C*~~

~~*840.98*~~	~~*Walk-up Facility, including Automated Bank Teller Machine*~~	~~*§ 890.140*~~	~~*P*~~
~~*840.99*~~	~~*Wireless Telecommunications Services Facility*~~	~~*§ 102*~~	~~*C; P if the facility is a Micro WTS Facility*~~

~~***SPECIFIC PROVISIONS FOR MUG – MIXED USE-GENERAL DISTRICT***~~		
~~***Section***~~		~~***Zoning Controls***~~
~~*§ 840.25*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:*** *Within the boundaries of the MUG – Mixed Use-General District.*~~ ~~***Controls:*** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *833* ~~*841*~~. MUR – MIXED USE-RESIDENTIAL DISTRICT.

*** * * ***

Table *833* ~~*841*~~

MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Mixed Use-Residential District Controls***
BUILDING STANDARDS		

Massing and Setbacks		
Height and Bulk Limits	*§§ 249.78, 261.1, 263.21, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. In the Central SoMa SUD, Prevailing Height and Density limits are determined by Section 249.78. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.*
Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.(3)*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.(3)*
Setbacks, streetwall articulation, and tower separation in the Central SoMa Special Use District	*§ 132.4*	*Applicable to lots in the Central SoMa SUD.(3)*
Street Frontage and Public Realm		

Streetscape and Pedestrian Improvements	*§ 138.1*	*As required in §138.1.*
Street Frontage Requirements	*§§ 145.1, 249.78*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. (3)*
Active street-facing ground-floor uses	*§ 145.4*	*Required on 3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom and Townsend Streets; Folsom Street, between 4th Street and 6th Street.*
Parking and Loading Access	*§ 155(r)*	*Restrictions apply to 3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom Street and Townsend Street; Folsom Street, between 4th Street and 5th Street, and as required by Section 155(r).*
Driveway Loading and Operations Plan	*§§ 155(u), 249.78*	*Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.*
Privately-Owned Public Open Space (POPOS)	*§§ 138, 249.78, 426*	*Required in the Central SoMa SUD with the construction of a new building or an addition of 50,000 gross square feet or*

		more of Non-Residential Use; may also pay in-lieu fee.
Usable Open Space for Non-Residential Uses	*§ 135.3, 426*	*Amount varies based on use; may also pay in-lieu fee.*
Artworks and Recognition of Artists and Architects	*§ 429*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element; Central SoMa Plan*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§ 329*	*As required by § 329.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136*	*80 square feet per Dwelling Unit if private, 54 square feet per unit if publicly accessible.(3)*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is*

		provided, car share spaces are required when a project has 50 units or more by § 166.
Off-Street Freight Loading, Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(2)*
Single Room Occupancy	*§ 249.78(c)(7)*	*P(4)*
Student Housing	*§ 249.78(c)(7)*	*P(4)*
Residential Uses		
Dwelling Units	*§102*	*P*
Group Housing	*§§ 102, 249.78(c)(8)*	*P(4)*
Homeless Shelters	*§ 208*	*P*
Dwelling Unit and Group Housing Density	*§§ 102, 207*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*

Homeless Shelter Density	*§§ 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 123, 124, 128.1, 249.78*	*FAR based on permitted height, see Section 124 for more information. (3)*
Off-Street Parking Requirements.	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more by § 166.*
Off-Street Freight Loading, Non-Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Residential to Non-Residential ratio	*§ 803.9(a)*	*3 sq.ft. of Residential Use for every 1 sq. ft. of other permitted use.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ , 249.78, 303.1*	*P(4)*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*

Outdoor Activity Area	*§ 102*	*P*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P*
Ambulance Service	*§ 102*	*C*
Automobile Sale or Rental	*§ 102*	*P if in an enclosed building; otherwise NP.*
Motor Vehicle Tow Service	*§ 102*	*C*
Private Parking Garage	*§ 102*	*C*
Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*NP (1)*
Arts Activities	*§ 102*	*P*
Entertainment, General	*§ 102*	*P*
Entertainment, Nighttime	*§ 249.78*	*C (4)*
Movie Theater	*§ 102*	*P up to three screens.*

Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Institutional Use Category		
*Institutional Uses**	*§§ 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Medical Cannabis Dispensary	*§ 202.2(e)*	*P(4)*
Post-Secondary Educational Institution	*§ 102*	*C*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102*	*P*
Cannabis Retail	*§ 202.2(a), 803.9(b)*	*P.(4)*
Hotel	*§ 102*	*NP*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP (1)*
Self Storage	*§ 102*	*NP (1)*
Non-Retail Sales and Service*	*§ 102*	*P (1)*
Life Science	*§ 102*	*NP*
Storage, Wholesale	*§ 102*	*NP (1)*
Utility and Infrastructure Use Category		

*Utility and Infrastructure uses**	*§ 102*	*NP*
Public Transportation Facility	*§ 102*	*P*
Wireless Telecommunications Services Facility	*§ 102*	*C (2)*

** Not listed below*

(1) P in historic buildings per § 803.9(b).

(2) P if the facility is a Micro WTS Facility.

(3) For projects within the Central SOMA SUD, see specific requirements in Section 249.78.

(4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls related to this Use or Use Characteristic.

(5) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Mixed Use-Residential District Controls***~~
~~***Building and Siting Standards***~~			
~~*841.01*~~	~~*Height Limit*~~	~~*See Zoning Map, §§ 249.78, 260, 261.1, 263.20*~~	~~*As shown on Sectional Maps 1 and 8 of the Zoning Map In the Central SoMa SUD, Prevailing Height and Density limits re determined by Section 249.78. Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20*~~

~~841.02~~	~~Bulk Limit~~	~~See Zoning Map. §§ 270, 270.1, 270.2~~	~~As shown on Sectional Maps 1 and 8 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2~~
~~841.03~~	~~Non-residential density limit~~	~~§§ 102.9, 123, 124, 127, 128.1, 249.78~~	~~In the Central SoMa SUD, Prevailing Height and Density limits are determined by Sections 128.1 and 249.78. Elsewhere, generally contingent upon permitted height, per Section 124~~
~~841.04~~	~~Setbacks~~	~~§§ 132.4, 134, 136, 136.2, 144, 145.1~~	~~Generally required~~
~~841.05~~	~~Awnings and Canopies~~	~~§§ 136, 136.1~~	~~P~~
~~841.06~~	~~Parking and Loading Access: Prohibition~~	~~§ 155(r)~~	~~None~~
~~841.07~~	~~Parking and Loading Access: Siting and Dimensions~~	~~§§ 145.1, 151.1, 152.1, 155~~	~~Requirements apply~~
~~841.08~~	~~Off-Street Parking, Residential~~	~~§ 151.1~~	~~None required. Limits set forth in Section 151.1~~
~~841.09~~	~~Residential to non-residential ratio~~	~~§ 803.9(a)~~	~~3 sq.ft. of residential for every 1 sq. ft. of other permitted use~~
~~841.10~~	~~Off-Street Parking, Non-Residential~~	~~§§ 150, 151.1, 153-156, 166, 204.5 303 1~~	~~None required. Limits set forth in Section 151.1~~

~~841.11~~	~~Usable Open Space for Dwelling Units and Group Housing~~	~~§ 135, 136, 427~~	~~80 sq. ft. per unit; 54 sq.ft. per unit if publicly accessible In the Central SoMa SUD, buildings taller than 160 feet may also pay the in-lieu fee.~~
~~841.12~~	~~Usable Open Space for Non-Residential~~	~~§ 135.3, 426~~	~~Required; amount varies based on use; may also pay in-lieu fee~~
~~841.12A~~	~~Privately-Owned Public Open Space (POPOS)~~	~~§§ 138, 426~~	~~Required in the Central SoMa SUD with the construction of a new building or an addition of 50,000 gross square feet or more of Non-Residential Use. Retail, Institutional, and PDR Uses are exempt. Ratio of square feet of open space to gross floor area is 1:50 feet; may also pay in-lieu fee~~
~~841.13~~	~~Outdoor Activity Area~~	~~§ 890.71~~	~~P~~
~~841.14~~	~~General Advertising Sign~~	~~§ 607.2(b) & (e) and 611~~	~~NP~~
~~841.15~~	~~Street Frontage, Ground Floor Commercial~~	~~§ 145.4~~	~~3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom and Townsend Streets; Folsom Street, between 4th Street and 6th Street.~~
~~841.16~~	~~Vehicular Access Restrictions~~	~~§ 155(r)~~	~~3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom Street and Townsend Street;~~

			~~*Folsom Street, between 4th Street and 5th Street.*~~
~~*841.17*~~	~~*Driveway Loading and Operations Plan*~~	~~*§ 155(u)*~~	~~*Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.*~~
~~*841.18*~~	~~*Large Project Authorization*~~	~~*§ 329*~~	~~*Required pursuant to Section 329.*~~
~~*841.19*~~	~~*Design Guidelines*~~	~~*General Plan Commerce and Industry Element; Central SoMa Plan*~~	~~*Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject to the Citywide Urban Design Guidelines.*~~
~~*841.20*~~	~~*Lot coverage*~~	~~*§ 249.78*~~	~~*In the Central SoMa SUD, limited to 80 percent at all levels containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas,are within 40 horizontal feet from a property line fronting a street or alley, up to 100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for*~~

			~~*adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.*~~
~~***Residential Uses***~~			
~~*841.21*~~	~~*Dwelling Units*~~	~~*§ 102*~~	~~*P*~~
~~*841.22*~~	~~*Group Housing*~~	~~*§§ 249.78(c)(8), 890.88(b)*~~	~~*P outside of the Central SoMa SUD.*~~ ~~*NP in Central SoMa SUD, except that Group Housing uses that are also defined as Student Housing or Senior Housing, are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units are P.*~~
~~*841.23*~~	~~*SRO Units*~~	~~*§§ 249.78(c)(7), 890.88(c)*~~	~~*P outside the Central SoMa SUD.*~~ ~~*NP in Central SoMa SUD, not withstanding any less restrictive Group Housing controls that otherwise would apply, except that SRO Units in buildings that consist of 100% affordable units, as defined in Section 249.78(c)(7) are P.*~~
~~*841.24*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*P*~~
~~*841.25*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit #*~~

~~*841.26*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*~~
~~*841.27*~~	~~*Affordability Requirements*~~	~~*§ 415*~~	~~*Restrictions apply, see Section 415*~~
~~*841.28*~~	~~*Residential Demolition or Conversion*~~	~~*§ 317*~~	~~*Restrictions apply; see criteria of Section 317*~~
~~***Institutions***~~			
~~*841.30*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*841.31*~~	~~*Residential Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*841.32*~~	~~*Educational Services*~~	~~*§ 890.50(c)*~~	~~*C for post-secondary institutions; P for all other*~~
~~*841.33*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*P*~~
~~*841.34*~~	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*P*~~
~~*841.35*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*841.36*~~	~~*Medical Cannabis Dispensary*~~	~~*§§ 102, 202.2(e), 890.133*~~	~~*C in the Central SoMa SUD; P elsewhere*~~
~~***Vehicle Parking***~~			
~~*841.40*~~	~~*Automobile Parking Lot*~~	~~*§§ 890.7, 890.9, 890.11*~~	~~*NP*~~

~~841.41~~	~~Automobile Parking Garage~~	~~§§ 145.1, 145.4, 155(r), 3031 890.8, 890.10, 890.12~~	~~C; subject to criteria of Sec. 303.~~
~~**Retail Sales and Services**~~			
~~841.45~~	~~All Retail Sales and Services which are not listed below~~	~~§§ 890.104, 890.116, 121.6~~	~~P~~
~~841.46~~	~~Formula Retail~~	~~§§ 102, 249.78, 303, 303.1~~	~~In the Central SoMa SUD, NP for Restaurants, Limited Restaurants, and Bars; C for all other Formula Retail Uses. Elsewhere, C for all Formula Retail Uses. If approved, subject to size controls in 8401.45.~~
~~841.47~~	~~Ambulance Service~~	~~§ 890.2~~	~~C~~
~~841.48~~	~~Self-Storage~~	~~§ 890.54(d)~~	~~NP~~
~~841.49~~	~~Tourist Hotel~~	~~890.46~~	~~NP~~
~~841.52~~	~~Cannabis Retail~~	~~§§ 102, 202.2(a), 890.125~~	~~C in the Central SoMa SUD; P elsewhere~~
~~**Assembly, Recreation, Arts and Entertainment**~~			
~~841.55~~	~~Arts Activity~~	~~§ 102.2~~	~~P~~
~~841.56~~	~~Nighttime Entertainment~~	~~§§ 102.17, 181(f), 249.78, 803.5(b)~~	~~P in Central SoMa SUD; NP elsewhere~~
~~841.57~~	~~Adult Entertainment~~	~~§ 890.36~~	~~NP~~
~~841.58~~	~~Amusement Arcade~~	~~§ 890.4~~	~~NP~~

~~*841.59*~~	~~*Massage Establishment*~~	~~*§ 890.60*~~	~~*NP*~~
~~*841.60*~~	~~*Movie Theater*~~	~~*§ 890.64*~~	~~*P, up to three screens*~~
~~*841.61*~~	~~*Pool Hall not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*P*~~
~~*841.62*~~	~~*Recreation Building, not falling within Category 841.34*~~	~~*§ 221(e)*~~	~~*P*~~
~~***Office***~~			
~~*841.65*~~	~~*Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts*~~	~~*§§ 890.70, 803.9(b)*~~	~~*P*~~
~~*841.66*~~	~~*All Other Office Uses*~~	~~*§§ 890.70, 890.118*~~	~~*P*~~
~~*841.67*~~	~~*Live/Work Units*~~	~~*§ 233*~~	~~*NP*~~
~~***Motor Vehicle Services***~~			
~~*841.70*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*841.71*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§ 890.132, 3031*~~	~~*C; subject to criteria of Sec. 303.*~~

~~*841.72*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*P*~~
~~*841.73*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P*~~
~~*841.74*~~	~~*Automobile Tow Service*~~	~~*§ 890.19*~~	~~*C*~~
~~*841.75*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*P*~~
~~***Industrial, Home, and Business Service***~~			
~~*841.78*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P*~~
~~*841.79*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P*~~
~~*841.80*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~
~~*841.81*~~	~~*Catering Service*~~	~~*§ 890.25*~~	~~*P*~~
~~*841.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*841.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*841.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P*~~
~~*841.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53*~~	~~*NP*~~
~~*841.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53*~~	~~*P*~~
~~*841.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~

~~***Other Uses***~~			
~~*841.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~
~~*841.91*~~	~~*Animal Services*~~	~~*§ 224*~~	~~*P*~~
~~*841.92*~~	~~*Public Use, except Public Transportation Facility and Internet Service Exchange*~~	~~*§§ 890.80, 209.6(c)*~~	~~*P*~~
~~*841.94*~~	~~*Internet Services Exchange*~~	~~*209.6(c)*~~	~~*NP*~~
~~*841.95*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*P*~~
~~*841.96*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*P*~~
~~*841.97A*~~	~~*Open Recreation*~~	~~*§ 209.5*~~	~~*P*~~
~~*841.97B*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~*841.97C*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102*~~	~~*C*~~
~~*841.98*~~	~~*Walk-up Facility, including Automated Bank Teller Machine*~~	~~*§§ 890.140*~~	~~*P*~~
~~*841.99*~~	~~*Wireless Telecommunications Services Facility*~~	~~*§ 102*~~	~~*C; P if the facility is a Micro WTS Facility*~~

~~*SPECIFIC PROVISIONS FOR MUR – RESIDENTIAL DISTRICT*~~		
~~*Section*~~		~~*Zoning Controls*~~
~~*§ 841.25*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Within the boundaries of the MUR – Mixed Use-Residential District.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *832* ~~*842*~~. MUO – MIXED USE-OFFICE DISTRICT.

* * * *

Table *832* ~~*842*~~

MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Mixed Use-Office District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§ 261.1, 263.21, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required*

		as set forth in §270.1. Mid-block alleys required as set forth in §270.2.
Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.*
Setbacks, streetwall articulation, and tower separation in the Central SoMa Special Use District	*§§ 132.4; 249.78*	*Applicable to lots in the Central SoMa SUD.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required by §138.1.*
Street Frontage Requirements	*§§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*

Active street-facing ground-floor uses	*§ 145.4*	*As required by §145.4*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by §155(r).*
Usable Open Space for Non-Residential Uses	*§ 135.3, 426*	*Required; amount varies based on use; may also pay in-lieu fee.*
Artworks and Recognition of Artists and Architects	*§ 429*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element.*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§ 329*	*As required by § 329.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136*	*80 square feet per Dwelling Unit if private, 54 square feet per unit if publicly accessible.*

Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more by § 166.*
Off-Street Freight Loading, Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(5)*
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*
Residential Uses		
Dwelling Units	*§ 207*	*P*
Group Housing	*§§ 102*	*P*
Homeless Shelter	*§§ 102, 208*	*P*

Dwelling Unit and Group Housing Density	*§ 208*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*
Homeless Shelter Density	*§§ 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 123, 124*	*Varies, depending on height, as set forth in §124.*
Off-Street Parking Requriments	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more per § 166.*
Off-Street Freight Loading, Non-Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Use Size Limits	*§ 121.6*	*C required for single retail use over 50,000 gross square feet. Single Retail Uses in excess of 120,000 gross square feet are NP.*
Retail Size Controls		*As indicated in this table by end note (4), certain Retail Sales and Service Uses and Ambulance Service Uses are subject to the following size controls: P when all Retail Sales and Service Uses and Ambulance*

		Service Uses per lot are 25,000 Gross Square Feet or less; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*P*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*
Outdoor Activity Area	*§ 102*	*P*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
Agricultural Uses	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P*
Ambulance Service	*§ 102*	*C(4)*
Automobile Sale or Rental	*§ 102*	*P if in an enclosed building; otherwise NP.*
Motor Vehicle Tow Service	*§ 102*	*C*
Private Parking Garage	*§ 102*	*C*

Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*NP (1)*
Arts Activities	*§ 102*	*P*
Entertainment, General	*§ 102*	*P*
Entertainment, Nighttime	*§ 102*	*C*
Movie Theater	*§ 102*	*P up to three screens.*
Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		
Institutional Uses	*§§ 202.2(e), 803.9(b)*	*P*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102, 202.2(a)*	*P (4)*
Hotel	*§ 102 other code section?*	*C (5)*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP (1)*

Self Storage	*§ 102*	*NP (1)*
Non-Retail Sales and Service	*§ 102*	*P (1)*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Public Transportation Facility	*§ 102*	*P*
Wireless Telecommunications Services Facility	*§ 102*	*C (2)*

** Not listed below*

(1) P in historic buildings as set forth in § 803.9(b).

(2) P if the facility is a Micro WTS Facility.

(3) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(4) P up to a total of 25,000 Gross Square Feet per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1. CU requirements for individual uses still apply.

(5) Allowed with CU authorization if the Hotel has less than 75 rooms. In Height Districts that are 105 feet and above, Hotels are allowed with CU authorization and not subject to a room limit.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Mixed Use Office District Controls***~~
~~***Building and Siting Standards***~~			

~~842.01~~	~~Height Limit~~	~~See Zoning Map, §§ 260-261.1, 263.20~~	~~As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20~~
~~842.02~~	~~Bulk Limit~~	~~See Zoning Map. §§ 270, 270.1, 270.2~~	~~As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2~~
~~842.03~~	~~Non-residential density limit~~	~~§§ 102.9, 123, 124, 127~~	~~Generally contingent upon permitted height, per Section 124~~
~~842.04~~	~~Setbacks~~	~~§§ 134, 136, 136.2, 144, 145.1~~	~~Generally required~~
~~842.05~~	~~Awnings and Canopies~~	~~§§ 136, 136.1~~	~~P~~
~~842.06~~	~~Parking and Loading Access: Prohibition~~	~~§ 155(r)~~	~~None.~~
~~842.07~~	~~Parking and Loading Access: Siting and Dimensions~~	~~§§ 145.1, 151.1, 152.1, 155~~	~~Requirements apply~~
~~842.08~~	~~Off-Street Parking, Residential~~	~~§ 151.1~~	~~None required. Limits set forth in Section 151.1~~

~~842.09~~	~~Residential to non-residential ratio~~	~~§ 803.9(a)~~	~~None~~
~~842.10~~	~~Off-Street Parking, Non-Residential~~	~~§§ 150, 151.1, 153-156, 166, 204.5 303.1~~	~~None required. Limits set forth in Section 151.1~~
~~842.11~~	~~Usable Open Space for Dwelling Units and Group Housing~~	~~§ 135~~	~~80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible~~
~~842.12~~	~~Usable Open Space for Non-Residential~~	~~§ 135.3~~	~~Required; amount varies based on use; may also pay in-lieu fee~~
~~842.13~~	~~Outdoor Activity Area~~	~~§ 890.71~~	~~P~~
~~842.14~~	~~General Advertising Sign~~	~~§§ 607.2(b) & (c) and 611~~	~~NP~~
~~**Residential Uses**~~			
~~842.20~~	~~Dwelling Units~~	~~§ 102.7~~	~~P~~
~~842.21~~	~~Group Housing~~	~~§ 890.88(b)~~	~~P~~
~~842.22~~	~~SRO Units~~	~~§ 890.88(c)~~	~~P~~
~~842.23~~	~~Homeless Shelters~~	~~§§ 102, 890.88(d)~~	~~P~~
~~842.24~~	~~Dwelling Unit Density Limit~~	~~§§ 124, 207.5, 208~~	~~No density limit #~~
~~842.25~~	~~Dwelling Unit Mix~~	~~§ 207.6~~	~~At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.~~
~~842.26~~	~~Affordability Requirements~~	~~§ 415~~	~~15% onsite/20% off-site~~

~~842.27~~	~~Residential Demolition or Conversion~~	~~§ 317~~	~~Restrictions apply; see criteria of Section 317~~
~~**Institutions**~~			
~~842.30~~	~~Hospital, Medical Centers~~	~~§ 890.44~~	~~P~~
~~842.31~~	~~Residential Care Facility~~	~~§ 102~~	~~P~~
~~842.32~~	~~Educational Services~~	~~§ 890.50(c)~~	~~P~~
~~842.33~~	~~Religious Facility~~	~~§ 890.50(d)~~	~~P~~
~~842.34~~	~~Assembly and Social Service~~	~~§ 890.50(a)~~	~~P~~
~~842.35~~	~~Child Care Facility~~	~~§ 102~~	~~P~~
~~842.36~~	~~Medical Cannabis Dispensary~~	~~§ 890.133~~	~~P~~
~~**Vehicle Parking**~~			
~~842.40~~	~~Automobile Parking Lot~~	~~§§ 890.7, 890.9, 890.11~~	~~NP~~
~~842.41~~	~~Automobile Parking Garage~~	~~§§ 3031890.8, 890.10, 890.12~~	~~C; subject to criteria of Sec. 303.~~
Retail Sales and Services			
~~842.45~~	~~All Retail Sales and Services that are not listed below~~	~~§§ 890.104, 890.116, 803.9(g), 121.6~~	~~P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1.~~
~~842.46~~	~~Formula Retail~~	~~§ 303.1~~	~~P~~
~~842.47~~	~~Ambulance Service~~	~~§ 890.2~~	~~C~~
~~842.48~~	~~Self Storage~~	~~§ 890.54(d)~~	~~NP~~

~~842.49~~	~~Tourist Hotel~~	~~§ 890.46~~	~~C if less than 75 rooms; C with no room limit in height districts that are 105 feet and above.~~
~~**Assembly, Recreation, Arts and Entertainment**~~			
~~842.55~~	~~Arts Activity~~	~~§ 102.2~~	~~P~~
~~842.56~~	~~Nighttime Entertainment~~	~~§§ 102.17, 181(f), 803.5(b)~~	~~C~~
~~842.57~~	~~Adult Entertainment~~	~~§ 890.36~~	~~NP~~
~~842.58~~	~~Amusement Arcade~~	~~§ 890.4~~	~~NP~~
~~842.59~~	~~Massage Establishment~~	~~§ 890.60~~	~~NP~~
~~842.60~~	~~Movie Theater~~	~~§ 890.64~~	~~P, up to three screens~~
~~842.61~~	~~Pool Hall not falling within Category 890.50(a)~~	~~§221(f)~~	~~P~~
~~842.62~~	~~Recreation Building, not falling within Category 842.34~~	~~§ 221(e)~~	~~P~~
~~**Office**~~			
~~842.65~~	~~Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts~~	~~§§ 890.70, 803.9(b)~~	~~P~~
~~842.66~~	~~All Other Office Uses~~	~~§ 890.70~~	~~P~~
~~842.67~~	~~Live/Work Units~~	~~§ 233~~	~~NP~~
~~**Motor Vehicle Services**~~			

~~*842.70*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*842.71*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§ 303, 890.132*~~	~~*C; subject to criteria of Sec. 303.*~~
~~*842.72*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*P*~~
~~*842.73*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P*~~
~~*842.74*~~	~~*Automobile Tow Service*~~	~~*§ 890.19*~~	~~*C*~~
~~*842.75*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*P*~~
~~***Industrial, Home, and Business Service***~~			
~~*842.78*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P*~~
~~*842.79*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P*~~
~~*842.80*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~
~~*842.81*~~	~~*Catering Service*~~	~~*§ 890.25*~~	~~*P*~~
~~*842.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*842.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*842.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P*~~
~~*842.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53*~~	~~*P*~~
~~*842.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53*~~	~~*P*~~
~~*842.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~***Other Uses***~~			
~~*842.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~

~~*842.91*~~	~~*Animal Services*~~	~~*§ 224*~~	~~*P*~~
~~*842.92*~~	~~*Public Use, except Public Transportation Facility and Internet Service Exchange*~~	~~*§§ 890.80, 209.6(c)*~~	~~*P*~~
~~*842.94*~~	~~*Internet Services Exchange*~~	~~*§ 209.6(c)*~~	~~*C*~~
~~*842.95*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*P*~~
~~*842.96*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*P*~~
~~*842.97A*~~	~~*Open Recreation*~~	~~*§ 209.5*~~	~~*P*~~
~~*842.97B*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~*842.97C*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102*~~	~~*C*~~
~~*842.98*~~	~~*Walk-up Facility, including Automated Bank Teller Machine*~~	~~*§§ 890.140*~~	~~*P*~~
~~*842.99*~~	~~*Wireless Telecommunications Services Facility*~~	~~*§ 102*~~	~~*C; P if the facility is a Micro WTS Facility*~~

~~***SPECIFIC PROVISIONS FOR MUO – MIXED USE OFFICE DISTRICT***~~		
~~***Section***~~		~~***Zoning Controls***~~
~~*§ 842.24*~~	~~*§ 207(c)(4)*~~	~~***ACCESSORY DWELLING UNITS***~~ ~~*Boundaries: Within the boundaries of the MUO – Mixed Use-Office District.*~~

		~~*Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *838* ~~*843*~~. UMU – URBAN MIXED USE DISTRICT.

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Table *838* ~~*843*~~

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Urban Mixed Use District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.*
Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*

Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise, front setbacks are not required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*Required as set forth in Section 138.1*
Street Frontage Requirements	*§ 145.1*	*Required as set forth in Sections 145.1; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Active street-facing ground-floor uses	*§ 145.4*	*None required*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by Section 155(r).*
Usable Open Space for Non-Residential Uses	*§§ 135.3, 426*	*As required by §§135.3 and 426; may also pay in-lieu fee.*
Artworks and Recognition of Artists and Architects	*§ 429.*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		

Design Guidelines	*General Plan Commerce and Industry Element.*	*Subject to the Urban Design Guidelines*
Large Project Review	*§ 329*	*As required by § 329.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136*	*80 square feet per Dwelling Unit if private, 54 square feet per unit if publicly accessible.*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more as set forth in § 166.*
Off-Street Freight Loading	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*

Dwelling Unit Mix	*§ 207.6*	*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(1)*
Single Room Occupancy	*§ 102*	*P*
Student Housing	*§ 102*	*P*
Residential Uses		
Dwelling Units	*§ 102*	*P*
Group Housing	*§ 102*	*P*
Homeless Shelter	*§ 102*	*P*
Dwelling Unit and Group Housing Density	*§ 207*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 123, 124*	*Section 124 sets forth Basic FAR based on height.*

Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.*
Off-Street Freight	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Use Size Controls		*As indicated in this table by end notes (2) and (3), certain Uses are P up to 3,999 gross sq. ft. per Use and require C for 4,000 gross sq. ft. or greater per Use. As indicated only by end note (2), certain Uses are further limited to 25,000 Gross Square Feet per Lot above 25,000 gross sq. ft. permitted only if the ratio of other permitted Uses on the Lot to retail is at least 3:1,*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*C*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*

Outdoor Activity Area	*§ 102*	*P*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
Agricultural Uses	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P*
Ambulance Service	*§ 102*	*C*
Automobile Sale or Rental	*§ 102*	*P if in an enclosed building; otherwise NP(2)*
Automotive Wash	*§ 102*	*C*
Motor Vehicle Tow Service	*§ 102*	*C*
Private Parking Garage	*§ 102*	*C*
Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*P*
Adult Entertainment	*§ 102*	*C*
Livery Stable	*§ 102*	*NP*
Outdoor Entertainment	*§ 102*	*NP*

Sports Stadium	*§ 102*	*NP*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		
Institutional Uses	*§§ 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Post-Secondary Educational Institution	*§ 102*	*C*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102, 202.2(a)*	*P (2)*
Gym	*§§ 102; 803.9(g)*	*P(3)*
Hotel	*§ 102*	*NP*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP (1)*
Self Storage	*§ 102*	*NP (1)*
Trade Shop	*§ 102*	*P*
Non-Retail Sales and Service*	*§ 102*	*P*
Life Science	*§ 102*	*NP*
Office Uses	*§§ 102; 803.9(f)*	*P(4)*
Office Uses in Landmark Buildings	*§§ 102, 803.9(c)*	*P*

Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Public Transportation Facility	*§ 102*	*P*
Wireless Telecommunications Services Facility	*§ 102*	*C (3)*

** Not Listed Below*

(1) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(2) P up to 3,999 gross sq. ft. per Use and requires C for 4,000 gross sq. ft. or greater per Use; P to 25,000 Gross Square Feet per Lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail on the Lot is at least 3:1.

(3) P up to 3,999 gross sq. ft. per use; C for 4,000 gross sq. ft. or greater per use. Not subject to 3:1 ratio.

(4) Subject to vertical control of Sec. 803.9(f).

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~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Urban Mixed Use District Controls***~~
~~***Building and Siting Standards***~~			
~~*843.01*~~	~~*Height Limit*~~	~~*See Zoning Map, §§ 260 - 261.1, 263.20*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map*~~ ~~*Height sculpting required on narrow*~~

			~~*streets, § 261.1*~~ ~~*Non-habitable vertical projections permitted, § 263.20*~~
~~*843.02*~~	~~*Bulk Limit*~~	~~*See Zoning Map, §§ 270, 270.1, 270.2*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map*~~ ~~*Horizontal mass reduction required, § 270.1*~~ ~~*Mid-block alleys required, § 270.2*~~
~~*843.03*~~	~~*Non-residential density limit*~~	~~*§§ 102.9, 123, 124, 127*~~	~~*Generally contingent upon permitted height, per Section 124*~~
~~*843.04*~~	~~*Setbacks*~~	~~*§§ 134, 136, 136.2, 144, 145.1*~~	~~*Generally required*~~
~~*843.05*~~	~~*Awnings and Canopies*~~	~~*§§ 136, 136.1*~~	~~*P*~~
~~*843.06*~~	~~*Parking and Loading Access: Prohibition*~~	~~*§ 155(r)*~~	~~*None*~~
~~*843.07*~~	~~*Parking and Loading Access: Siting and Dimensions*~~	~~*§§ 145.1, 151.1, 152.1, 155*~~	~~*Requirements apply*~~
~~*843.08*~~	~~*Off-Street Parking, Residential*~~	~~*§ 151.1*~~	~~*None required. Limits set forth in Section 151.1*~~
~~*843.09*~~	~~*Residential to non-residential ratio*~~	~~*§ 803.9 (a)*~~	~~*None*~~
~~*843.10*~~	~~*Off-Street Parking, Non-Residential*~~	~~*§§ 150, 151.1, 153-156, 166, 204.5 3031*~~	~~*None required. Limits set forth in Section 151.1*~~

~~*843.11*~~	~~*Usable Open Space for Dwelling Units and Group Housing*~~	~~*§ 135*~~	~~*80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible*~~
~~*843.12*~~	~~*Usable Open Space for Non-Residential*~~	~~*§ 135.3*~~	~~*Required; amount varies based on use; may also pay in-lieu fee*~~
~~*843.13*~~	~~*Outdoor Activity Area*~~	~~*§ 890.71*~~	~~*P*~~
~~*843.14*~~	~~*General Advertising Sign*~~	~~*§§ 607.2(b) & (c) and 611*~~	~~*NP*~~
~~***Residential Uses***~~			
~~*843.20*~~	~~*Dwelling Units*~~	~~*§ 102.7*~~	~~*P*~~
~~*843.21*~~	~~*Group Housing*~~	~~*§ 890.88(b)*~~	~~*P*~~
~~*843.22*~~	~~*SRO Units*~~	~~*§ 890.88(c)*~~	~~*NP*~~
~~*843.23*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*P*~~
~~*843.24*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit #*~~
~~*843.25*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*~~
~~*843.26*~~	~~*Affordability Requirements*~~	~~*§ 319*~~	~~*Varies- see Section 319*~~
~~*843.27*~~	~~*Residential Demolition or Conversion*~~	~~*§ 317*~~	~~*Restrictions apply; see criteria of Section 317*~~
~~***Institutions***~~			

~~*843.30*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*843.31*~~	~~*Residential Care*~~	~~*§ 890.50(e)*~~	~~*C*~~
~~*843.32*~~	~~*Educational Services*~~	~~*§ 890.50(c)*~~	~~*C for post-secondary institutions; P for all other*~~
~~*843.33*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*P*~~
~~*843.34*~~	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*P*~~
~~*843.35*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*843.36*~~	~~*Medical Cannabis Dispensary*~~	~~*§ 890.133*~~	~~*P*~~
~~***Vehicle Parking***~~			
~~*843.40*~~	~~*Automobile Parking Lot*~~	~~*§§ 890.7, 890.9, 890.11*~~	~~*NP*~~
~~*843.41*~~	~~*Automobile Parking Garage*~~	~~*§§ 303, 890.8, 890.10, 890.12*~~	~~*C; subject to criteria of Sec. 303.*~~
~~***Retail Sales and Services***~~			
~~*843.45*~~	~~*All Retail Sales and Services that are not listed below*~~	~~*§§ 890.104, 890.116, 803.9(g), 121.6*~~	~~*P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use.*~~
~~*843.46*~~	~~*Formula Retail*~~	~~*§§ 303.1, 843.45*~~	~~*C. If approved, subject to size controls in Section 843.45.*~~
~~*843.47*~~	~~*Ambulance Service*~~	~~*§ 890.2*~~	~~*C*~~
~~*843.48*~~	~~*Self-Storage*~~	~~*§ 890.54(d)*~~	~~*NP*~~

~~*843.49*~~	~~*Tourist Hotel*~~	~~*§ 890.46*~~	~~*NP*~~
~~*843.51*~~	~~*Gyms*~~	~~*§§ 218(d), 803.9(g)*~~	~~*P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. Not subject to 3:1 ratio, per Sec. 803.9(g).*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*843.55*~~	~~*Arts Activity*~~	~~*§ 102.2*~~	~~*P*~~
~~*843.56*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 181(f), 803.5(b)*~~	~~*P*~~
~~*843.57*~~	~~*Adult Entertainment*~~	~~*§ 890.36*~~	~~*C*~~
~~*843.58*~~	~~*Amusement Arcade*~~	~~*§ 890.4*~~	~~*P*~~
~~*843.59*~~	~~*Massage Establishment*~~	~~*§ 890.60*~~	~~*NP*~~
~~*843.60*~~	~~*Movie Theater*~~	~~*§ 890.64*~~	~~*P, up to three screens*~~
~~*843.61*~~	~~*Pool Hall not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*P*~~
~~*843.62*~~	~~*Recreation Building, not falling within Category 843.34*~~	~~*§ 221(e)*~~	~~*P*~~
~~***Office***~~			
~~*843.65*~~	~~*Office Uses in Landmark Buildings*~~	~~*§§ 890.70, 803.9(c)*~~	~~*P*~~
~~*843.65A*~~	~~*Services, Professional; Services Financial; Services Medical*~~	~~*§§ 890.108, 890.110, 890.114*~~	~~*Subject to vertical control of Sec. 803.9(f). P on the ground floor when primarily open*~~

			to the general public on a client-oriented basis. (1)
843.66	*All other Office Uses*	*§§ 803.9(f), 890.70, 890.118*	*Subject to vertical control of Sec. 803.9(f) (2)*
843.67	*Live/Work Units*	*§ 233*	*NP*
Motor Vehicle Services			
843.70	*Vehicle Storage - Open Lot*	*§ 890.131*	*NP*
843.71	*Vehicle Storage - Enclosed Lot or Structure*	*§ 303, 890.132*	*C; subject to criteria of Sec. 303.*
843.72	*Motor Vehicle Service Station*	*§ 890.18*	*P*
843.73	*Motor Vehicle Repair*	*§ 890.15*	*P*
843.74	*Automobile Tow Service*	*§ 890.19*	*C*
843.75	*Non-Auto Vehicle Sales or Rental*	*§ 890.69*	*P*
843.76	*Automobile Sale or Rental*	*§ 890.13*	*P; subject to size controls in Section 843.45.*
843.77	*Automotive Wash*	*§ 890.20*	*C*
Industrial, Home, and Business Service			
843.78	*Wholesale Sales*	*§ 890.54(b)*	*P*
843.79	*Light Manufacturing*	*§ 890.54(a)*	*P*
843.80	*Trade Shop*	*§ 890.124*	*P*
843.81	*Catering Service*	*§ 890.25*	*P*

~~*843.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*843.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*843.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P*~~
~~*843.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53*~~	~~*NP*~~
~~*843.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53*~~	~~*P*~~
~~*843.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~***Other Uses***~~			
~~*843.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~
~~*843.91*~~	~~*Animal Services*~~	~~*§ 224*~~	~~*P*~~
~~*843.92*~~	~~*Public Use, except Public Transportation Facility and Internet Service Exchange*~~	~~*§§ 890.80, 209.6(c)*~~	~~*P*~~
~~*843.94*~~	~~*Internet Services Exchange*~~	~~*209.6(d)*~~	~~*NP*~~
~~*843.95*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*P*~~
~~*843.96*~~	~~*Open Air Sales*~~	~~*§§ 803.9(c), 890.38*~~	~~*P*~~
~~*843.97A*~~	~~*Open Recreation*~~	~~*§ 209.5*~~	~~*P*~~
~~*843.97B*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~

~~843.97C~~	*~~Large-Scale Urban Agriculture~~*	*~~§ 102~~*	*~~C~~*
~~843.98~~	*~~Walk-up Facility, including Automated Bank Teller Machine~~*	*~~§§ 890.140~~*	*~~P~~*
~~843.99~~	*~~Wireless Telecommunications Services Facility~~*	*~~§ 102~~*	*~~C; P if the facility is a Micro WTS Facility~~*

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~~SPECIFIC PROVISIONS FOR UMU – URBAN MIXED USE DISTRICT~~		
~~Section~~		***~~Zoning Controls~~***
~~§ 843.24~~	*~~§ 207(c)(4)~~*	*~~ACCESSORY DWELLING UNITS~~* ***~~Boundaries:~~*** *~~Within the boundaries of the UMU – Mixed Use District.~~* ***~~Controls:~~*** *~~An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.~~*

SEC. *839* *~~844~~*. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

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Table *839* *~~844~~*

WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Western SoMa Mixed Use-General District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§, 261.1, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.*
Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required by §138.1.*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates,*

		railings, and grillwork. Exceptions permitted for historic buildings.
Active street-facing ground-floor uses required	*§ 145.4*	*None*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by §155(r). Driveway access restrictions apply to Automotive Service Station and Gas Station uses in the Western SoMa SUD.*
Usable Open Space for Non-Residential Uses	*§ 135.3, 426*	*Required; amount varies based on use; may also pay in-lieu fee.*
Artworks and Recognition of Artists and Architects	*§ 429.*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element.*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§ 329, 249.39*	*As required by § 329. Certain large projects in the Western SoMa SUD are subject to additional conditions.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*

General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136, 249.39*	*80 square feet per Dwelling Unit. Open space standards of § 249.39 apply within the Western SoMa SUD.*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more as set forth in § 166.*
Off-Street Freight Loading, Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(3)*

Single Room Occupancy	*§ 102, 249.39*	*P with minimum SRO unit size of 275 square feet.*
Student Housing	*§ 102*	*C in newly constructed buildings only. Otherwise NP.*
Residential Uses		
Dwelling Units	*§102*	*P*
Group Housing	*§§ 102, 249.78(c)(8)*	*P*
Homeless Shelters	*§ 208*	*P*
Dwelling Unit and Group Housing Density	*§§ 102, 207*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*
Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 123, 124*	*FAR based on permitted height, see Section 124 for more information.*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in §151.1. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.*

Off-Street Freight Loading, Non-Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Use Size Controls		*As indicated in this table by end note (5), certain Uses are limited to a total of 10,000 gsf per lot and NP above.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*C*
Hours of Operation	*§ 102*	*P 6 a.m.-2 a.m.* *C 2 a.m.-6 a.m.*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*
Outdoor Activity Area	*§ 102, 145.2*	*P if in front, C if elsewhere.*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P (4)*
Ambulance Service	*§ 102*	*C (4)(5)*
Automobile Sale or Rental	*§ 102*	*P if in an enclosed building; otherwise NP.*

Motor Vehicle Tow Service	*§ 102*	*C*
Private Parking Garage	*§ 102*	*C*
Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*C (1)*
Adult Entertainment	*§ 102*	*NP*
Arts Activities	*§ 102*	*P*
Nighttime Entertainment	*§ 102*	*P*
Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		
Institutional Uses	*§§ 102, 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Post-Secondary Educational Institution	*§ 102*	*C*
Sales and Service Category		

Retail Sales and Service Uses*	*§§ 102, 202.2(a)*	*P (5)*
Hotel	*§ 102*	*NP*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP (1)*
Self Storage	*§ 102*	*NP (1)*
Trade Shop	*§ 102*	*P*
Non-Retail Sales and Service*	*§ 102*	*P (1)*
Laboratory	*§ 102*	*NP*
Life Science	*§ 102*	*NP*
Office Uses	*§ 102*	*NP (1)*
Wholesale Storage	*§ 102*	*C*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Public Transportation Facility	*§ 102*	*P*
Wireless Telecommunications Services Facility	*§ 102*	*C (2)*

** Not listed below*

(1) P in historic buildings per § 803.9(b).

(2) P if the facility is a Micro WTS Facility.

(3) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(4) P only if use has no auto access/ingress on Alleyways, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts.

(5) P up to a total of 10,000 gsf per lot. NP above.

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*WSoMa Mixed Use-General District Controls*~~
~~***BUILDING AND SITING STANDARDS***~~			
~~*844.01*~~	~~*Height Limit*~~	~~*See Zoning Map, §§ 260- 261.1, 263.20*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1*~~
~~*844.02*~~	~~*Bulk Limit*~~	~~*See Zoning Map, §§ 270, 270.1, 270.2*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map Mid-block alleys required, § 270.2*~~
~~*844.03*~~	~~*Non-residential density limit*~~	~~*§§ 102.9, 123, 124, 127*~~	~~*Generally contingent upon permitted height, per Section 124*~~
~~*844.04*~~	~~*Setbacks*~~	~~*§§ 136, 136.2, 145.1*~~	~~*Generally not required*~~
~~*844.05*~~	~~*Awnings and Canopies*~~	~~*§§ 136, 136.1, 136.2*~~	~~*P*~~
~~*844.06*~~	~~*Parking and Loading Access: Prohibition*~~	~~*§ 155*~~	~~*None*~~

~~844.07~~	~~Parking and Loading Access: Siting and Dimensions~~	~~§§ 145.1, 151.1, 152.1, 155~~	~~Requirements apply~~
~~844.08~~	~~Off-Street Parking, Residential~~	~~§ 151.1~~	~~None required. Limits set forth in Section 151.1~~
~~844.10~~	~~Off-Street Parking, Non-Residential~~	~~§§ 150, 151.1, 153-156, 166, 204.5 303.2~~	~~None required. Limits set forth in Section 151.1~~
~~844.11~~	~~Usable Open Space for Dwelling Units and Group Housing~~	~~§§ 135, 823~~	~~80 sq.ft. per unit~~
~~844.12~~	~~Usable Open Space for Non-Residential~~	~~§ 135.3~~	~~Required; amount varies based on use; may also pay in-lieu fee~~
~~844.13~~	~~Outdoor Activity Area~~	~~§ 890.71~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~844.14~~	~~Hours of Operation~~	~~§ 890.48~~	~~P 6 a.m. 2 a.m.~~ ~~C 2 a.m. 6 a.m.~~
~~844.15~~	~~General Advertising Sign~~	~~§§ 607.2(b) & (e), 611~~	~~NP~~
~~**Residential Uses**~~			
~~844.20~~	~~Dwelling Units~~	~~§ 102.7~~	~~P~~
~~844.21~~	~~Group Housing~~	~~§ 890.88(b)~~	~~P~~
~~844.22~~	~~SRO Units~~	~~§§ 823, 890.88(c)~~	~~P with minimum SRO unit size of 275 s.f.~~

~~*844.23*~~	~~*Student Housing*~~	~~*§ 102.36*~~	~~*#C in newly constructed buildings only. NP otherwise*~~
~~*844.23b*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*P*~~
~~*844.24*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit #*~~
~~*844.25*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*~~
~~*844.26*~~	~~*Affordability Requirements*~~	~~*§ 415*~~	~~*In lieu fee, 15% onsite or 20% off-site*~~
~~*844.27*~~	~~*Residential Demolition or Conversion*~~	~~*§ 317*~~	~~*C*~~
~~***Institutions***~~			
~~*844.30*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*844.31*~~	~~*Residential Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*844.32a*~~	~~*Elementary School*~~	~~*§ 217(f)*~~	~~*P*~~
~~*844.32b*~~	~~*Secondary School*~~	~~*§ 217(g)*~~	~~*P*~~
~~*844.32c*~~	~~*Postsecondary School*~~	~~*§ 217(h)*~~	~~*C*~~
~~*844.33*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*C*~~

~~*844.34*~~	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*C*~~
~~*844.35*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*844.36*~~	~~*Medical Cannabis Dispensary*~~	~~*§ 890.133*~~	~~*P*~~
~~***Vehicle Parking***~~			
~~*844.40*~~	~~*Automobile Parking Lot*~~	~~*§§ 890.7, 890.9, 890.11*~~	~~*NP*~~
~~*844.41*~~	~~*Automobile Parking Garage*~~	~~*§§ 145.1, 145.4, 155(r), 303 2 890.8, 890.10, 890.12*~~	~~*C; subject to criteria of Sec. 303*~~
~~***Retail Sales and Services***~~			
~~*844.45*~~	~~*All Retail Sales and Services which are not listed below*~~	~~*§§ 121.6, 890.104*~~	~~*P up to 10,000 gsf per lot.*~~ ~~*NP above*~~
~~*844.46*~~	~~*Formula Retail*~~	~~*§ 303.1*~~	~~*C*~~
~~*844.49*~~	~~*Ambulance Service*~~	~~*§ 890.2*~~	~~*C up to 10,000 gsf per lot.*~~ ~~*NP above.*~~ ~~*No ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts*~~
~~*844.50*~~	~~*Self-Storage*~~	~~*§ 890.54(d)*~~	~~*NP*~~
~~*844.51*~~	~~*Tourist Hotel*~~	~~*§ 890.46*~~	~~*NP*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			

~~*844.55*~~	~~*Arts Activity*~~	~~*§ 102.2*~~	~~*P*~~
~~*844.56*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 181(f), 803.5(b), 823*~~	~~*NP*~~
~~*844.57*~~	~~*Adult Entertainment*~~	~~*§ 890.36*~~	~~*NP*~~
~~*844.58*~~	~~*Amusement Arcade*~~	~~*§ 890.4*~~	~~*C*~~
~~*844.59*~~	~~*Massage Establishment*~~	~~*§ 890.60*~~	~~*C*~~
~~*844.60*~~	~~*Movie Theater*~~	~~*§ 890.64*~~	~~*NP*~~
~~*844.61*~~	~~*Pool Hall not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*C*~~
~~*844.63*~~	~~*Recreation Facility*~~	~~*§ 890.81*~~	~~*NP*~~
~~***Office***~~			
~~*844.65*~~	~~*Office Uses in Historic Buildings*~~	~~*§§ 803.9(b), 890.70*~~	~~*P*~~
~~*844.65a*~~	~~*Services, Professional; Services, Financial; Services, Medical*~~	~~*§§ 790.110, 790.114, 790.116 1*~~	~~*P on the ground floor only if primarily open to the general public on a client-oriented basis; C above 50,000 sq.ft.*~~
~~*844.66*~~	~~*All Other Office Uses*~~	~~*§§ 890.70, 890.118*~~	~~*NP*~~
~~*844.67*~~	~~*Live/Work Units*~~	~~*§ 233*~~	~~*NP*~~
~~***Motor Vehicle Services***~~			
~~*844.70*~~	~~*Vehicle Storage – Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~

~~*844.71*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§§ 303, 890.132*~~	~~*C; subject to criteria of Sec. 303*~~
~~*844.72*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*P with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts*~~
~~*844.73*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts*~~
~~*844.74*~~	~~*Automobile Tow Service*~~	~~*§ 890.19*~~	~~*C with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts*~~
~~*844.75*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*C*~~
~~***Industrial, Home, and Business Service***~~			
~~*844.78*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P*~~
~~*844.79*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P*~~
~~*844.80*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~

~~*844.81*~~	~~*Catering Service*~~	~~*§ 890.25*~~	~~*P*~~
~~*844.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*844.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*844.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*C*~~
~~*844.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53(a)*~~	~~*NP*~~
~~*844.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53(a)*~~	~~*NP*~~
~~*844.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~***Other Uses***~~			
~~*844.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~
~~*844.91*~~	~~*Animal Services*~~	~~*§ 224, 823*~~	~~*P for grooming only. No 24 hour care.*~~
~~*844.92*~~	~~*Public Use, except Public Transportation Facility and Internet Service Exchange*~~	~~*§§ 209.6(c), 890.80*~~	~~*P*~~
~~*844.94*~~	~~*Internet Services Exchange*~~	~~*§ 209.6(c)*~~	~~*NP*~~

844.95	*Public Transportation Facilities*	*§ 890.80*	*P*
844.96	*Open Air Sales*	*§§ 803.9(d), 890.38*	*P up to 10,000 gsf per lot. NP above.*
844.97a	*Open Recreation*	*§§ 209.5(a), 209.5(b)*	*P*
844.97b	*Neighborhood Agriculture*	*§ 102*	*P*
844.97c	*Large-Scale Urban Agriculture*	*§ 102*	*NP*
844.98	*Walk-up Facility, including Automated Bank Teller Machine*	*§ 890.140*	*P*
844.99	*Wireless Telecommunications Services Facility*	*§ 102*	*C; P if the facility is a Micro WTS Facility*

SPECIFIC PROVISIONS FOR WMUG DISTRICTS		
Article Code Section	***Other Code Section***	***Zoning Controls***
§ 844.23 § 102.36		*Existing buildings may not be converted to Student Housing. Student Housing may only be approved in newly constructed buildings through a conditional use authorization pursuant to Section 303.*
§ 844.24	*§ 207(c)(4)*	*ACCESSORY DWELLING UNITS* ***Boundaries:*** *Within the boundaries of the WSoMa-Mixed Use General*

		~~*District.*~~ ~~***Controls:*** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *840* ~~*845*~~. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.

The WSoMa Mixed Use-Office (WMUO) runs predominantly along the Townsend Street corridor between 4th Street and 7th Street and on 11th Street, from Harrison Street to the north side of Folsom Street. The WMUO is designed to encourage office uses along with small-scale light manufacturing, ~~*and*~~ *entertainment, cultural, and* arts activities. ~~*Nighttime entertainment is permitted, although limited by buffers around RED and RED-MX districts.*~~

Office, general commercial, most retail, production, distribution, and repair uses are also principal*ly* permitted uses. Residential uses, large hotels, adult entertainment, and heavy manufacturing uses are not permitted.

Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Table *840* ~~*845*~~

WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Western SoMa Mixed Use-Office District Controls***
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits	*§§ 261.1, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.*
Rear Yards	*§§ 130, 134, 136*	*Not required*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required by Section 138.1*
Street Frontage Requirements	*§ 145.1*	*Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.*
Active street-facing ground-floor uses	*§ 145.4*	*None required*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by Section 155(r). Driveway access restrictions apply to Automotive*

		Service Station and Gas Station uses in the Western SoMa SUD.
Usable Open Space for Non-Residential Uses	*§§ 135.3, 426*	*As required by §§135.3 and 426; amount varies based on use; may also pay in-lieu fee.*
Artworks and Recognition of Artists and Architects	*§ 429*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element.*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§§ 329, 249.39*	*As required by § 329.(5).*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by § 607.2.*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136, 249.39*	*80 square feet per Dwelling Unit.(5)*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required*

		when a project has 50 units or more as set forth in § 166.
Off-Street Freight Loading, Residential	*§§ 150, 152, 152.3, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet. Exceptions permitted per §152.3.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(3)*
Single Room Occupancy	*§ 102, 249.39*	*NP*
Student Housing	*§ 102*	*NP*
Residential Uses		
Dwelling Units	*§ 102*	*NP*
Group Housing	*§ 102*	*NP*
Homeless Shelter	*§§ 102, 208*	*C(5)*
Homeless Shelter	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		

Floor Area Ratio	*§§ 102, 123, 124*	*Section 124 sets forth the Basic FAR based on height.*
Off-Street Parking Requirements	*§§ 150, 151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.*
Off-Street Freight Loading, Non-Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Use Size Limits	*§ 121.6*	*As indicated in this table by end note (7), certain uses are limited to a total of 25,000 per lot.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*C up to 25,000 gsf. per lot; NP above.*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P*
Outdoor Activity Area	*§ 102, 145.2*	*P if in front, C if elsewhere.*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		

Agricultural Uses	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P(8)*
Ambulance Service	*§ 102*	*C (7)*
Automobile Sale or Rental	*§ 102*	*NP*
Motor Vehicle Tow Service	*§ 102*	*C*
Private Parking Garage	*§ 102*	*C*
Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*P*
Adult Entertainment	*§ 102*	*NP*
Outdoor Entertainment	*§ 102*	*NP*
Sports Stadium	*§ 102*	*NP*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		

Institutional Uses	*§§ 102, 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Post-Secondary Educational Institution	*§ 102*	*C*
Residential Care	*§ 102*	*NP*
School	*§ 102*	*C*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102, 202.2(a)*	*P (6)(7)*
Hotel	*§ 102*	*P up to 75 rooms.*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP (1)*
Self Storage	*§ 102*	*NP (1)*
Trade Shop	*§ 102*	*P*
Non-Retail Sales and Service*	*§ 102*	*P (1)*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Internet Services Exchange	*§ 102*	*C*
Public Transportation Facility	*§ 102*	*P*

Wireless Telecommunications Services Facility	*§ 102*	*C (2)*

** Not listed below*

(1) P in historic buildings per § 803.9(b).

(2) P if the facility is a Micro WTS Facility.

(3) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(4) For projects within the Western SOMA SUD, see specific requirements in Section 249.39.

(5) Each such use shall (a) operate for no more than four years, and (b) be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. In this District, new Homeless Shelter is not permitted.

(6) P up to a total of 10,000 gsf per lot; C up to a total of 25,000 gsf.

(7) NP above a total of 25,000 gsf per lot.

(8) P only if use has no auto access/ingress on Alleyways, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***WSoMa Mixed Use-Office District Controls***~~
~~***BUILDING AND SITING STANDARDS***~~			
~~*845.01*~~	~~*Height Limit*~~	~~*See Zoning Map, §§ 260-261.1*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map*~~

			~~*Height sculpting required on narrow streets, § 261.1*~~
~~*845.02*~~	~~*Bulk Limit*~~	~~*See Zoning Map, §§ 270, 270.1, 270.2*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map*~~ ~~*Mid-block alleys required, § 270.2*~~
~~*845.03*~~	~~*Non-residential density limit*~~	~~*§§ 102.9, 123, 124, 127*~~	~~*Generally contingent upon permitted height, per Section 124*~~
~~*845.04*~~	~~*Setbacks*~~	~~*§§ 136, 136.2, 145.1*~~	~~*Generally not required*~~
~~*845.05*~~	~~*Awnings and Canopies*~~	~~*§§ 136, 136.1, 136.2*~~	~~*P*~~
~~*845.07*~~	~~*Parking and Loading Access: Siting and Dimensions*~~	~~*§§ 145.1, 151.1, 152.1, 155*~~	~~*Requirements apply*~~
~~*845.09*~~	~~*Residential to non-residential ratio*~~	~~*§ 803.9(a)*~~	~~*None*~~
~~*845.10*~~	~~*Off-Street Parking, Non-Residential*~~	~~*§§ 150, 151.1, 153-156, 166, 204.53031*~~	~~*None required. Limits set forth in Section 151.1*~~
~~*845.12*~~	~~*Usable Open Space for Non-Residential*~~	~~*§ 135.3*~~	~~*Required; amount varies based on use; may also pay in-lieu fee*~~
~~*845.13*~~	~~*Outdoor Activity Area*~~	~~*§ 890.71*~~	~~*P if located in front;*~~ ~~*C if located elsewhere*~~ ~~*§ 145.2*~~
~~*845.14*~~	~~*General Advertising Sign*~~	~~*§§ 607.2(b) & (c), 611*~~	~~*NP*~~
~~***Residential Uses***~~			

~~*845.20*~~	~~*Dwelling Units*~~	~~*§ 102.7*~~	~~*NP*~~
~~*845.21*~~	~~*Group Housing*~~	~~*§ 890.88(b)*~~	~~*NP*~~
~~*845.22*~~	~~*SRO Units*~~	~~*§§ 823, 890.88(c)*~~	~~*NP*~~
~~*845.23*~~	~~*Student Housing*~~	~~*§ 102.36*~~	~~*NP*~~
~~*845.23b*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*C#*~~
~~*845.24*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit #*~~
~~*845.25*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.*~~
~~*845.26*~~	~~*Affordability Requirements*~~	~~*§ 415*~~	~~*15% onsite/20% off-site*~~
~~*845.27*~~	~~*Residential Demolition, Division or Conversion*~~	~~*§ 317*~~	~~*C*~~
~~***Institutions***~~			
~~*845.30*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*845.31*~~	~~*Residential Care*~~	~~*§ 890.50(c)*~~	~~*NP*~~
~~*845.32*~~	~~*Educational Services*~~	~~*§§ 823, 890.50(c)*~~	~~*C*~~
~~*845.33*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*P*~~
~~*845.34*~~	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*C*~~
~~*845.35*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~

~~*845.36*~~	~~*Medical Cannabis Dispensary*~~	~~*§ 890.133*~~	~~*P*~~
~~***Vehicle Parking***~~			
~~*845.40*~~	~~*Automobile Parking Lot*~~	~~*§§ 3031 890.7, 890.9 890.11*~~	~~*C; subject to criteria of Sec. 303*~~
~~*845.41*~~	~~*Automobile Parking Garage*~~	~~*§§ 3031 890.8, 890.10, 890.12*~~	~~*C; subject to criteria of Sec. 303*~~
~~***Retail Sales and Services***~~			
~~*845.45*~~	~~*All Retail Sales and Services that are not listed below*~~	~~*§§ 121.6, 803.9(g), 890.104*~~	~~*P up to 10,000 gsf per lot; C up to 25,000 gsf; NP above*~~
~~*845.46*~~	~~*Formula Retail*~~	~~*§ 303.1*~~	~~*C up to 25,000 gsf per lot; NP above*~~
~~*845.47*~~	~~*Ambulance Service*~~	~~*§ 890.2*~~	~~*C up to 25,000 gsf per lot; NP above*~~
~~*845.48*~~	~~*Self-Storage*~~	~~*§ 890.54(d)*~~	~~*NP*~~
~~*845.49*~~	~~*Tourist Hotel*~~	~~*§ 890.46*~~	~~*P up to 75 rooms*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*845.55*~~	~~*Arts Activity*~~	~~*§ 102.2*~~	~~*P*~~
~~*845.56*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 181(f), 803.5(b), 823*~~	~~*P*~~
~~*845.57*~~	~~*Adult Entertainment*~~	~~*§ 890.36*~~	~~*NP*~~
~~*845.58*~~	~~*Amusement Arcade*~~	~~*§ 890.4*~~	~~*NP*~~
~~*845.59*~~	~~*Massage Establishment*~~	~~*§ 890.60*~~	~~*NP*~~

~~*845.60*~~	~~*Movie Theater*~~	~~*§ 890.64*~~	~~*P, up to three screens*~~
~~*845.61*~~	~~*Pool Hall not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*P*~~
~~*845.62*~~	~~*Recreation Building or Facility*~~	~~*§§ 221(e), 823, 890.81*~~	~~*P*~~
~~***Office***~~			
~~*845.65*~~	~~*Office Uses in Historic Buildings*~~	~~*§§ 803.9(b), 890.70*~~	~~*P*~~
~~*845.66*~~	~~*All Other Office Uses*~~	~~*§ 890.70*~~	~~*P*~~
~~*845.67*~~	~~*Live/Work Units*~~	~~*§ 233*~~	~~*NP*~~
~~***Motor Vehicle Services***~~			
~~*845.70*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*845.71*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§§ 303, 890.132*~~	~~*C; subject to criteria of Sec. 303*~~
~~*845.72*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*P*~~
~~*845.73*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P*~~
~~*845.74*~~	~~*Automobile Tow Service*~~	~~*§ 890.19*~~	~~*C*~~

~~*845.75*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*P*~~
~~***Industrial, Home, and Business Service***~~			
~~*845.78*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P*~~
~~*845.79*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P*~~
~~*845.80*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~
~~*845.81*~~	~~*Catering Service*~~	~~*§ 890.25*~~	~~*P*~~
~~*845.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*845.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*845.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P*~~
~~*845.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53(a)*~~	~~*P*~~
~~*845.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53(a)*~~	~~*P*~~
~~*845.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~***Other Uses***~~			
~~*845.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*NP*~~
~~*845.91*~~	~~*Animal Services*~~	~~*§ 224, 823*~~	~~*P*~~
~~*845.92*~~	~~*Public Use, except Public Transportation*~~	~~*§§ 209.6(c), 890.80*~~	~~*P*~~

	~~*Facility and Internet Service Exchange*~~		
~~*845.94*~~	~~*Internet Services Exchange*~~	~~*§ 209.6(c)*~~	~~*C*~~
~~*845.95*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*P*~~
~~*845.96*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*P*~~
~~*845.97a*~~	~~*Open Recreation*~~	~~*§§ 209.5(a), 209.5(b)*~~	~~*P*~~
~~*845.97b*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~*845.97c*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102*~~	~~*NP*~~
~~*845.98*~~	~~*Walk-up Facility, including Automated Bank Teller Machine*~~	~~*§ 890.140*~~	~~*P*~~
~~*845.99*~~	~~*Wireless Telecommunications Services Facility*~~	~~*§ 102*~~	~~*C; P if the facility is a Micro WTS Facility*~~

~~***SPECIFIC PROVISIONS FOR WMUO DISTRICTS***~~

~~***Article Code Section***~~	~~***Other Code Section***~~	~~***Zoning Controls***~~
~~*§ 845.23b*~~ ~~*§ 890.88(d)*~~	~~*§ 102*~~	~~*In this District, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would*~~

		~~*operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. In this District, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.*~~
~~*§ 845.24*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~*Boundaries: Within the boundaries of the WSoMa Mixed Use-Office District.*~~ ~~*Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *836* ~~*846*~~. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

* * * *

Table *836* ~~*846*~~

SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Service/Arts/Light Industrial District Controls***
BUILDING STANDARDS		
Massing and Setbacks		

Height and Bulk Limits	*§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in § 263.21. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.*
Rear Yards	*§§ 130, 134, 136*	*Not required.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required by §138.1.*
Street Frontage Requirements	*§ 145.1*	*As required by §145.1. Exceptions permitted for historic buildings.*
Active street-facing ground-floor uses	*§ 145.4*	*None required.*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by §155(r). No auto ingress/egress permitted from corner lot frontage on Alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts.*

Usable Open Space for Non-Residential Uses	*§§ 135.3, 426*	*As required by §§135.3 and 426; amount varies based on use; may also pay in-lieu fee.*
Artworks and Recognition of Artists and Architects	*§ 429*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element.*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§§ 329, 249.39*	*As required by § 329. Certain large projects in the Western SoMa SUD are subject to additional conditions.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136, 249.39*	*80 square feet per Dwelling Unit. Open space standards of § 249.39 apply within the Western SoMa SUD.*
Off-Street Parking Requirments	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking*

		required by § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more as set forth in § 166.
Off-Street Freight Loading, Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion, Demolition, or Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(2)*
Single Room Occupancy	*§ 102*	*NP(3)*
Student Housing	*§ 102*	*NP*
Residential Uses		
Dwelling Units	*§ 102*	*NP(3)*
Group Housing	*§ 102*	*NP(3)*
Homeless Shelters	*§ 102*	*C(4)*
Dwelling Unit and Group Housing Density	*§ 207*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*

Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Basic Floor Area Ratio	*§§ 102, 123, 124*	*Section 124 sets forth the Basic FAR, based on height.*
Off-Street Parking Requirments	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.*
Off-Street Freight Loading, Non-Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Use Size Limits	*§ 121.6*	*As indicated by end note (8) in this table, certain uses are allowed up to a total of 25,000 gsf per lot, and NP above.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*C (8)*
Hours of Operation	*§ 102*	*P 6 a.m.-2 a.m.* *C 2 a.m.-6 a.m.*
Maritime Use	*§ 102*	*NP*

Open Air Sales	*§ 102*	*P (7)*
Outdoor Activity Area	*§ 102, 145.2*	*P*
Walk-up Facility	*§ 102*	*P*
Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*P*
Ambulance Service	*§ 102*	*C (9)*
Automobile Sale or Rental	*§ 102*	*NP*
Private Parking Garage	*§ 102*	*C*
Private Parking Lot	*§ 102*	*NP*
Public Parking Garage	*§ 102*	*C*
Public Parking Lot	*§ 102*	*NP*
Vehicle Storage Garage	*§ 102*	*C*
Vehicle Storage Lot	*§ 102*	*NP*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*P*
Adult Entertainment	*§ 102*	*NP*
Movie Theater	*§ 102*	*P up to three screens.*
Outdoor Entertainment	*§ 102*	*NP*
Sports Stadium	*§ 102*	*NP*
Industrial Use Category		

Industrial Uses	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P*
Institutional Use Category		
Institutional Uses	*§§ 102, 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Medical Cannabis Dispensary	*§§ 102, 202.2(e)*	*P (10)*
Post-Secondary Educational Institution	*§ 102*	*NP*
Residential Care	*§ 102*	*NP*
School	*§ 102*	*NP*
Sales and Service Category		
Retail Sales and Service Uses*	*§§ 102, 202.2(a)*	*P (7)*
Animal Hospital	*§ 102*	*P*
Cat Boarding	*§ 102*	*P*
Hotel	*§ 102*	*NP*
Kennel	*§ 102*	*P*
Massage Establishment	*§ 102*	*C*
Mortuary	*§ 102*	*P*
Self Storage	*§ 102*	*NP*
Trade Shop	*§ 102*	*P*
Non-Retail Sales and Service*	*§ 102*	*P*

Life Science	*§ 102*	*NP*
Office Uses	*§ 102*	*NP*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*P*
Wireless Telecommunications Services Facility	*§ 102*	*C (1)*

** Not listed below*

(1) P if the facility is a Micro WTS Facility.

(2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(3) NP, Except Affordable Housing Projects meeting the requirements of Section 803.8.

*(4) **Homeless Shelters permitted in SALI Districts.***

*(a) **Principally-Permitted Homeless Shelters**. During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a) shall be P, principally permitted and may be permanent.*

*(b) **Conditionally-Permitted Homeless Shelters**. Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (i) would operate for no more than four years, and (ii) would be owned or leased by, operated by, or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (i) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (ii) temporary. Other than qualifying Homeless Shelters constructed during a declared shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.*

(5) P up to a total of 10,000 gsf per lot; C up to a total of 25,000 gsf per lot; NP above.

(6) C up to a total of 25,000 gsf per lot; NP above.

(7) C up to 10,000 gsf per lot; NP above.

(8) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls related to this Use or Use Characteristic.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***SALI District Controls***~~
~~***BUILDING AND SITING STANDARDS***~~			
~~*846.01*~~	~~*Height Limit*~~	~~*See Zoning Map, §§ 260- 261.1*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1*~~
~~*846.02*~~	~~*Bulk Limit*~~	~~*See Zoning Map, §§ 270, 270.1, 270.2*~~	~~*As shown on Sectional Maps 1 and 7 of the Zoning Map Mid-block alleys required, § 270.2*~~
~~*846.03*~~	~~*Non-residential density limit*~~	~~*§§ 102.9, 123, 124, 127*~~	~~*Generally contingent upon permitted height, per Section 124*~~
~~*846.04*~~	~~*Setbacks*~~	~~*§§ 136, 136.2, 145.1*~~	~~*Generally not required*~~
~~*846.05*~~	~~*Awnings and Canopies*~~	~~*§§ 136, 136.1, 136.2*~~	~~*P*~~
~~*846.06*~~	~~*Parking and Loading Access: Prohibition*~~	~~*§ 155(r)*~~	~~*No curb cuts permitted on corner lots onto alleys, as defined in the Western*~~

			~~*SoMa Community Plan, containing RED or RED-MX Districts*~~
~~*846.07*~~	~~*Parking and Loading Access: Siting and Dimensions*~~	~~*§§ 145.1, 151.1, 152.1, 155*~~	~~*Requirements apply*~~
~~*846.09*~~	~~*Residential to non-residential ratio*~~	~~*§ 803.9(a)*~~	~~*None*~~
~~*846.10*~~	~~*Off-Street Parking, Non-Residential*~~	~~*§§ 150, 151.1, 153-156, 166, 204.5 3032*~~	~~*None required. Limits set forth in Section 151.1*~~
~~*846.12*~~	~~*Usable Open Space for Non-Residential*~~	~~*§ 135.3*~~	~~*Required; amount varies based on use; may also pay in-lieu fee*~~
~~*846.13*~~	~~*Outdoor Activity Area*~~	~~*§ 890.71*~~	~~*P if located in front; C if located elsewhere § 145.2*~~
~~*846.14*~~	~~*General Advertising Sign*~~	~~*§§ 607.2(b) & (c), 611*~~	~~*NP*~~
~~*846.15*~~	~~*Hours of Operation*~~	~~*§ 890.48*~~	~~*P 6 a.m.-2 a.m. C 2 a.m.-6 a.m.*~~
~~***Residential Uses***~~			
~~*846.20*~~	~~*Dwelling Units*~~	~~*§§ 102.7, 846.24*~~	~~*NP, except pursuant to § 846.24*~~
~~*846.21*~~	~~*Group Housing*~~	~~*§§ 890.88(b), 846.24*~~	~~*NP, except pursuant to § 846.24*~~

~~*846.22*~~	~~*SRO Units*~~	~~*§§ 823, 890.88(c), 846.24*~~	~~*NP, except pursuant to § 846.24*~~
~~*846.23*~~	~~*Student Housing*~~	~~*§ 102.36*~~	~~*NP*~~
~~*844.23b*~~	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*C#*~~
~~*846.24*~~	~~*Affordable Housing Project*~~	~~*§ 803.8*~~	~~*P# (pursuant to Specific Provisions for SALI Districts)*~~
~~*846.25*~~	~~*Dwelling Unit Density Limit*~~	~~*§§ 124, 207.5, 208*~~	~~*No density limit #*~~
~~*846.26*~~	~~*Dwelling Unit Mix*~~	~~*§ 207.6*~~	~~*Not applicable*~~
~~*846.27*~~	~~*Residential Demolition, Division or Conversion*~~	~~*§ 317*~~	~~*C*~~
~~***Institutions***~~			
846.30	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
846.31	~~*Residential Care*~~	~~*§ 890.50(e)*~~	~~*NP*~~
846.32	~~*Educational Services*~~	~~*§§ 823, 890.50(c)*~~	~~*NP*~~
846.33	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*C*~~
846.34	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*P*~~
846.35	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*846.36*~~	~~*Medical Cannabis Dispensary*~~	~~*§§ 102, 202.2(e),890.133*~~	~~*C in the Central SoMa SUD; P # elsewhere*~~
~~***Vehicle Parking***~~			
~~*846.40*~~	~~*Automobile Parking Lot*~~	~~*§§ 3032 890.7, 890.9, 890.11*~~	~~*C; subject to criteria of Sec. 303*~~

~~*846.41*~~	~~*Automobile Parking Garage*~~	~~*§§ 3032, 890.8, 890.10, 890.12*~~	~~*C; subject to criteria of Sec. 303*~~
~~***Retail Sales and Services***~~			
~~*846.45*~~	~~*All Retail Sales and Services which are not listed below*~~	~~*§§ 121.6, 890.104*~~	~~*P up to 10,000 gsf per lot; C up to 25,000 gsf; NP above*~~
~~*846.46*~~	~~*Formula Retail*~~	~~*§ 303.1*~~	~~*C up to 25,000 gsf per lot; NP above*~~
~~*846.47*~~	~~*Ambulance Service*~~	~~*§ 890.2*~~	~~*C up to 10,000 gsf per lot; NP above*~~
~~*846.48*~~	~~*Self-Storage*~~	~~*§ 890.54(d)*~~	~~*NP*~~
~~*846.49*~~	~~*Tourist Hotel*~~	~~*§ 890.46*~~	~~*NP*~~
~~*846.52*~~	~~*Cannabis Retail*~~	~~*§§ 102, 202.2(a), 890.125*~~	~~*C in the Central SoMa SUD; P # elsewhere*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*846.55*~~	~~*Arts Activity*~~	~~*§ 102.2*~~	~~*P*~~
~~*846.56*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 181(f), 803.5(b), 823*~~	~~*P*~~
~~*846.57*~~	~~*Adult Entertainment*~~	~~*§ 890.36*~~	~~*NP*~~
~~*846.58*~~	~~*Amusement Arcade*~~	~~*§ 890.4*~~	~~*C*~~
~~*846.59*~~	~~*Massage Establishment*~~	~~*§ 890.60*~~	~~*C*~~
~~*846.60*~~	~~*Movie Theater*~~	~~*§ 890.64*~~	~~*P, up to three screens*~~
~~*846.61*~~	~~*Pool Hall not falling within Category 890.50(a)*~~	~~*§ 221(f)*~~	~~*C*~~

~~*846.62*~~	~~*Recreation Building or Facility*~~	~~*§§ 221(e), 823, 890.81*~~	~~*P*~~
~~***Office***~~			
~~*846.65*~~	~~*Office Uses in Historic Buildings*~~	~~*§§ 803.9(b), 890.70*~~	~~*NP*~~
~~*846.65b*~~	~~*Office Uses Related to the Hall of Justice*~~	~~*§§ 803.9(e), 822*~~	~~*P in Special Use District, pursuant to § 803.9(e)*~~
~~*846.66*~~	~~*All Other Office Uses*~~	~~*§ 890.70*~~	~~*NP*~~
~~*846.67*~~	~~*Live/Work Units*~~	~~*§ 233*~~	~~*NP*~~
~~***Motor Vehicle Services***~~			
~~*846.70*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*846.71*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§§ 303, 890.132*~~	~~*C; subject to criteria of Sec. 303*~~
~~*846.72*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*P*~~
~~*846.73*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P*~~
~~*846.74*~~	~~*Automobile Tow Service*~~	~~*§ 890.19*~~	~~*P*~~
~~*846.75*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*P*~~
~~***Industrial, Home, and Business Service***~~			
~~*846.78*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P*~~
~~*846.79*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P*~~
~~*846.80*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P*~~
~~*846.81*~~	~~*Catering Service*~~	~~*§ 890.25*~~	~~*P*~~

~~*846.82*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P*~~
~~*846.83*~~	~~*Business Service*~~	~~*§ 890.111*~~	~~*P*~~
~~*846.84*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P*~~
~~*846.85*~~	~~*Laboratory, life science*~~	~~*§ 890.53(a)*~~	~~*NP*~~
~~*846.86*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53(a)*~~	~~*P except subsection e of 890.52*~~
~~*846.87*~~	~~*Industrial Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~***Other Uses***~~			
~~*846.90*~~	~~*Mortuary Establishment*~~	~~*§ 227(c)*~~	~~*P*~~
~~*846.91*~~	~~*Animal Services*~~	~~*§ 224, 823*~~	~~*P*~~
~~*846.92*~~	~~*Public Use, except Public Transportation Facility and Internet Service Exchange*~~	~~*§§ 209.6(c), 890.80*~~	~~*P*~~
~~*846.94*~~	~~*Internet Services Exchange*~~	~~*§ 209.6(c)*~~	~~*P*~~
~~*846.95*~~	~~*Public Transportation Facilities*~~	~~*§ 890.80*~~	~~*P*~~
~~*846.96*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*P up to 10,000 gsf per lot; C up to 25,000 gsf; NP above*~~
~~*846.97a*~~	~~*Open Recreation*~~	~~*§§ 209.5(a), 209.5(b)*~~	~~*P*~~
~~*846.97b*~~	~~*Neighborhood Agriculture*~~	~~*§ 102*~~	~~*P*~~
~~*846.97c*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102*~~	~~*NP*~~

846.98	*Walk-up Facility, including Automated Bank Teller Machine*	*§ 890.140*	*P*
846.99	*Wireless Telecommunications Services Facility*	*§ 102*	*C; P if the facility is a Micro WTS Facility*

SPECIFIC PROVISIONS FOR SALI DISTRICTS

Article Code Section	***Other Code Section***	***Zoning Controls***
§ 846.23b *§ 890.88(d)*	*§ 102*	*During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a)(1) shall be P, principally permitted and may be permanent.* *Otherwise, Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary. Other than qualifying Homeless Shelters constructed during a declared shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.*

~~*§ 803.8*~~ ~~*§ 846.24*~~		~~*AFFORDABLE HOUSING PROJECTS*~~ ~~***Boundaries:** Within the boundaries of SALI Districts.*~~ ~~***Controls:***~~ ~~*"Affordable Housing Project" shall mean a project consisting of Low-Income Affordable Housing Dwelling Units, SRO Units, or Group Housing as defined in Section 803.8(a) of this Code. Affordable Housing Projects may also include principally permitted non-residential uses on the ground floor, and a non-residential use that is accessory to and supportive of the Low-Income Affordable Housing Dwelling Units, SRO Units, or Group Housing.*~~ ~~*Affordable Housing Projects are principally permitted in this District:*~~ ~~*(1) On any undeveloped parcel containing no existing buildings, as of the effective date of the ordinance enacting Section 846.24, in Board File No. _____; or*~~ ~~*(2) On any parcel that contains only a surface parking lot and no existing buildings, except buildings that are accessory to a surface parking lot use, such as a guard station or kiosk, whether or not said surface parking lot was established with the benefit of a permit; or*~~ ~~*(3) On any parcel over 15,000 square feet in size that contains a surface parking lot use, structures that are accessory to a surface parking lot use, such as those supporting General Advertising Signs, and a bulding that does not exceed 800 square feet in building area.*~~ ~~*Affordable Housing Projects shall be subject to the Use Standards applicable to Residential Uses in the RED-MX District listed in Table 847 of this Code, subject to any applicable exceptions or bonuses available under state law or this Code.*~~

		~~*Affordable Housing Projects shall be eligible for the 100 Percent Affordable Housing Bonus Program and shall be considered a permitted residential use in the SALI District, in order to meet the requirement set forth in Section 206.4(b)(2)(B) of this Code.*~~
~~*§ 846.25*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Within the boundaries of the SALI Districts.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~
~~*§ 846.36*~~ ~~*§ 890.133*~~		~~*Medical cannabis dispensaries in the SALI may only operate between the hours of 8:00 a.m. and 10:00 p.m.*~~

SEC. *835* ~~*847*~~. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.

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Table *835* ~~*847*~~

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE

Zoning Category	***§ References***	***Residential Enclave-Mixed District Controls***
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	*§§ 261.1, 263.21, 270, 270.1, 270.2, 271*	*Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Except in the Western SoMa SUD, non-habitable vertical*

		projections permitted as set forth in § 263.21. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.
Rear Yards	*§§ 130, 134, 136*	*Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.*
Front Setback and Side Yards	*§§ 130, 132, 133*	*Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.*
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	*§ 138.1*	*As required by §138.1.*
Street Frontage Requirements	*§ 145.1*	*As required by §145.1. Exceptions permitted for historic buildings.*
Active street-facing ground-floor uses required	*§ 145.4*	*None*
Parking and Loading Access Restrictions	*§ 155(r)*	*As required by §155(r). Driveway access restrictions apply to Automotive Service Station and Gas Station uses in the Western SoMa SUD.*
Usable Open Space for Non-Residential Uses	*§ 135.3, 426*	*As required by §135.3 and §426; may also pay in-lieu fee.*

Artworks and Recognition of Artists and Architects	*§ 429*	*Required for new buildings and building additions of 25,000 square feet or more.*
Miscellaneous		
Design Guidelines	*General Plan Commerce and Industry Element.*	*Subject to the Urban Design Guidelines.*
Large Project Review	*§§ 329, 249.39*	*As required by § 329. Certain large projects in the Western SoMa SUD are subject to additional conditions.*
Planned Unit Development	*§ 304*	*NP*
Awning, Canopy or Marquee	*§§ 136, 136.1*	*P*
Signs	*§ 607.2*	*As permitted by Section § 607.2.*
General Advertising Signs	*§§ 262, 602,604, 608, 609, 610, 611*	*NP*
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	*§§ 135, 136, 249.39*	*80 square feet per Dwelling Unit. Open space standards of § 249.39 apply within the Western SoMa SUD.*
Off-Street Parking Requirments	*§§ 150-151.1, 153 - 156, 166, 167, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required*

		when a project has 50 units or more as set forth in § 166.
Off-Street Freight Loading, Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 100,000 square feet.*
Residential Conversion	*§ 317*	*NP. C in Article 10 Landmark Buildings.*
Residential Demolition, Merger	*§ 317*	*C for Removal of one or more Residential Units or Unauthorized Units.*
Dwelling Unit Mix	*§ 207.6*	*At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.*
Use Characteristics		
Intermediate Length Occupancy	*§§102, 202.10*	*P(5)*
Single Room Occupancy	*§ 102, 249.39*	*NP*
Student Housing	*§ 102*	*NP*
Residential Uses		
Dwelling Units	*§ 102*	*P*
Group Housing	*§ 102*	*C*
Homeless Shelter	*§ 102*	*C*
Dwelling Unit and Group Housng Density	*§ 207*	*No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.*

Homeless Shelter Density	*§§ 102, 208*	*Density limits regulated by the Administrative Code.*
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	*§§ 102, 123, 124*	*Section 124 sets forth the Basic FAR, based on height.*
Off-Street Parking Requirements	*§§ 150-151.1, 153 - 156, 166, 204.5*	*No car parking required. Maximum permitted as set forth in § 151. Bike parking required by § 155.2. If car parking is provided, car share spaces are required when a project has 25 parking spaces or more as set forth in § 166.*
Off-Street Freight Loading, Non-Residential	*§§ 150, 152, 153 - 155, 204.5*	*None required if Occupied Floor Area is less than 10,000 square feet.*
Ground Floor Ceiling Height	*§ 145.1(c)(4)*	*Required minimum floor-to-floor height of 14 feet, as measured from grade.*
Commercial Use Characteristics		
Drive-up Facility	*§ 102*	*NP*
Formula Retail	*§§ 102, 303.1*	*NP*
Hours of Operation	*§ 102*	*No limit*
Maritime Use	*§ 102*	*NP*
Open Air Sales	*§ 102*	*P (3)*
Outdoor Activity Area	*§§ 102, 145.2*	*P if in front, C if elsewhere.*
Walk-up Facility	*§ 102*	*NP*

Agricultural Use Category		
*Agricultural Uses**	*§§ 102, 202.2(c)*	*P*
Automotive Use Category		
*Automotive Uses**	*§ 102*	*NP*
Automotive Repair	*§ 102*	*P (3)*
Private Parking Garage	*§ 102*	*C*
Vehicle Storage Garage	*§ 102*	*C*
Entertainment, Arts and Recreation Use Category		
*Entertainment, Arts and Recreation Uses**	*§ 102, 803.9(b)*	*NP*
Arts Activities	*§ 102*	*P (3)*
Open Recreation Area	*§ 102*	*P*
Industrial Use Category		
Industrial Uses	*§ 102*	*NP*
Light Manufacturing	*§ 102*	*P (3)*
Institutional Use Category		
*Institutional Uses**	*§§ 102, 202.2(e), 803.9(b)*	*P*
Hospital	*§ 102*	*NP*
Medical Cannabis Dispensary	*§ 102*	*NP*
Post-Secondary Educational Institution	*§ 102*	*C*
School	*§ 102*	*C*
Sales and Service Category		

Retail Sales and Service Uses*	*§§ 102, 202.2(a)*	*P (3)*
Bar	*§ 102*	*NP*
Hotel	*§ 102*	*NP*
Massage Establishment	*§ 102*	*NP*
Mortuary	*§ 102*	*NP*
Self Storage	*§ 102*	*NP*
Service, Financial	*§ 102*	*NP*
Service, Fringe Financial	*§ 102*	*NP*
Non-Retail Sales and Service*	*§ 102*	*P (3)*
Laboratory	*§ 102*	*NP*
Life Science	*§ 102*	*NP*
Office Uses	*§ 102*	*NP*
Utility and Infrastructure Use Category		
*Utility and Infrastructure uses**	*§ 102*	*NP*
Public Transportation Facility	*§ 102*	*C*
Wireless Telecommunications Services Facility	*§ 102*	*C (1)*

** Not listed below*

(1) P if the facility is a Micro WTS Facility.

(2) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.

(3) P up to 1,250 gsf per lot; C above; NP above 1 FAR.

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Residential Enclave-Mixed Controls***~~
~~***BUILDING STANDARDS***~~			
~~*847.01*~~	~~*Height*~~	~~*See Zoning Map*~~	~~*Generally 45 feet*~~ ~~*See Sectional Zoning Maps 1 and 7*~~
~~*847.02*~~	~~*Bulk*~~	~~*§ 270*~~	~~*See Sectional Zoning Maps 1 and 7*~~
~~***USE STANDARDS***~~			
~~*847.03*~~	~~*Residential Density*~~	~~*§§ 124(b), 208*~~	~~*No density limit #*~~
~~*847.04*~~	~~*Non-Residential Density*~~	~~*§§ 102.9, 123, 124, 127*~~	~~*Generally, 1.0 to 1 floor area ratio*~~
~~*847.05*~~	~~*Usable Open Space for Dwelling Units and Group Housing*~~	~~*§§ 135, 823*~~	~~*80 sq.ft. per unit*~~
~~*847.07*~~	~~*Usable Open Space for Other Uses*~~	~~*§ 135.3*~~	~~*Varies by use*~~
~~*847.09*~~	~~*Outdoor Activity Area*~~	~~*§ 890.71*~~	~~*P if located in front;*~~ ~~*C if located elsewhere*~~ ~~*§ 145.2*~~
~~*847.10*~~	~~*Walk-up Facility*~~	~~*§ 890.140*~~	~~*NP*~~

~~*847.12*~~	~~*Residential Conversion*~~	~~*§ 317*~~	~~*NP*~~ ~~*C in Article 10 Landmark Buildings*~~
~~*847.13*~~	~~*Residential Demolition*~~	~~*§ 317*~~	~~*C*~~
~~***USES***~~			
~~***Residential Use***~~			
~~*847.14*~~	~~*Dwelling Units*~~	~~*§ 102.7*~~	~~*P*~~
~~*847.15*~~	~~*Group Housing*~~	~~*§ 890.88(b)*~~	~~*C*~~
~~*847.16*~~	~~*SRO Units*~~	~~*§§ 823, 890.88(c)*~~	~~*NP*~~
~~*847.16a*~~	~~*Student Housing*~~	~~*§ 102.36*~~	~~*NP*~~
~~*844.23b*~~[4]	~~*Homeless Shelters*~~	~~*§§ 102, 890.88(d)*~~	~~*C*~~
~~***Institutions***~~			
~~*847.17*~~	~~*Hospital, Medical Centers*~~	~~*§ 890.44*~~	~~*NP*~~
~~*847.18*~~	~~*Residential Care*~~	~~*§ 890.50(e)*~~	~~*NP*~~
~~*847.19*~~	~~*Educational Services*~~	~~*§§ 823, 890.50(c)*~~	~~*C*~~
~~*847.20*~~	~~*Religious Facility*~~	~~*§ 890.50(d)*~~	~~*C*~~
~~*847.21*~~	~~*Assembly and Social Service*~~	~~*§ 890.50(a)*~~	~~*C*~~
~~*847.22*~~	~~*Child Care Facility*~~	~~*§ 102*~~	~~*P*~~
~~*847.23*~~	~~*Medical Cannabis Dispensary*~~	~~*§ 890.133*~~	~~*NP*~~
~~***Vehicle Parking***~~			
~~*847.25*~~	~~*Automobile Parking Lot, Community Residential*~~	~~*§§ 303, 890.7*~~	~~*C; subject to criteria of Sec. 303*~~
~~*847.26*~~	~~*Automobile Parking Garage, Community Residential*~~	~~*§§ 303, 890.8*~~	~~*C; subject to criteria of Sec. 303*~~

~~*847.27*~~	~~*Automobile Parking Lot, Community Commercial*~~	~~*§§ 303, 890.9*~~	~~*C; subject to criteria of Sec. 303*~~
~~*847.28*~~	~~*Automobile Parking Garage, Community Commercial*~~	~~*§§, 890.10*~~	~~*C; subject to criteria of Sec. 303*~~
~~*847.29*~~	~~*Automobile Parking Lot, Public*~~	~~*§§ 303, 890.11*~~	~~*C; subject to criteria of Sec. 303*~~
~~*847.30*~~	~~*Automobile Parking Garage, Public*~~	~~*§§ 303, 890.12*~~	~~*C; subject to criteria of Sec. 303*~~
~~***Retail Sales and Services***~~			
~~*847.31*~~	~~*All Retail Sales and Services which are not listed below*~~	~~*§ 890.104*~~	~~*NP*~~
~~*847.32*~~	~~*Retail Sales and Service Use in a Historic Building*~~	~~*§ 803.9(b)*~~	~~*C*~~
~~*847.33*~~	~~*Formula Retail*~~	~~*§ 303.1*~~	~~*NP*~~
~~*847.34a*~~	~~*Limited Restaurant*~~	~~*§ 790.90*~~	~~*P up to 1,250 gsf per lot; C above; NP above 1 FAR*~~
~~*847.34b*~~	~~*Restaurant*~~	~~*§ 790.91*~~	~~*P up to 1,250 gsf per lot; C above; NP above 1 FAR*~~
~~*847.35*~~	~~*Other Retail Sales and Services*~~	~~*§ 890.102*~~	~~*P up to 1,250 gsf per lot; C above; NP above 1 FAR*~~

~~*847.36*~~	~~*Personal Service*~~	~~*§ 890.116*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~***Assembly, Recreation, Arts and Entertainment***~~			
~~*847.37*~~	~~*Nighttime Entertainment*~~	~~*§§ 102.17, 803.5(b), 823*~~	~~*NP*~~
~~*847.38*~~	~~*Meeting Hall, not within § 813.21*~~	~~*§ 221(c)*~~	~~*NP*~~
~~*847.39*~~	~~*Recreation Building or Facility*~~	~~*§§ 221(e), 823, 890.81*~~	~~*NP*~~
~~*847.40*~~	~~*Pool Hall, Card Club, not within § 813.21*~~	~~*§§ 221(f), 803.4*~~	~~*NP*~~
~~*847.41*~~	~~*Theater, falling within § 221(d), except Moving Theater*~~	~~*§§ 221(d), 890.64*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~***Home and Business Service***~~			
~~*847.42*~~	~~*Trade Shop*~~	~~*§ 890.124*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.43*~~	~~*Catering Services*~~	~~*§ 890.25*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.45*~~	~~*Business Goods and Equipment Repair Service*~~	~~*§ 890.23*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~

~~*847.46*~~	~~*Arts Activities, except within a Live/Work Unit*~~	~~*§ 102.2*~~	~~*P up to 1 FAR;*~~ ~~*C above;*~~ ~~*NP above 1.5 FAR*~~
~~*847.47*~~	~~*Business Services*~~	~~*§ 890.111*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~***Office***~~			
~~*847.48*~~	~~*Office Uses in Historic Buildings*~~	~~*§§ 803.9(b)*~~	~~*C*~~
~~*847.53*~~	~~*All Other Office Uses*~~	~~*§ 890.70*~~	~~*NP*~~
~~***Live/Work Units***~~			
~~*847.54*~~	~~*Live/Work Unit where the Work Activity is an Arts Activity*~~	~~*§§ 102.2, 102.13, 209.9(f)(g), 233*~~	~~*NP*~~
~~*847.55*~~	~~*Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts*~~	~~*§ 803.9(b)*~~	~~*NP*~~
~~*847.56*~~	~~*All Other Live/Work Units*~~	~~*§§ 102.13, 233*~~	~~*NP*~~
~~***Automotive Services***~~			
~~*847.57*~~	~~*Vehicle Storage - Open Lot*~~	~~*§ 890.131*~~	~~*NP*~~
~~*847.58*~~	~~*Vehicle Storage - Enclosed Lot or Structure*~~	~~*§§ 303, 890.132*~~	~~*C; subject to criteria of Sec. 303*~~
~~*847.59*~~	~~*Motor Vehicle Service Station, Automotive Wash*~~	~~*§§ 890.18, 890.20*~~	~~*NP*~~

~~*847.60*~~	~~*Motor Vehicle Repair*~~	~~*§ 890.15*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.61*~~	~~*Motor Vehicle Tow Service*~~	~~*§ 890.19*~~	~~*NP*~~
~~*847.62*~~	~~*Non-Auto Vehicle Sales or Rental*~~	~~*§ 890.69*~~	~~*NP*~~
~~*847.63*~~	~~*Public Transportation Facility*~~	~~*§ 890.80*~~	~~*NP*~~
~~***Industrial***~~			
~~*847.13*~~	~~*Wholesale Sales*~~	~~*§ 890.54(b)*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.13a*~~	~~*Light Manufacturing*~~	~~*§ 890.54(a)*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.13b*~~	~~*Commercial Storage*~~	~~*§ 890.54(c)*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.13c*~~	~~*Laboratory, life science*~~	~~*§ 890.53(a)*~~	~~*NP*~~
~~*847.13d*~~	~~*Laboratory, not including life science laboratory*~~	~~*§§ 890.52, 890.53(a)*~~	~~*NP*~~
~~*847.13e*~~	~~*Non-Retail Greenhouse or Plant Nursery*~~	~~*§ 227(a)*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~***Other Uses***~~			

~~*847.66*~~	~~*Open Air Sales*~~	~~*§§ 803.9(d), 890.38*~~	~~*P up to 1,250 gsf per lot;*~~ ~~*C above;*~~ ~~*NP above 1 FAR*~~
~~*847.68*~~	~~*Open Recreation*~~	~~*§§ 209.5(a), 209.5(b)*~~	~~*P*~~
~~*847.69*~~	~~*Public Use, except Public Transportation Facility*~~	~~*§ 890.80*~~	~~*C*~~
~~*847.74a*~~	~~*Neighborhood Agriculture*~~	~~*§ 102.35(a)*~~	~~*P*~~
~~*847.74b*~~	~~*Large-Scale Urban Agriculture*~~	~~*§ 102.35(b)*~~	~~*NP*~~
~~*847.99*~~	~~*Wireless Telecommunications Services Facility*~~	~~*§ 102*~~	~~*C; P if the facility is a Micro WTS Facility*~~

~~***SPECIFIC PROVISIONS FOR RESIDENTIAL ENCLAVE-MIXED DISTRICTS***~~		
~~***Article Code Section***~~	~~***Other Code Section***~~	~~***Zoning Controls***~~
~~*§ 847.24*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:*** *Within the boundaries of the Residential Enclave-Mixed Districts.*~~ ~~***Controls:*** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.*~~

SEC. *830* ~~*848*~~. CMUO - CENTRAL SOMA MIXED-USE OFFICE DISTRICT.

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Table *830* ~~848~~

CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

Central SoMa Mixed Use-Office District Controls		
Zoning Category	**§ References**	**Controls**
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, 249.78, 250 – 252, 260, 261.1, *263.21* ~~263.20~~, 263.30, 270, 270.1, 270.2, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT01 and HT07. In the Central SoMa SUD, Prevailing Height and Density limits are determined by Section 249.78. Height sculpting required and additional bulk limits pursuant to § 270; Non-habitable vertical projections permitted pursuant to § *263.21* ~~263.20~~; additional height permissible pursuant to § 263.30; horizontal mass reduction required pursuant to § 270.1; and Mid-block alleys required pursuant to § 270.2.
* * * *		
RESIDENTIAL STANDARDS & USES		
* * * *		
Residential Uses		
* * * *		

Group Housing	§§ *102*, 249.78(c)(8)~~,~~ ~~*890.88(b)*~~	NP, except Group Housing uses that are also defined as Student Housing~~,~~ *or* Senior Housing, ~~*or Residential Care Facility*~~, are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units.
SRO Units	§§ 249.78(c)(7)~~,~~ ~~*890.88(c)*~~	NP, except in buildings that consist of 100% affordable units.
* * * *		
NON-RESIDENTIAL STANDARDS & USES		
* * * *		
Agricultural Use Category		
Agricultural Uses~~*~~	§§ 102, 202.2(c)	P
~~*Agriculture, Large Scale Urban*~~	~~*§§ 102, 202.2(c)*~~	~~*C*~~
* * * *		
Sales and Service Use Category		
* * * * Cannabis Retail * * * *	§§ 102, 202.2(a)~~,~~ ~~*890.125*~~	C

* * * *

(2) Not subject to ratio requirements of (1) above, pursuant to § 803.9(g).

* * * *

SEC. 890. DEFINITIONS FOR MIXED USE DISTRICTS.

This and the following Sections provide the definitions for Mixed Use Districts. In case of conflict between the following definitions and those set forth in Section~~s~~ 102 ~~*through 102.28 and in Article 2*~~, the following definitions shall prevail for Mixed Use Districts, unless the only definition or definitions referred to for a zoning category are ones in Section~~s~~ 102~~*through 102.28 or in Article 2*~~.

SEC. 890.48. HOURS OF OPERATION.

The permitted hours during which any commercial establishment, not including automated teller machines, may be open for business.

(a) Other restrictions on the hours of operation of movie theaters, adult entertainment, and other entertainment uses, as defined in Sections 890.64~~*,*~~ *and* 890.36~~*, and 890.38*~~ of this Code, respectively, shall apply pursuant to provisions in Section 303(c)(5), when such uses are permitted as conditional uses.

(b) **Exception for Pharmacies**. A pharmacy may qualify for the exception to operate on a 24-hour basis provided in Section *202.2* ~~*790.48*~~ of this Code.

SEC. 890.70. OFFICE USE.

(a) "Office use" shall mean space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services including, but not limited to, the following: Professional; banking; insurance; management; consulting; technical; sales; and design; and the non-accessory office functions of manufacturing and warehousing businesses; ~~*all uses encompassed within the definition of "office" in Section 219 of this Code;*~~ multimedia, software development, web design, electronic commerce, and information technology; all uses

encompassed within the definition of “administrative services” in Section 890.106 of this Code; and all “professional services” as proscribed in Section 890.108 of this Code excepting only those uses which are limited to the Chinatown Mixed Use District.

(b) “Office use” shall exclude: retail uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; and design showrooms or any other space intended and primarily suitable for display of goods.

SEC. 890.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.

A Tobacco Paraphernalia Establishment *is* ~~*shall be, as established in Section 227(v) of this Code, a*~~ retail use where more than 10% of the square footage of *O*~~*o*~~ccupied *F*~~*f*~~loor *A*~~*a*~~rea, as defined in Section 102~~*.10*~~, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated to the sale, distribution, delivery, furnishing, or marketing of Tobacco Paraphernalia from one person to another. “Tobacco Paraphernalia” means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. “Tobacco Paraphernalia” does not include lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law. Medical Cannabis Dispensaries, as defined in Section 3301(f) of the San Francisco Health Code, are not Tobacco Paraphernalia Establishments.

SEC. 890.124. TRADE SHOP.

A retail service use which provides custom-crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service~~*; if conducted within an enclosed building having no openings other than fixed windows or exits required*~~

~~*by law located within 50 feet of any R District*~~. *The Trade Shop shall be conducted so as to minimize the impacts of noise, vibration, or emissions beyond the premises of the use.* A trade shop includes, but is not limited to:

(a) Repair of personal apparel, accessories, household goods, appliances, furniture and similar items, but excluding repair of motor vehicles and structures;

(b) Upholstery services;

(c) Carpentry;

(d) Printing of a minor processing nature, including multicopy and blueprinting services and printing of pamphlets, brochures, resumes and small reports, but excluding printing of books, magazines or newspapers;

(e) Tailoring; and

(f) Other artisan craft uses, including fine arts uses.

(g) Within Eastern Neighborhoods Mixed Use Districts, this use shall include the offices of building, plumbing, electrical, painting, masonry, roofing, furnace or pest control contractors and storage of incidental equipment and supplies used by them, if located entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of an R District. No processing of building materials, such as mixing of concrete or heating of asphalt shall be conducted on the premises. Parking, loading, and unloading of all vehicles used by the contractor shall be located entirely within the building containing the use.

(h) Within the Chinatown Mixed Use Districts, it does not include any shop which uses a single machine of more than five horsepower capacity, or a shop in which the mechanical equipment, together with related floor space used primarily by the operators of such equipment, occupies in the aggregate more than 1/3 of the total Gross Floor Area of the

use. A trade shop is distinct from light manufacturing, as defined in Section 890.54(a) of this Code.

* * * *

SEC. 890.140. WALK-UP FACILITY.

A structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (ATMs). *Such facilities shall provide waste receptacles, be kept free of litter, and provide adequate lighting for the facility and adjacent sidewalk, consistent with Planning Department guidelines.*

Section 3. The San Francisco Planning Code is hereby amended by deleting Sections 803.5, 803.6, 809, 890.2, 890.4, 890.6, 890.27, and 890.37, as follows:

~~***SEC. 803.5. GOOD NEIGHBOR POLICIES GOVERNING USES IN MIXED USE DISTRICTS.***~~

~~*(a) **Eating and Drinking Uses in Mixed Use Districts**. Within Mixed Use Districts, the Operating Conditions of Section 202.2(a) shall apply to all Eating and Drinking Uses.*~~

~~*(b) **Good Neighbor Policies for Nighttime Entertainment Activities in Eastern Neighborhoods Mixed Use Districts and Downtown Residential Districts**. Within Eastern Neighborhoods Mixed Use Districts and Downtown Residential Districts where nighttime entertainment activities, as defined by Section 102.17 of this Code, are permitted as a principal or conditional use shall not be allowed except on conditions which, in the judgment of the Zoning Administrator or City Planning Commission, as applicable, are reasonably calculated to insure that the quiet, safety and cleanliness of the premises and vicinity are maintained. Such conditions shall include, but not be limited to, the following:*~~

~~*(1) Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to please not litter or block driveways in the neighborhood; and*~~

~~*(2) Employees of the establishment shall be posted at all the entrances and exits to the establishment during the period from 10:00 p.m. to such time past closing that all patrons have left the premises. These employees shall insure that patrons waiting to enter the establishment and those existing in the premises are urged to respect the quiet and cleanliness of the neighborhood as they walk to their parked vehicle or otherwise leave the area; and*~~

~~*(3) Employees of the establishment shall walk a 100-foot radius from the premises some time between 30 minutes after closing time and 8:00 a.m. the following morning, and shall pick up and dispose of any discarded beverage containers and other trash left by area nighttime entertainment patrons; and*~~

~~*(4) Sufficient toilet facilities shall be made accessible to patrons within the premises, and toilet facilities shall be made accessible to prospective patrons who may be lined up waiting to enter the establishment; and*~~

~~*(5) The establishment shall provide outside lighting in a manner than would illuminate outside street and sidewalk areas and adjacent parking, as appropriate; and*~~

~~*(6) The establishment shall provide adequate parking for patrons free of charge or at a rate or manner that would encourage use of parking by establishment patrons. Adequate signage shall be well-lit and prominently displayed to advertise the availability and location of such parking resources for establishment patrons; and*~~

~~*(7) The establishment shall provide adequate ventilation within the structures such that doors and/or windows are not left open for such purposes resulting in noise emission from the premises; and*~~

~~*(8) Any indoor and/or outdoor activity allowed as a principal or conditional use and located within 100 feet of a residential or live/work unit shall, during the period from 10:00 p.m. to 6:00 a.m., insure that sound levels emanating from such activities do not exceed the acceptable noise levels established for residential uses by the San Francisco Noise Ordinance; and*~~

~~*(9) The establishment shall implement other conditions and/or management practices, including the prohibition of dancing to recorded music (disco dancing), as determined by the Zoning Administrator, in consultation with Police Department and other appropriate public agencies, to be necessary to insure that management and/or patrons of the establishments maintain the quiet, safety, and cleanliness of the premises and the vicinity of the use, and do not block driveways of neighboring residents or businesses.*~~

~~*(c)* **Good Neighbor Policies for Programs Serving Indigent Transient and Homeless Populations Within the Eastern Neighborhoods Mixed Use Districts**~~*. Within the Eastern Neighborhoods Mixed Use Districts where social services are allowed as a Conditional Use pursuant to Sections 813.21 through 843.21 (Social Services), some or all of the following conditions shall, when appropriate for specific cases, be placed upon any applicable City permits for the proposed establishment:*

~~*(1) Service provides shall maintain sufficient monetary resources to enable them to satisfy the following "good neighbor" conditions and shall demonstrate to the Department prior to approval of the conditional use application that such funds shall be available for use upon first occupancy of the proposed project and shall be available for the life of the project; and*~~

~~*(2) Representatives of the Southern, Mission, and Bayview Stations of the San Francisco Police Department shall be apprised of the proposed project in a timely fashion so that the Department may respond to any concerns they may have regarding the proposed project, including the effect the project may have on Department resources; and*~~

~~*(3) Service providers shall provide adequate waiting areas within the premises for clients and prospective clients such that sidewalks are not used as queuing or waiting areas; and*~~

~~*(4) Service providers shall provide sufficient numbers of male and female toilets/restrooms for clients and prospective clients to have access to use on a 24-hour basis. For group housing and other similar shelter programs, adequate private male and female showers shall be provided along with lockers for clients to temporarily store their belongings; and*~~

~~*(5) Service providers shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment; and*~~

~~*(6) Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where s/he may seek similar services; and*~~

~~*(7) Service providers shall maintain the side-walks in the vicinity in a clean and sanitary condition and, when necessary, shall steam clean the sidewalks within the vicinity of the project. Employees or volunteers of the project shall walk a 100-foot radius from the premises each morning or evening and shall pick up and properly dispose of any discarded beverage and/or food containers, clothing, and any other trash which may have been left by clients; and*~~

~~*(8) Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging clients leaving the premises and neighborhood to do so in a quiet, peaceful and orderly fashion and to please not loiter or litter; and*~~

~~*(9) Service providers shall provide and maintain adequate parking and freight loading facilities for employees, clients and other visitors who drive to the premises; and*~~

~~*(10) The establishment shall implement other conditions and/or measures as determined by the Zoning Administrator, in consultation with other City agencies and neighborhood groups, to be*~~

~~*necessary to insure that management and/or clients of the establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the use.*~~

~~***SEC.803.6. FORMULA RETAIL USES IN ARTICLE 8 DISTRICTS.***~~

~~*The Formula Retail controls set forth in Section 303.1 of this Code apply to Article 8 Districts.*~~

~~***SEC. 809. GUIDE TO UNDERSTANDING THE DOWNTOWN RESIDENTIAL AND EASTERN NEIGHBORHOODS MIXED USE DISTRICT ZONING CONTROLS.***~~

~~*The Downtown Residential and Eastern Neighborhoods Mixed Use District controls are set forth in the Zoning Control Tables in Sections 813 and 814, and in Sections 825, 827 through 848 or referenced in Section 899 of this Code.*~~

~~*(a) The first column in the Zoning Control Table, titled "No." provides a category number for each zoning control category.*~~

~~*(b) The second column in the table, titled "Zoning Control Category," lists zoning control categories for the district in question.*~~

~~*(c) The third column, titled "§ References," contains numbers of other sections in the Planning Code and other City Codes, in which additional relevant provisions are contained.*~~

~~*(d) In the fourth column, the controls applicable to the various Mixed Use Districts are indicated either directly or by reference to other Code Sections which contain the controls.*~~

~~*The following symbols are used in this table:*~~

~~*P – Permitted as a Principal Use.*~~

~~*C – Permitted as a Conditional Use, subject to the provisions set forth in this Code.*~~

~~*NP – Not Permitted.*~~

~~*# – See specific provisions listed by section and zoning category number at the end of the table.*~~

~~*1st – 1st story and below, where applicable.*~~

~~*2nd – 2nd story, where applicable.*~~

~~*3rd+ –*~~ ~~*3rd story and above, where applicable.*~~

~~***SEC. 890.2. AMBULANCE SERVICE.***~~

~~*A retail use which provides medically related transportation services.*~~

~~***SEC. 890.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).***~~

~~*A retail use which provides 11 or more amusement games such as video games, pinball machines, or other such similar mechanical and electronic amusement devices, as regulated in Sections 1036 through 1036.35 of the Police Code.*~~

~~***SEC. 890.6. ANIMAL HOSPITAL.***~~

~~*A retail use which provides medical care and accessory boarding services for animals, not including a commercial kennel as specified in Section 224(c) of this Code.*~~

~~***SEC. 890.27. COMMERCIAL USES.***~~

~~*Commercial uses include those uses listed in Sections 218 through 227 of Article 2 of this Code.*~~

~~***SEC. 890.37. ENTERTAINMENT, OTHER.***~~

~~*In the Chinatown Mixed Use Districts, a retail use, other than adult entertainment, as defined in Section 890.36 of this Code, which provides live entertainment, including dramatic and musical performances, and/or provides amplified taped music for dancing on the premises, including but not limited to Places of Entertainment and Limited Live Performance Locales, as defined in Section 1060 of the Police Code. Other entertainment also includes bowling alley, billiard parlor, shooting gallery, skating rink and other commercial recreational activity, but it excludes amusement game arcades, as defined in Section 890.4 of this Code and regulated in Section 1036 of the Police Code.*~~

Section 4. The Zoning Map of the City and County of San Francisco shall be amended as follows:

Sheet SU02 of the Zoning Map shall be amended to delete the Automotive Special Use District in its entirety.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 6. 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 parts of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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FILE NO. 220340

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Neighborhood Commercial and Mixed Use Zoning Districts]

Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use districts, and in historic and nonconforming commercial buildings in Residential Enclave districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT district; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and Western SoMa Mixed Use - General (WMUG) districts; 6) conditionally permit Nighttime Entertainment in the Mixed Use - General (MUG) and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Planning Code Article 8 establishes a number of general and named Mixed Use Districts. Land use controls, development standards, and density controls for each District are outlined in a Zoning Control Table. Specific uses are defined in Section 890.2 through 890.140. Other sections of the Planning Code that are applicable to Mixed Use Districts are listed in Section 899.

Article 7 establishes a number of general and named Neighborhood Commercial (NC) and Neighborhood Commercial Transit (NCT) Districts, and provides land use controls, development standards, and density controls for each District.

Amendments to Current Law

The primary purpose of this ordinance is to reorganize and update Article 8 of the Planning Code. The ordinance revises the Article 8 zoning control tables to match the format of the zoning control tables in other Articles of the Planning Code, and makes technical and substantive amendments to applicable sections in other Articles to update, correct, clarify, and simplify language. The ordinance also deletes outdated text and revises certain controls in Articles 1, 1.2, 1.7, 2, 3, and 7.

All of the proposed amendments – both technical and substantive – are detailed and explained in the Executive Summary prepared for the Planning Commission hearing by Planning Department staff, which will be transmitted to the Board as part of the legislative package. The amendments and definition changes described in the Executive Summary include specific amendments to principally or conditionally permit Arts Activities, Job Training, Public Facility, Social Service and Philanthropic Facility, General and Nighttime Entertainment, and Bar uses in various Neighborhood Commercial, Mixed Use, and other Districts.

Background Information

In 2013, the Planning Department initiated a Code Reorganization Project. The goal of the Project is to restructure the Planning Code so that it is easier to read, understand, and use. Phase 1, enacted in February 2015, consolidated all definitions that are used universally throughout the Code into Section 102 of the Code. It also reorganized Article 2 by modifying zoning control tables to reduce their length and complexity and to be less confusing to the public. Phase 2 of the Code Reorganization Project, enacted in June 2017, reorganized Article 7, updated the format of the Article 7 zoning control tables to match those in Article 2, and made technical and other amendments to various Code sections. The reorganization of Article 8 by this ordinance is the final phase of the Code Reorganization Project.

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Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- [x] 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- [ ] 2. Request for next printed agenda Without Reference to Committee.
- [ ] 3. Request for hearing on a subject matter at Committee.
- [ ] 4. Request for letter beginning :"Supervisor _____ inquiries"
- [ ] 5. City Attorney Request.
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget Analyst request (attached written motion).
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the BOS on _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- [ ] Small Business Commission
- [ ] Youth Commission
- [ ] Ethics Commission
- [ ] Planning Commission
- [ ] Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Supervisor Haney

Subject:

Ordinance updating/reorganizing certain Neighborhood Commercial and Mixed Use Zoning District controls

The text is listed:

Ordinance amending the Planning Code to update and reorganize Neighborhood Commercial and Mixed Use Zoning District controls, including, among other things, to 1) permit Accessory Arts Activities, and production, wholesaling, and processing of goods and commodities, to occupy more than one-third of total space in Commercial (C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and Residential-Commercial (RC) districts; 2) principally permit Arts Activities, Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional Commercial, and certain Eastern Neighborhoods Mixed Use districts, and in historic and nonconforming commercial buildings in Residential Enclave districts; 3) principally permit General Entertainment and Nighttime Entertainment uses in the Folsom Street NCT district; 4) principally permit Bar uses on the second floor in the Folsom Street NCT and Regional Commercial districts; 5) principally permit Nighttime Entertainment uses in the Regional Commercial and WMUG districts; 6) conditionally permit Nighttime Entertainment in the MUG and WMUG Districts; 7) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility uses in the SoMa NCT District and

certain Eastern Neighborhoods Districts; 8) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 9) require that all Nighttime Entertainment uses comply with the Entertainment Commission’s good neighbor policies; and 10) remove certain limitations on location for Nighttime Entertainment and Animal Services uses in the Western SoMa Special Use District; and adopting environmental findings, findings of public necessity, convenience, and welfare under Planning Code, Section 302, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor:

For Clerk's Use Only